

JOINT WORK SESSION OF CITY COUNCIL AND PLANNING COMMISSION

Tuesday, November 12, 2013 6:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Chair, Presiding
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala
Planning Commission Members: Glenn Dodge, Donald Steele, David Driggs, Bradley Weber, Emily Cox, Jeffrey Dodge
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Others: Corey Shupe, Doug Young, Nancy Steele, Melissa Willie, Eric Johnson, Marisa Wright, Joel Wright, Marshall Shore, Lt. Sam Liddiard

This joint work session of the City Council and Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order 6:06 p.m. by Mayor Gygi

Invocation given by C. Dodge

Pledge of Allegiance led by C. Rees.

Commercial Development by Blu Line Designs

Corey Shupe of Blu Line presented plans for the senior living center and associated retail. The development will fit into a larger commercial area with restaurants, retail and a community gathering area. The project has evolved with input from Planning Commission, City Council and residents, changing the orientation, reducing the height, and increasing the setback. There will be a ½ mile walking path loop with exercise stations surrounding the development. The closest resident to the building setback is 98 feet away. The presentation included height comparisons, scaled mock ups of the area, architectural renderings and comparable developments elsewhere in the state and country. The underlying concern from residents, besides the theater, is the height of the building. The distance from residents should mitigate some of the concerns over the height.

Doug Young took some Commissioners and Councilmembers on a tour of some of the retail centers they have developed. He would like to have a meeting to coordinate the goals of the city and the goals of the project. His group would own and maintain the senior living facility, and will own additional commercial land in the development. They are interested and invested in getting retail into the development, including in the deeper parts of the development, not just along the road frontage. These senior living facilities are federally regulated. There are no children under the age of 19 allowed. There is an 80/20 split that is primarily in place to allow for those that are over 55, but have a younger spouse or for the disabled. There are some additional laws that protect residents from discrimination. Initially the building was going to be 5 stories. It was suggested to drop some of the building to 4 stories, which was done. They can

consider dropping the two inner wings to four stories. For Americans with Disabilities Act (ADA) compliance it is not possible to put a story underground. Libraries and gathering spaces could potentially go underground, but the goal is to sprinkle those amenities throughout the building. Eliminating the retail would add room for a dozen or so units. Economically, they could drop the entire building to 4 stories, with perhaps a 5 story height variance for architectural interest in the front. They need to be in the 275-300 unit range to make it a 5 star facility. The difference between a three-star facility and a five-star facility has to do with hallways, amenities, grand entrance, quality of décor, etc.

Chandler Goodwin reviewed the Commercial Design Guidelines. These guidelines are not City Code, but are recommendations. Section 1.1 states that while the intent is to provide standards, it is not intended to be rigid. The city code requires studies on lights, pollution, traffic, etc. The commercial zone is divided into different sub districts. The office/retail sub district has a stricter limitation on height and is already built out with the dental offices. This development would fall under the mixed use office/retail zone. The guidelines state that a development in that sub district may be erected up to 30 feet with an increase of 1 foot in height for ever additional 2 foot setback increase up to maximum of 50 feet of occupied space. There is a second definition for height that is measured to midpoint of the roof. The guidelines further state that building height will be reviewed and approved by City Council. It also states that exterior materials should be primarily brick. The Commercial Design Guidelines give the Planning Commission and the City Council latitude to consider the look and feel of buildings. There is a question of whether this senior living facility would fall under residential or assisted living. While it is not assisted living, neither is it a typical residential attached unit. There are gathering areas, planned activities, etc that are more similar to assisted living facilities.

C. Zappala stated that page 8 of the Commercial Design Guidelines discusses permitted and conditional uses, with different requirements for assisted living and residential attached units. It states that residential attached units should be ancillary in nature. He is concerned with the density and height. He is also concerned that there is adequate parking and worried that the .7 spaces per unit is not adequate. He became convinced during the tour that the theater would be a good idea because it draws in a higher class of retail. He would rather like to work with residents and developers about mitigating the height of the theater. Neighbors are concerned with traffic on 9900 North, which is immediately to the south. There will be no light on 4800 West. As traffic backs up, the concern is that traffic will then wind through the neighborhood. He is excited to have a developer that is master planning. While there are concerns, he is excited to be working with Blu Line Designs.

C. Driggs suggested that the developer remove retail from the building and use that space for extra units as a way to drop the height of the building. Frankly, the city is negotiating right now. It does not want to chase the developers away, nor does it want a 5-story 300-unit facility.

C. Jackman stated that 300 units are a lot. This is the commercial area, and once built, it is gone. There is concern about total completion of the project. Phase 1 is primarily residential. The proposal is to grant high density in hope of commercial return. That is a risk. The intent of the guidelines is to create a blending feel. The proposed commercial developments fit that feel, though the theater sticks out a bit. He is not sure the residential area blends.

C. Dodge stated that he isn't interested in retail units in the senior living facility. That space should be used for residential units to save height. He is grateful that all concerns have been addressed so far, with the exception of the height of the building. He went on tour of the facilities that the developer has completed. He was impressed with the schools. He liked seeing how theaters can work in a small community. He saw examples of areas behind theaters that are clean. He was impressed with the exterior of the 3-star building that was toured. He was not particularly impressed with the interior, though that can be addressed. He likes the idea of a senior living facility, but does not like the idea of a 5-story building. He thinks that there is a way to configure the building, perhaps with extra wings so the building is 3- and 4-stories rather than 4 and 5. He wants more information of what a 5-star senior facility looks like.

Eric Johnson stated that there is no application before the city yet. Doug Young, on his own, has invited the city to have public hearings for feedback. The city cannot make comment on anything that has been presented. The Council and Commission are giving feedback, but nothing has been said on which the developers can rely.

C. Weber stated that the courtyards have always been open access from the parking lots. He suggested closing them in on the back ends to add additional units and lower the height.

C. Jeff Dodge stated that his primary concern is the homes to the south of the development. The development in Sandy City was nice, but felt it looked tall at four stories. The four stories look doable everywhere but to the south. He suggested lowering that end of the building to three stories because having four stories against those homes is too tall.

C. Augustus stated that since the beginning conversations with this developer the city has emphasized the need for the commercial area. The building could be short and spread out, but that will take up space that could be used for commercial. A balance needs to be met. The height is a big issue. He would like to see options considered such as pushing into the ground for some of the amenities, or three stories on outside wings closest to residential. He would like to see something in the three and four story range.

C. Steele stated that he does not want to see the courtyards filled with additional units. He doesn't want to see the mass increased as viewed from the south. Residents seem to be most interested in retail. Most people that he has talked to are excited about the type of retail that is being presented, including theater, boutiques and restaurants. Retail needs to be put in proper priority. He wants some guarantee that the retail will be built and occupied.

Mayor Gygi lives in the neighborhood that backs up to the development. He has talked to neighbors. Most encourage the idea of development, but are concerned by the size. They can accept the idea of 3-story building with fewer units. This is the city's one chance to do this right. He appreciates Blu Line for addressing concerns. Traffic to the area will increase. That is a given when a commercial area is built.

This meeting was adjourned at 7:30 p.m. on a motion by C. Augustus, seconded by C. Zappala and unanimously approved.

Approved by Council:
December 3, 2013

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder