

**PLANNING COMMISSION MEETING**

Thursday, January 23, 2014 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair Presiding  
Commission Members: LoriAnne Spear, Bradley Weber, Donald Steele, Craig Clement, Jeff Dodge, John Dredge  
Chandler Goodwin, Assistant City Manager  
Colleen Mulvey, City Recorder  
Courtney Hammond, City Meeting Transcriptionist  
Michael Geddes, City Council Liaison  
Others: Jenney Rees, Rob Crawley, Corey Shupe, Doug Young, Gary Gygi, Trent Augustus, Bill Gaskill, Steve Spear, Cindy Davis, Shawn Warenski, Ted Davis, Stephanie Richards

**PLANNING COMMISSION MEETING**

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:04 p.m. by C. Dodge.
2. Swearing in of New Members  
Colleen Mulvey swore in John Dredge and LoriAnne Spear as members of the Planning Commission.
3. Appointment of Chair and Vice Chair  
Glenn Dodge has been appointed by Mayor Gygi as chair and Donald Steele has been appointed vice chair of the Planning Commission.

**MOTION: C. Jeff Dodge–To move public comment after discussion items.** Seconded by C. Clement.

|     |   |                |                |
|-----|---|----------------|----------------|
| Yes | - | C. Clement     |                |
|     |   | C. Glenn Dodge |                |
|     |   | C. Jeff Dodge  |                |
|     |   | C. Steele      |                |
|     |   | C. Weber       | Motion passes. |

**SCHEDULED ITEMS**

5. Approval of Minutes from the October 24, 2013 and November 14, 2013 Planning Commission Meetings

**MOTION: C. Clement–To approve the minutes from the October 24, 2013 and November 14, 2013 Planning Commission Meetings.** Seconded by C. Jeff Dodge.

|     |   |                |
|-----|---|----------------|
| Yes | - | C. Clement     |
|     |   | C. Glenn Dodge |

C. Jeff Dodge  
C. Steele  
C. Weber                      Motion passes.

6. Review/Action on the 2014 Meeting Schedule

Chandler Goodwin stated that the Planning Commission needs to adopt a schedule for the entire year. The proposed schedule is the fourth Thursday every month at the Community Recreation Center.

**MOTION: C. Clement–To accept the schedule.** Seconded by C. Weber

Yes    -                      C. Clement  
                                    C. Glenn Dodge  
                                    C. Jeff Dodge  
                                    C. Steele  
                                    C. Weber                      Motion passes.

7. Review/Recommendation on Conceptual Plans by Blu Line Designs for a Development in the SC-1 Commercial Zone

Chandler Goodwin stated that Blu Line Designs has submitted a new site plan. This is for the property located at 4600 West and Cedar Hills Drive. Blu Line has been open to feedback from the City Council, Planning Commission and residents. They took into consideration all the public comments.

Corey Shupe of Blu Line stated that they are in the process of putting the site plan application together. They have made some changes to their conceptual plan based on community feedback. Blu Line has master planned the entire area, though this concept approval just concerns the property at 4600 West and Cedar Hills Drive. The new plan has the movie theater in the master plan rotated to avoid backing to residences. They were able to keep the main street feel. Two outlets on 4800 West were removed because of concerns. The Amsource property on the corner has also been added to the master plan based on their concept plans. Traffic flow has been shifted to eliminate traffic through the adjoining neighborhood. The senior living facility has been rotated to parallel Cedar Hills Drive. The wings are now further apart, the fifth stories have been removed and the ends of the wings drop down to 3 stories. They were able to maintain the ½ mile trail loop with the addition of some single story garages around the periphery. Five feet of the property line that backs to residences will be deeded to the property owners to enlarge the size of their yards and allow for landscaping. The distance from residences to the façade of the building is 200 feet. There are a number of power poles along the property line. Those will be removed. More brick has been added to the elevation along with hutches along the roofline. The northwest corner of the building is reserved for commercial space. The total height of the building at its tallest is around 45-47 feet. Total unit count is around 300.

