

PLANNING COMMISSION MEETING
Thursday, April 30, 2009 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold their Regular Planning Commission Meeting on Thursday, April 30, 2009, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

SCHEDULED ITEMS

3. Approval of Minutes from the March 26, 2009, Public Hearing and Regular Planning Commission Meeting
4. Review/Recommendation on Revised Elevations for Walmart to add signage for Subway
5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development
6. Committee Assignments and Reports

ADJOURNMENT

7. Adjourn

Posted this 29th day of April, 2009.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	4/30/2009

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Revised Elevations for Walmart to add signage for Subway
APPLICANT PRESENTATION:	Shawn Cook, Cedar Hills Subway Owner
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: Subway has requested to add signage to the front of the Walmart building for their restaurant inside. Walmart's Elevations did not include signage for the Subway, and the City is not required to allow this signage. To allow the Subway sign to be installed the city must revise the Walmart elevations.	
PREVIOUS LEGISLATIVE ACTION: May 2008 – Walmart elevation final approval	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed Subway Sign Package	
RECOMMENDATION: Review to determine whether the sign is appropriate for the city's commercial district.	
MOTION: To recommend/not recommend changes to Walmart's final elevations as proposed subject to...	

Outdoor Signage

Standard Features:

- Single Face Illuminated Sign
- Anodized Aluminum Exterior
- Face, Yellow & Green Plastic
- High Output Fluorescent Lighting

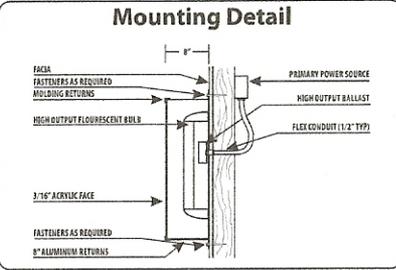
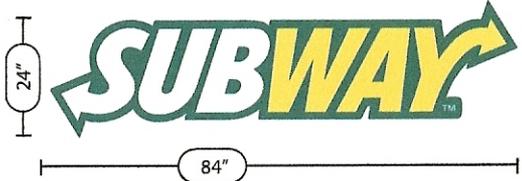
Installation:

- All signs have pre-mounted clips & should be installed with 3/8 lags and shields OR 3/8 all-thread

