

**PLANNING COMMISSION MEETING**  
**Tuesday, August 27, 2024 – 6:00 p.m.**  
**Community Recreation Center**  
**10640 N. Clubhouse Drive, Cedar Hills, Utah**

**Present:** Jeff Dodge, Presiding  
Commissioner Bari Cruze  
Commissioner Tyler Dahl  
Commissioner Troy Newbold  
Commissioner Steve Thomas  
Commissioner Robert Wallace

**Absent/Excused:** Commissioner Donald Dolenc  
Commissioner John Dredge

**Staff:** Chandler Goodwin, City Manager  
Colleen Mulvey, City Recorder

**PLANNING COMMISSION MEETING**

**1. Call to Order.**

Vice Chair Jeff Dodge called the meeting to order at 6:03 p.m.

**2. Public Comment.**

There were no public comments.

**SCHEDULED ITEMS AND PUBLIC HEARINGS**

The voting members for the Planning Commission Meeting were identified.

**3. Approval of the Minutes from the July 30, 2024, Planning Commission Meeting.**

**MOTION:** Commissioner Cruze moved to **APPROVE** the Meeting Minutes from the July 30, 2024, Planning Commission Meeting. The motion was seconded by Commissioner Dahl.  
**Vote on Motion:** Commissioner Cruze-Yes, Commissioner Dahl- Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

**4. Review/Recommendation on elevation changes to the approved building elevations for Lot 7 Cedar Hills Gateway Subdivision, located in the SC-1 Commercial Zone.**

City Manager, Chandler Goodwin explained this item is about the building just south of the storage units, Lot 7 Gateway Subdivision in the Commercial Zone. The approved original layout had bay doors on the front of the building. The owner wishes to amend the approved elevations by removing two overhead doors from the front west-facing side and replacing them with storefront

windows and adding an overhead door to the south-facing side. The overhead door will face 9900 North with access for deliveries. The City Council grants the Conditional Use Permit for overhead doors based on recommendation of the Planning Commission.

Commissioner Cruze asked if staff had any concerns about this proposal. Mr. Goodwin indicated there were none. Commissioner Cruze then asked if the owner would be occupying the whole space. Mr. Goodwin replied that they would only occupy the front two units. Commissioner Dodge commented he felt this would be a nice improvement to the building aesthetics.

Commissioner Dahl asked if there were any concern about access. Mr. Goodwin stated there was no way for vehicles to drive behind the building and there was no concern about access in front.

Commissioner Dodge inquired whether they would have to revise the site plan. Mr. Goodwin answered in the affirmative and said it was a minor modification.

**MOTION: Commissioner Cruze moved to recommend APPROVAL to the City Council for the proposed architectural changes to the Cedar Hills Gateway Subdivision Lot 7 elevations by removing two overhead doors on the front elevation, replacing them with storefront windows and adding a new overhead door on the south side elevation. The motion was seconded by Commissioner Newbold. Vote on Motion: Commissioner Cruze-Yes, Commissioner Dahl- Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.**

## **ADJOURNMENT**

### **5. Adjourn.**

**MOTION: Commissioner Thomas moved to ADJOURN. The motion was seconded by Commissioner Dahl. Vote on Motion: Commissioner Cruze-Yes, Commissioner Dahl- Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.**

The meeting adjourned at 6:09 p.m.

Approved:  
September 24, 2024

/s/ Colleen A. Mulvey, MMC, UCC  
City Recorder