

PLANNING COMMISSION MEETING
Tuesday, February 25, 2025 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Donald Dolenc, Presiding
Commissioner John Dredge
Commissioner Troy Newbold
Commissioner Robert Wallace

Absent/Excused: Commissioner Bari Cruze
Commissioner Tyler Dahl
Commissioner Jeff Dodge
Commissioner Steve Thomas

Staff: Chandler Goodwin, City Manager/Planner
Sarah Sampson, Associate Planner
Colleen Mulvey, City Recorder

PLANNING COMMISSION MEETING

1. Call to Order.

Chair Donald Dolenc called the meeting to order at 6:00 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 of the January 25, 2025 Planning Commission Meeting

MOTION: Commissioner Dredge moved to APPROVE the Meeting Minutes from the January 25, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Wallace. **Vote on Motion:** Commissioner Dredge-Yes, Commissioner Newbold- Yes. Commissioner Wallace-Yes. The motion passed unanimously.

4. Review/Action on Concept Plan approval for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision, located in the SC-1 Commercial Zone.

Mr. Goodwin stated that this was only a concept plan. The proposal is for a three tenant building with two retail units and one drive through for a restaurant, Milkshake Madness. Restaurants are listed as a permitted use in the SC-1 Mixed Use overlay, while a drive through is listed as a

conditional use. Looking at the overall layout provided the drive through can stack about eight cars, and the elevations are similar to Café Rio. Building construction will need to comply with the provisions of City Code, and more renderings of the building design will be submitted as part of the preliminary approval process.

Commissioner Dredge inquired about the expected wait time for the drive through. The owner, Steve Black stated they really want to have the ability to do a drive through and anticipate cars will move through quickly. They plan on a simple menu serving only milkshakes and French fries.

Commissioner Wallace inquired as to how many seatings will be available. Mr. Black replied that based on the parking it would be limited to twenty four. Mr. Goodwin added that the code outlines parking and based on the layout they have twenty two stalls with two ADA stalls. He mentioned that there are issues with the Swig drive through to the north, but we have to look at this development in isolation. He reiterated that drive throughs are a conditional use, they are not a given. We have asked the developers to provide traffic information from their other sites related to the queue, peak times, wait times, etc.

Chair Dolenc pointed out that he does not see any plan for a free standing sign. Mr. Black stated that they may put monument sign for all three businesses. Commissioner Dredge inquired if that was within code. Mr. Goodwin replied in the affirmative, the signage code was amended a couple of years ago to allow for this.

MOTION: Commissioner Wallace moved to APPROVE the concept plan for the Cedar Hills Gateway Plat C Phase II Lot 6, located at 9955 North 4700 West in the SC-1 Commercial Zone . The motion was seconded by Commissioner Dredge. Vote on Motion: Commissioner Dredge-Yes, Commissioner Newbold- Yes. Commissioner Wallace-Yes. The motion passed unanimously.

5. Review/Recommendation on amendments to City Code Title 10, adding Chapter 5 Section 43 related to Residential Outdoor Lighting.

Associate Planner, Sarah Sampson reported she incorporated several changes suggested in the last meeting. Ms. Sampson then read the proposed Code.

10-5-43: Residential Outdoor Lighting: It is the intent of the City to encourage lighting that provides safety, utility, and security and to limit hazardous or nuisance conditions on public ways and private property.

A. General Provisions:

1. All outdoor lighting associated with a residential use shall be shielded, recessed or directed downward to ensure that direct glare and reflections are contained within the boundaries of the parcel. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, and shall turn off when detected motion ceases.

2. No lighting may be installed in connection with a multipurpose sports court, tennis court or other similar playing surface that produces more than 0 foot-candles of illumination beyond the property lines on which it is constructed.
- 3.. Height. Any lighting fixture attached to a structure shall be placed below the eave or parapet, whichever is lower.
- 4.. Light fixtures on poles shall be installed at a maximum height of twenty feet (20') in residential zones. Light fixture height shall be measured from the ground surface at the base of the pole to the bottom of the light fixture.

B. Exemptions:

1. Lighting for public streets.
2. Temporary Lighting, including but not limited to construction or emergency lighting.
3. Holiday lighting provided such lighting does not create a nuisance or hazardous conditions on adjacent streets or properties.

C. Enforcement:

Violation of this section shall be subject to enforcement by the Zoning Administrator and any penalties under the nuisance code section 4-2.

Chair Dolenc commented he thinks all the suggestions had been incorporated and this reads well.

Commissioner Wallace inquired about lighting for public streets. He stated that some of the new streetlights are pretty bright and asked if there was a way they could be darkened. Ms. Sampson replied there are ways that can be done, and she would pass along the locations to Public Works. Mr. Goodwin added that if residents have any complaints about streetlights to please have them call the City.

MOTION: Commissioner Newbold moved to recommend APPROVAL to the City Council for adoption, the proposed amendments to City Code Title 10-5-43.. The motion was seconded by Commissioner Dredge. Vote on motion: Commissioner Dredge-Yes, Commissioner Newbold-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

6. Discussion on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan.

Mr. Goodwin stated that Utah requires cities to adopt three strategies in their Moderate Income Housing Plan. He commented that the City is not growing so we have to find creative ways to comply with the required strategies. The previous three strategies were ADUs, single-room occupancy, and mixed-use in commercial areas. As the third strategy is no longer practical, the City has signed an Interlocal Agreement with the Attainable Housing Agency (“AHA”), which provides funding, building permits, and oversees construction of ADUs for property owners. In exchange, the ADU is locked in as affordable housing for a specified period of time during which the AHA receives 90% of rents as repayment of the loan. After 10 years, the lease reverts to the homeowner, and the ADU no longer has to be designated as affordable housing.

The Affordable Housing Plan was redrafted to include the above strategy, as well as some minor verbiage updates. Mr. Goodwin asked the Commission to review the draft Plan and the 2025 Plan Implementation on pages 11-12 to ensure that it aligns with their vision and indicated that they would be asked to approve recommending this to the City Council at the next meeting.

ADJOURNMENT

7. Adjourn.

MOTION: Commissioner Wallace moved to ADJOURN. The motion was seconded by Commissioner Newbold. Vote on motion: Commissioner Dredge-Yes, Commissioner Newbold-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

The meeting adjourned at 6:32 p.m.

Approved:
March 25, 2025

/s/ Colleen A. Mulvey, MMC
City Recorder