

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

Present: Donald Dolenc, Presiding (arrived at 6:03 p.m.)
Commissioner Bari Cruze
Commissioner Tyler Dahl
Commissioner Jeff Dodge
Commissioner John Dredge
Commissioner Steve Thomas (arrived at 6:04 p.m.)
Commissioner Robert Wallace

Absent/Excused: Commissioner Troy Newbold

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

PLANNING COMMISSION MEETING

1. Call to Order.

Vice Chair Tyler Dahl called the meeting to order at 6:00 p.m.

2. Public Comment

There were no public comments.

SCHEDULED ITEMS AND PUBLIC HEARINGS

3. Approval of the Minutes of the February 25, 2025 Planning Commission Meeting

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

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

Mr. Goodwin explained that this project is a new commercial development which consists of a 5,000 square foot retail building which will house a drive-thru tenant, Milkshake Madness, and two retail tenants.

Mr. Goodwin next reviewed the site plans, which included the civil set, elevations, landscape plan, and photometric plan. Mr. Goodwin pointed out that the elevations are very similar to Lone Peak Lofts and comply with the current design standards.

Commissioner Dahl inquired as to whether the site would be all straight retail establishments. Mr. Goodwin answered in the affirmative and stated it would be developed as a shell building and the first tenant would be able to design it for their specific needs.

Mr. Goodwin pointed out on the photometric plan, this location is not directly next to the residential area, and the storage unit would block most of the light from this location. Commissioner Cruze asked if there were plans to have a menu board. Mr. Goodwin stated if they do it should be angled away from the homes or have a shut off time.

Commissioner Dahl asked if the landscaping plans meet the normal percentage. Mr. Goodwin said the landscaping plan is simple and includes water tolerant plants. This location would have to do the buy in program to get the thirty percent requirement.

Commissioner Cruze pointed out that this location is currently being used by Swig to handle their drive-thru back up. Mr. Goodwin stated that the traffic engineer looked at this site plan and noted the drive-thru is designed to accommodate 9 vehicles that can be in the queue before it backs into the on-site parking lot. It has an additional 5 vehicle spaces that can be accounted for in the parking lot that can be in the queue before the drive-thru stacking would potentially back up and impact off-site traffic. Mr. Goodwin acknowledged there are issues with the current way Swig stacks and he is working with the city attorney to write code about blocking traffic in the right-of-way. There was further discussion about the current traffic issues in this area. Mr. Goodwin reminded the Commissioners the recommendation is only for the preliminary plans for this Lot 6 site plan.

Chair Dolenc opened the public hearing.

Lori Anne Spear, 9937 N Apple Orchard asked if there was going to be a pole sign and where it would be located.

Mr. Goodwin stated there would not be a pole sign, it would be a monument sign, the only pole lights would be streetlights.

David Yankura, 10023 N Dahlia Lane stated he was concerned about traffic in this area especially because it affects the Cedar Canyon subdivision. He asked if the city would consider a four way stop at Daisy Lane.

Mr. Goodwin said one issue is the site triangles, also because of the way people park, it makes it difficult to see southbound traffic. Commissioner Cruze asked if there could be a speed bump. Mr. Goodwin replied that a speed bump controls speed and is not going to solve this problem. The solution is to put no parking signs to keep the site triangle open. He stated that we prefer to start with the least intrusive method.

Logan Johnson, site plan applicant stated that they foresee traffic problems to be resolved quickly and if it gets in our way of business we have rights. Commissioner Dredge inquired about the future tenants and if there were any studies on the average customer waiting times. Mr. Johnson said that there is a limited menu so customers will not spend a lot of time at the drive up window, probably two to three minutes. He added they feel comfortable with the stacking and that the other tenants will not have a drive-thru, only Milkshake Madness.

There were no further public comments. The public hearing was closed.

The voting members for the Planning Commission Meeting were identified.

MOTION: Commissioner Dahl moved to recommend APPROVAL to the City Council for the Preliminary Plans for the commercial development, Milkshake Madness, Lot 6 Plat C Phase II of the Cedar Hills Gateway Subdivision, subject to the following conditions:

- 1. Final engineering review of the Site Plan.**
- 2. Final zoning review including compliance with City Code 10A-6A, and a landscaping plan review.**
- 3. Verification of water rights conveyed to the City.**

The motion was seconded by Commissioner Dredge. Vote on Motion: Commissioner Cruze-Yes, Commissioner Dahl-Yes, Commissioner Dodge-Yes, Chair Dredge-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

5. Review/Recommendation and Public Hearing on Concept and Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive. Located in the Cedar Hills Retail Center Subdivision.

Mr. Goodwin asked the Commission to table this item. The developer wishes to split this lot and that needs to happen first before any building plans are considered. He stated this item was noticed as a public hearing so that does need to take place. When this item comes back before the Commission there will be another public hearing associated with it.

Chair Dolenc opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Dredge moved to TABLE this item. The motion was seconded by Commissioner Dahl. Vote on Motion: Commissioner Cruze-Yes, Commissioner Dahl-Yes, Commissioner Dodge-Yes, Chair Dredge-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:36 p.m.

Approved:
April 22, 2025

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