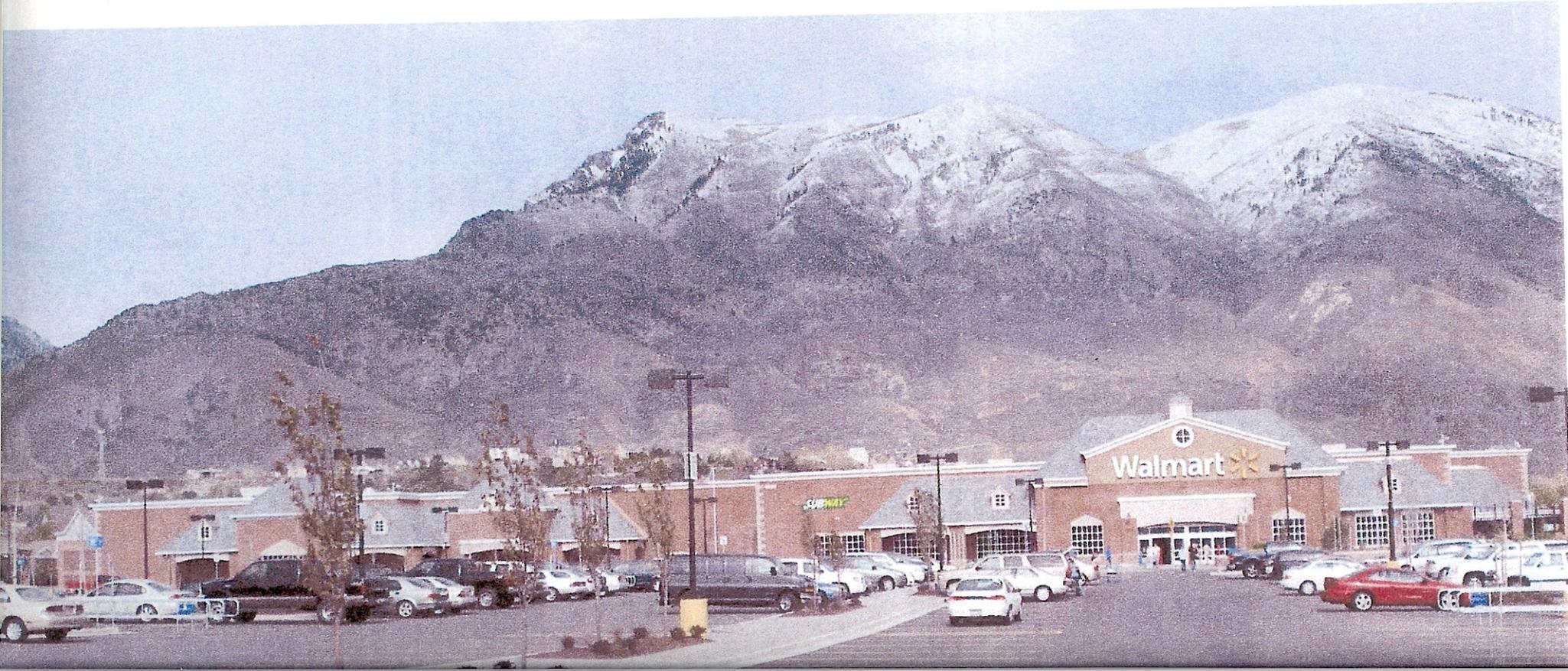
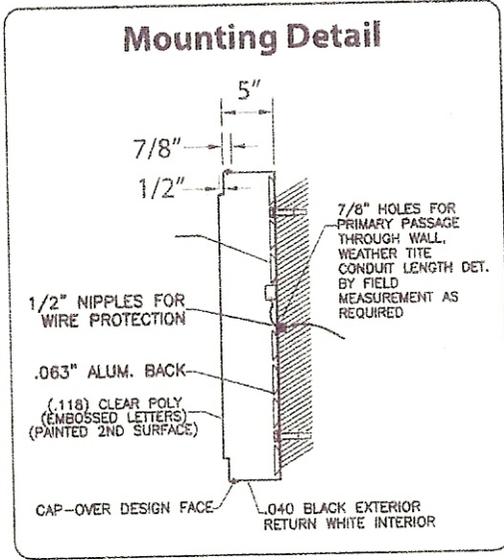
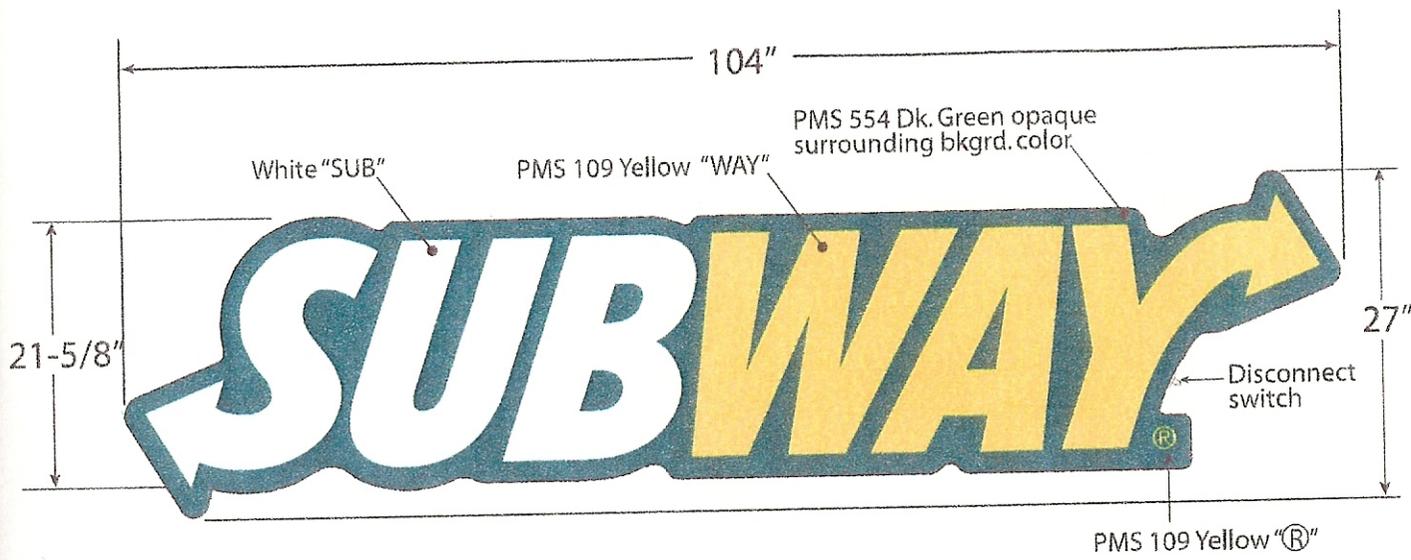
Electrical:

- Carries UL Approval

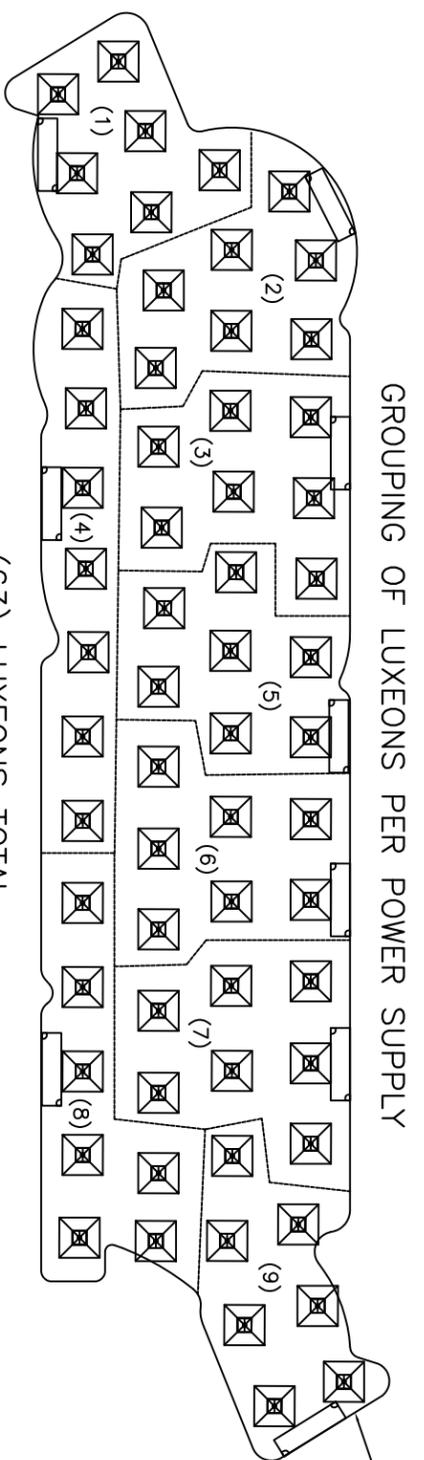
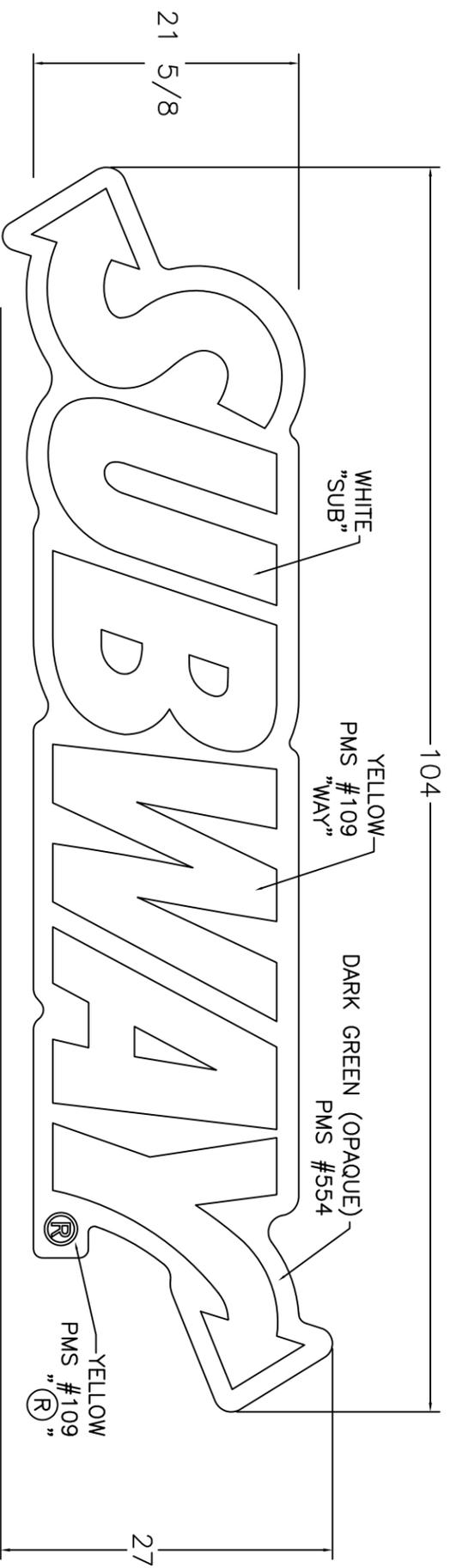
Overall Dimensions:
24" Tall x 84" Wide



