

PLANNING COMMISSION MEETING
Tuesday, April 22, 2025 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Donald Dolenc, Presiding
Commissioner Tyler Dahl
Commissioner Jeff Dodge
Commissioner John Dredge
Commissioner Robert Wallace

Absent/Excused: Commissioner Bari Cruze
Commissioner Troy Newbold
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 6:03 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 of the March 25, 2025 Planning Commission Meeting

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

The order of the agenda was changed to hear item #5 before item #4.

4. Review/Recommendation and Public Hearing on Preliminary/Final Lot Split Plan approval for a Commercial Development at 4773 W Cedar Hills Drive. located in the Cedar Hills Retail Center Subdivision.

Mr. Goodwin explained this parcel was previously approved in 2014 for a credit union, but the development never took place. The owner of this parcel wishes to split it into two separate commercial parcels. The lot is stubbed for utilities and has access points.

Commissioner Dahl asked if they have all roads mapped out for the future. Mr. Goodwin replied that the developments coming in will work to arrange the accesses.

Commissioner Dredge asked to clarify that the storm water has to be retained within the lots. Mr. Goodwin answered in the affirmative.

Chair Dolenc opened the public hearing.

Rick Magnes, AWA site plan engineer stated they will revise the accesses, so they fit with the configuration of lots.

Alex Fleischman with AWA Engineering stated she is happy to answer any other questions.

There being none, Chair Dolenc closed the public hearing.

MOTION: Commissioner Dahl moved to recommend APPROVAL to the City Council for the Preliminary and Final Plan for a parcel split located at 4773 W Cedar Hills Drive located in the Cedar Hills Retail Subdivision, subject to the following conditions:

1. Final engineering review of the Site Plan.

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

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

Mr. Goodwin said the Planning Commission reviewed these plans last month and the City Council looked at the plans in their April meeting and did not have any issues. He pointed out that nothing has changed on this project.

Commissioner Dredge inquired about the landscaping percentage and would they be buying in to meet the required percentage. Mr. Goodwin stated they would do the buy in program to get the thirty percent requirement.

Chair Dolenc opened the public hearing.

Gonzalo Canquin, site plan developer stated there have not been any changes, and he is happy to answer any questions.

There being none, Chair Dolenc closed the public hearing.

MOTION: Commissioner Dredge moved to recommend APPROVAL to the City Council for the Final 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 Dodge. Vote on Motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Chair Dredge-Yes. The motion passed unanimously.

Review/Recommendation and Public Hearing on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan.

Mr. Goodwin explained this element of the General Plan had been previously reviewed by the Commission and nothing has changed. He then asked the Commission if there were any other recommendations or changes. There were none.

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

MOTION: Commissioner Dahl moved to recommend APPROVAL to the City Council for the proposed amendments to the Moderate Income Housing Element of the Cedar Hills General Plan. The motion was seconded by Commissioner Dredge. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Dredge-Yes. The motion passed unanimously.

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:16 p.m.

Approved:
May 27, 2025

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