

SPECIAL PLANNING COMMISSION MEETING

Tuesday, October 13, 2015 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Craig Clement, Presiding
Commission Members: John Dredge, David Driggs, Jeff Dodge, LoriAnne Spear, Steven Thomas
Absent/Excused: Glenn Dodge, Donald Steele
Chandler Goodwin, Assistant City Manager
Jenney Rees, Council Liaison (7:05)
Colleen Mulvey, City Recorder

PLANNING COMMISSION MEETING

- 1. This special meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:00 p.m. by C. Clement.
- 2. Public Comment
No comments.

SCHEDULED ITEMS

- 3. Approval of the Minutes from the September 17, 2015 and September 29, 2015 Planning Commission Meetings

The aforementioned minutes were reviewed and discussed. C. Spear asked for clarification on discussions which were had about increasing the setbacks along the west side of one of the proposed sub-districts. Chandler Goodwin recalled that the Planning Commission had decided to increase those setbacks to 45 feet. It was noted that this specification is included in the final document. C. Jeff Dodge made mention of some changes that need to be made in the September 29, 2015 minutes pertaining to his participation in the meeting. C. Dredge and C. Spear were recognized as voting members in tonight's meeting.

MOTION: C. Driggs—To approve the minutes from the September 17, 2015 Special Planning Commission Meeting and the September 29, 2015 Planning Commission Meeting with the aforementioned changes. Seconded by C. Spear.

Yes - C. Clement
C. Jeff Dodge
C. Driggs
C. Dredge
C. Spear Motion passes.

SCHEDULED ITEMS

- 4. Review/Action on Approval of a Conditional Use Permit Allowing Genki Food Truck to Operate on the Chase Bank Property located in the SC-1 Commercial Zone

Chandler Goodwin stated that Genki Food Truck is owned by Cameron Burr, who now runs the grill at the City's Event Center. Mr. Burr would like to locate his food truck in the Chase Bank parking lot during Lone Peak High School's lunch hours once every other week. He worked out an agreement with Chase Bank prior to them understanding that they needed to obtain a Conditional Use Permit from the City. This permit needs to be approved by the Planning Commission, and will subsequently be sent to the City Council. The development agreement states that the Council may alter the size, location, duration and appearance of the outdoor sales. Chandler mentioned that there is plenty of parking in the Chase Bank parking lot. No additional signage is posted other than a temporary menu sign. Mr. Burr's agreement with Chase Bank also indicates that he will clean up the parking lot at the conclusion of the school's lunch hour.

In response to a question from C. Jeff Dodge, Chandler Goodwin explained that the kids are already crossing the street to frequent other businesses. Therefore, the location of the Genki Food Truck will not in any way raise additional safety concerns. Furthermore, there is a stoplight and crosswalk that the kids utilize. Mr. Burr sells Japanese cuisine, which Chandler noted is very good. C. Driggs asked why food trucks haven't previously been allowed at Hart's, and Chandler replied that a previous request was made to set up on the public street, which is not allowed. Furthermore, Hart's has indicated that they don't want these types of businesses on their property.

Chandler Goodwin noted that the Genki Food Truck has been part of the food truck rally at Heritage Park, and Mr. Burr has been really good about cleaning up. C. Thomas asked if a time limit needs to be indicated in the Conditional Use Permit. Chandler explained that this permit would run until the end of the school year (May 2016), and next year they will need to reapply for a new permit.

MOTION: C. Spear—To approve the Conditional Use Permit for the Genki Food Truck to operate in the SC-1 Zone, Chase Bank Parking Lot until the end of May 2016. Seconded by C. Jeff Dodge.

Yes - C. Clement
C. Jeff Dodge
C. Driggs
C. Dredge
C. Spear Motion passes.

5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

Chandler Goodwin presented several proposed modifications to the *Guidelines for the Design and Review of Planning Commercial Development Projects* document. He noted that Section 3.1.3, *Mixed Office Use*, indicates that any retail uses shall help create a transition from the more intense uses in other areas to the surrounding residential neighborhoods. Chandler asked if the Commission would like to include retail in the zone, and C. Driggs responded affirmatively, noting that this is a commercial zone. Office space should also be permissible. C. Thomas commented that retail uses would need to be limited; for example, drive-thru windows should not be allowed. Chandler agreed to add language to more clearly identify which uses are

permitted. C. Jeff Dodge referenced the *Definitions* section and suggested that retail be defined three separate times. C. Thomas stated that access will be a major determinant, and C. Driggs added that hours of operation also need to be limited in the zone. There was continued deliberation on the language contained in the *Guidelines for the Design and Review of Planning Commercial Development Projects* document.