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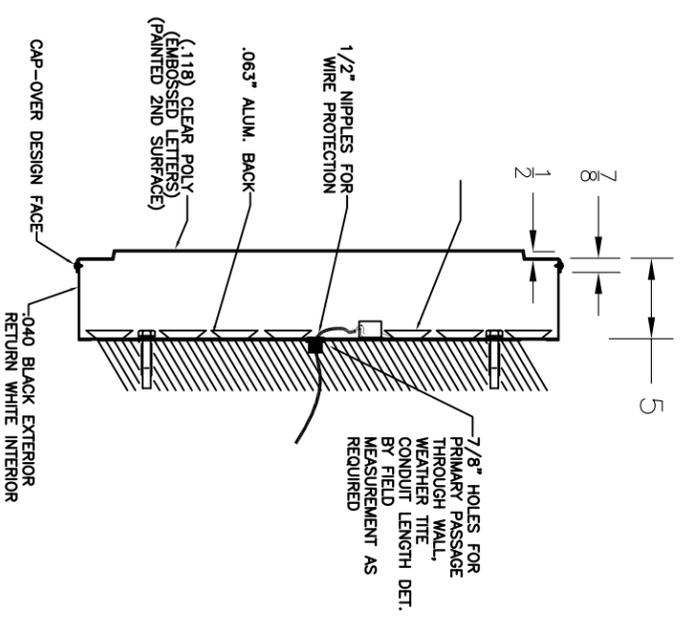


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LTR	LUX LIGHTS	POWER SUPPLY	AMPS	TOTAL AMPS	TOTAL AMPS DRAWN FROM BUILDING
N/A	63	(9) POWER SUPPLIES 60W	0.35 AMPS PER POWER SUPPLY	3.15 AMPS	3.15 AMPS BASED ON 110V/120V

USE PROTECTIVE TAPE ON EDGE OF FILLER



ELECTRICAL SERVICE REQUIRED
 3.15 AMPS
 110V/120V 60HZ
 INSTALL A SINGLE 15 AMP. SERVICE TO BREAKER BOX. ALL WIRING RUNS, CONDUIT AND CONNECTIONS TO BE MADE IN ACCORDANCE TO ALL LOCAL, STATE AND NATIONAL WIRING CODES

POWER SUPPLY ENCLOSURE PRE-WIRED EXCEPT FOR 120 VOLT ENTRY (WATER-TITE), ENTRY AND CONDUIT RUN BEST DETERMINED BY ON SITE INSPECTION

NOTE: INSTALLATION MUST BE MADE WEATHER TITE.

FAX TO: LENNIE BRZEZINSKI FROM: BRIAN G. HALL DATE: 08/21/07

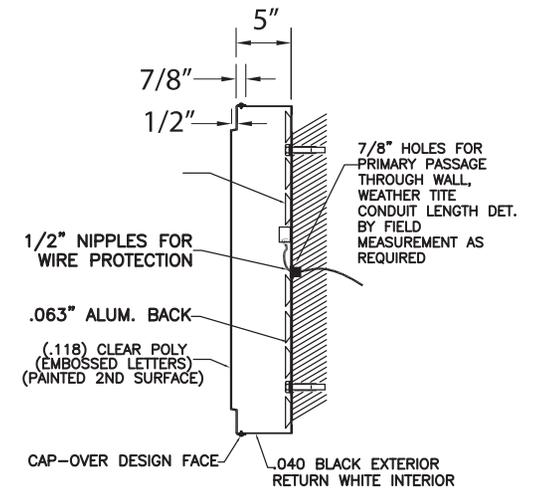
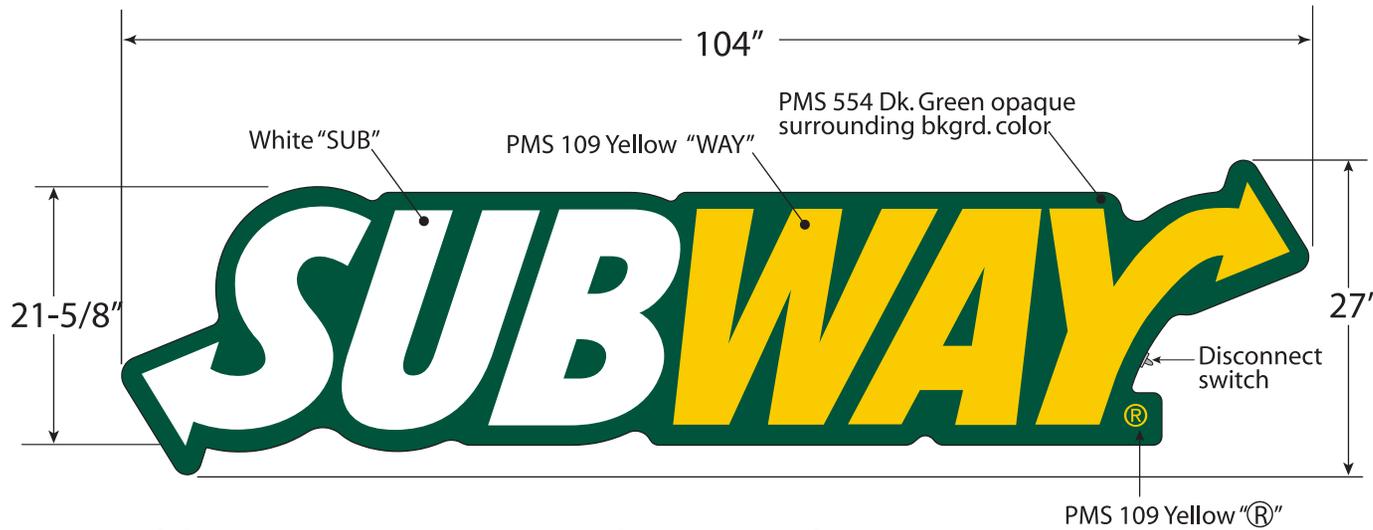
APPROVED BY _____ DATE _____
 NOTE: ORDER CANNOT BE PROCESSED FROM ENGINEERING TO MANUFACTURING WITHOUT CUSTOMER APPROVAL DELAYS IN OBTAINING NECESSARY APPROVAL WILL ALTER PROTECTED SHIP DATE

ORD	ITEM	FILE	SHEET 1	OF -
DRN	BGH	DT	8/21/07	SCALE
OKD	NTS	DRWG NR	#234107	REV
TITLE		SIGN, SUB 22" X 8'-8" EMB LED WM		

Everbrite
 4949 South 110th Street
 P.O. Box 20020
 Greenfield, Wisconsin 53220
 (414)529-3500

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22" LED Illuminated Contour Sign

Illumination: (49) Nichia white LED's total
 Electrical: 96 WATT Power Supply housed within sign
 3.2 amp
 Use (1) 20 amp circuit



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

Customer: SUBWAY		Description: 22" LED Illuminated Contour Sign	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Project No: 234107-2	Scale: NTS		
Date: 10/10/07	Drawn By: CH	Revised:	Please read carefully, check appropriate box and fax back to Everbrite: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
Location & Site No: Non-specific		Revised:	
		Revised:	
		SIGNATURE _____	DATE _____



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	4/30/2009

Planning Commission Agenda Item

SUBJECT:	Discussion on the Guidelines for the Design and Review of Planned Commercial Development
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: This is a discussion item that the City Council and Planning Commission wished to discuss at the March 26 Planning Commission Meeting, regarding limiting businesses in the commercial zone along 4800 West to sales tax generating businesses.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Design Guidelines Section 3.1 and 3.1.1 with recommended changes	
RECOMMENDATION: Review the changes to the design guidelines and recommend approval of changes to the design guidelines.	
MOTION: To recommend that the design guidelines be amended to say...	

Cedar Hills Design Guidelines

3.1 Sub-districts

The subject property is divided into sub-districts that are intended to differentiate between three levels of land-use intensity. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense land uses are intended to be located to the east, adjacent to the elementary school. The following are the sub-district classifications.

3.1.1 Neighborhood Retail

The Neighborhood Retail designation is intended to accommodate the most intense land uses within the Commercial Master Plan. This designation is established to promote retail commercial and service uses for the convenience of surrounding residential neighborhoods. The standards incorporated within this designation are intended to promote a combination of retail and service facilities that, in character and scale, are necessary to meet the day-to-day needs of area residents. Uses typically found within the Neighborhood Retail area include: grocery stores, personal service establishments such as dry cleaners, ~~beauty salons or barber shops, banks~~, bakeries, restaurants and specialty shops such as florists and sporting goods operations.

The neighborhood retail sub-district is intended to be a retail commercial center for the city. The main focus of the neighborhood retail sub-district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector. Commercial uses that are not focused on generating on-site sales should be encouraged to utilize properties that do not front 4800 West in the Mixed-Use Office/Retail and Mixed-Use Office sub-districts.