C. Spear stated that she would like to see the trail continued into the future commercial part of the development.

C. Clement thanked Blu Line for their consideration and changes. Maximum height allowed per the Commercial Design Guidelines is 50 feet to midpoint. This plan meets the height requirements for the Commercial Design Guidelines

C. Jeff Dodge stated that this design is an improvement, with a lot of thought to the feedback from residents. He doesn't think the roof hatches are needed.

C. Steele stated that he is disappointed that the wings are not three stories. He isn't sure that the small portion that is 3 stories will change the mass of the building. He views it as a four-story building.

**MOTION: Clement–To recommend approval to the City Council of the site plan presented tonight.** Seconded by C. Jeff Dodge.

Yes - C. Clement  
C. Glenn Dodge  
C. Jeff Dodge  
C. Steele  
C. Weber Motion passes.

8. Review/Recommendation on Conceptual Plans by Amsource for a Development

Chandler Goodwin stated that the Amsource parcel is located at approximately 4800 West and Cedar Hills Drive. Their proposal includes the construction of a credit union and two other pads for retail shops.

Bill Gaskill of Amsource stated that their property is about 2 ¾ acres. They are interested in building a credit union, a 9000 sq. feet pad, and a 4500 square foot pad. They will all be single story buildings, 26-28 feet tall with architectural features oriented to the roads. Amsource has some soft commitments for spaces in the retail pads. They will likely be retail because there is not sufficient parking for restaurants. Amsource would like to build the two retail buildings at the same time and have them filled by the end of the summer.

C. Steele stated that he would really like to see a restaurant. Perhaps reducing the number of drive thru lanes and parking would allow for more parking by the retail pads to allow for restaurants. It is a pleasant, comfortable concept.

C. Clement stated that other credit unions in the area have 3 single drive thru lanes.

C. Jeff Dodge stated that he appreciates that the drive thru lanes are on the east side of the building. He is concerned that the drive thru lanes will exit turning right onto Cedar Hills Drive, where U-turns may be likely.

**MOTOIN: C. Jeff Dodge–To recommend approval to the City Council.** Seconded by C. Clement.

Yes - C. Clement  
C. Glenn Dodge  
C. Jeff Dodge  
C. Steele  
C. Weber

Motion passes.

4. Public Comment

Steve Spear: Mr. Spear read an email from his neighbor Steve Profitt, who likes the revised plan because it eliminates one of the exit on 9900 north. The theater location is better but he is concerned that parking is smack up against the backside. He wants to know what type of fence will be built to protect privacy. He likes the efforts to move the senior living facility as far back as possible.

Cindy Davis: Ms. Davis was at the last meeting where many residents expressed hopes to eliminate all the exits on 9900 North. There are still some exits. If they cannot be removed, she would like city to consider traffic calming devices. She would like to see the movie theater floated more to the north and west so that it is not in close proximity to any residences. She thanked Blu Line for their efforts. She stated the belief that consensus is a process.

Shawn Warenski: Mr. Warenski stated that he appreciates what Blu Line has done. He is a business owner adjacent to this property. The concept to the north will have an impact on him. He is still concerned that there is no buffer between the theater and the residences. He worries that it will affect the family-focused nature of Cedar Hills. The traffic and roads to the south need to be studied further. He doesn't want to see any commercial traffic dumping into a residential neighborhood.

Ted Davis: Mr. Davis stated that he is concerned about the single exit on 9900 North

Stephanie Richards: Ms. Richards would like the movie theater moved towards the middle. She would like to have a food establishment on the Amsource property. It makes sense with the high school and other schools. She doesn't feel like the area needs another senior facility.

9. City Assignments and Reports

No reports.

ADJOURNMENT

10. This meeting was adjourned at 8:20 p.m. on a motion by C. Jeff Dodge, seconded by C. Weber and unanimously approved.

Approved: February 27, 2014

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