Proposed changes as suggested by C. Jeff Dodge were reviewed. C. Jeff Dodge explained that under each sub-section within the *Table of Contents* he added *Maximum Density* sections. He also noted that all of the second and third sub-zones allow care centers and the *Conditional Use Table* no longer mentions residential, attached units. He asked the other Commissioners what they would like to implement in Cedar Hills, and provided an overview of how other cities approach the matter.

Chandler Goodwin suggested that the City indirectly address maximum density by way of parking requirements. C. Jeff Dodge acknowledged that parking requirements can help mitigate density. Chandler pointed out that parking needs vary based on the type of building. The design guidelines also specifically state that open seas of parking are not desired. Chandler explained that in a previous version of the *Guidelines for the Design and Review of Planning Commercial Development Projects*, there was a maximum square footage restriction. C. Driggs liked the idea of capping at a certain number of units; however, he wasn't sure how to determine that number. C. Jeff Dodge stated that the numbers he created were based off of information gathered from Pleasant Grove and Lehi. C. Clement asked if restricting size for future developments will cause problems for current developments, such as The Charleston. Chandler explained that existing developments would be grandfathered in under their current density. Furthermore, he noted that any document that the City creates will be reviewed by legal counsel. The Commission continued to deliberate whether or not to establish size restrictions, and issues pertaining to ambiguous definitions within the *Guidelines for the Design and Review of Planning Commercial Development Projects*.

C. Jeff Dodge remarked that the Planning Commission needs to create and enforce guidelines based on what is desired by the community, while remaining attractive to business developers. C. Clement stated that determining a certain amount of units per acre would be the best way of setting size restrictions for each parcel, to which C. Spear agreed. C. Jeff Dodge provided further explanation on the language contained in Sections 4.2.2, 4.3.2 and 4.4.2. He explained that there are a couple of arguments for maintaining residential in commercial developments. When the guidelines were written, the City was looking to develop multi-story buildings in the commercial zone because it is more attractive and creates more revenue. C. Clement commented that all of the proposals that have come forward in the past nine years have included a residential component.

C. Driggs agreed that residential should be allowed in the zone. Chandler Goodwin asked the Commission whether or not they want to allow residential as a stand-alone buildings in the Mixed-Use Office Sub-district. C. Thomas asked if there are currently any buildings in the City that have residential above commercial. Chandler answered that there aren't any developments like this in Cedar Hills, and the Commission discussed striking assisted living centers altogether.

C. Dredge spoke about different types of zoning, and C. Spear remarked that the townhome developments affect traffic and City resources.

The Commission reviewed and modified footnotes and other sections within the *Guidelines for the Design and Review of Planning Commercial Development Projects*, particularly those pertaining to structure height and maximum density within each sub-district. Residential will have a maximum of eight attached dwelling units per acre in the Mixed-Use Office/Retail Development Sub-district. C. Driggs expressed the importance of defining what is wanted in the area, and C. Thomas remarked that ultimately commercial is the most desirable. C. Dredge argued that shorter buildings are more attractive than buildings such as Lexington Heights or The Charleston. C. Driggs suggested that a maximum density of 24 resident rooms or dwelling acres per resident be permitted for care centers and other congregate care living in the Mixed-Use Office/Retail Development Sub-district.

Chandler Goodwin stated that the primary aim and intent of the landscaping is to be visible, although this might not be possible in all cases. Furthermore, he explained that staff discussed having xeriscaping comprise a third of the landscaped area (less than 10% of total project area). C. Jeff Dodge commented that xeriscaping can be beautiful. Chandler noted that a landscape architect will be required to do all of the xeriscaping and landscaping in the commercial zone. C. Driggs objected to this requirement. C. Thomas agreed that requiring a landscape architect to do all landscaping and xeriscaping is wise, because these are larger parcels which are subject to erosion and other issues. C. Clement pointed out that this is already an existing requirement.

Several other items were reviewed. C. Spear asked about stamped or colored concrete, and referenced Section 4.1.5 C. The Commission then reviewed the Commercial Sub-District Map, and C. Jeff Dodge commented that they need to get the rest of the area sub-zoned. Chandler Goodwin stated that they want to make sure that they do not zone an unbuildable parcel. In response to a comment from C. Driggs, Chandler explained that this is the only zone in Cedar Hills with sub-districts. C. Driggs was of the opinion that the zone has too many sub-districts, which will make it difficult for developers to make proposals. Chandler stated that he will have the engineering firm draft some dimensions onto the map to eliminate ambiguity. Lastly, the Commission discussed how planning this zone will affect American Fork City.

ADJOURNMENT

This meeting was adjourned at 8:21 p.m. on a motion by C. Dredge, seconded by C. Driggs and unanimously approved.

Approved:
November 10, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder