

**PLANNING COMMISSION MEETING**  
**Tuesday, June 24, 2025 – 6:00 p.m.**  
**Community Recreation Center**  
**10640 N. Clubhouse Drive, Cedar Hills, Utah**

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

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

**Staff:** 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.**

No public comments were made during this portion of the meeting.

**SCHEDULED ITEMS AND PUBLIC HEARINGS**

The voting members for the Planning Commission Meeting were identified.

**3. Approval of the Minutes from the May 27, 2025, Planning Commission Meeting.**

**MOTION: Commissioner Dodge moved to APPROVE the Meeting Minutes from the May 27, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Wallace. Vote on motion: Commissioner Cruze-Yes, Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Wallace-Yes. The motion passed unanimously.**

**4. 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 (Jack in the Box).**

Sarah Sampson, Associate Planner, reported on the Jack in the Box development. She reviewed the following key points: 2,000 square foot retail building on a 0.709 acre site, landscaping

requirements, comprehensive utility plan including water, sewer, and storm tech system. She reported that no lighting plan had been submitted yet. The drive-through accommodates up to 12 vehicles. It's only two lanes for about three cars and then it turns into just one lane per pickup. Their drive-through queue will be on the north side of the lot and the dumpster will be down at the south side of the lot, southeast corner.

Commissioner Dahl pointed out that cars are going to come in from both the Dollar Tree parking lot as well as where that drive through entrance is situated, it's going to cause a lot of backups.

Ms. Sampson remarked she thinks they're hoping most of their traffic is going to be coming through the access over on the southwest side of the property. But really traffic can be coming from any ingress and egress. She asked if the commission wanted to have them look into different layouts.

Commissioner Dahl stated they are probably going to end up with a one way only there as Dutch Bros. and Dollar Tree start complaining that cars are going into their parking lot.

Ms. Sampson pointed out that we are requesting a traffic study from them to know the anticipated volume peak hours and expected number of cars.

Commissioner Newbold suggested that as part of the study they can have signs to guide customers to the best entrance into the drive-through.

Ms. Sampson next reviewed the architectural elevations she explained that she sent them our code regarding what we needed the exteriors to look like, which consists of the colonial brick and earth tone colors. They sent back a revised one that was half red, half white which still needs revision. We're waiting for them to send another rendition that removes all the white brick and has the red brick to fit into our code and our elevation requirements.

Commissioner Dodge asked to clarify that it would white and gray. Ms. Sampson stated it would not remain white and gray; they are updating it to the colonial style of brick.

Commissioner Cruze asked if it will have a dine in options or will it be drive-through only. Ms. Sampson replied that they will have a dine in option.

Commissioner Dodge expressed his concern about the exterior, he said it is such a small building. When you put that many different colors and materials on it, it really just starts to look a little odd. He is hoping they have a smaller palette of color materials in their final presentation.

Commissioner Dahl asked if there was an access plan as far as parking or additional overflow that could affect these other lots. Ms. Sampson stated she is not aware of an access agreement for overflow parking. There is an access agreement between Dutch Bros. and Jack in the Box, but she does not think there is one between the other businesses.

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

**MOTION: Commissioner Dahl moved to recommend Preliminary Plan APPROVAL for a Commercial Development Jack in the Box at 4773 W Cedar Hills Drive located in the Cedar Hills Retail Subdivision subject to the following conditions:**

1. Final engineering review.
2. Lighting plan submittal and approval.
3. Zoning approval, brick and exterior compliance.
4. Signage for drive-through entry.

The motion was seconded by Commissioner Cruze. Vote on motion: Commissioner Cruze-Yes, Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

5. **Review/Recommendation on Concept and Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee).**

Sarah Sampson, Associate Planner, reported on the Dutch Bros. Coffee development. After the last planning commission meeting there were a couple of items to take back to the developers. The lighting plan which needed to be submitted, the orientation of the building, and the exterior renderings.

Ms. Sampson stated they had submitted the lighting plan and everything looked great. She said after meeting with the developers they sent a site orientation memo. She then read items from the memo: Following the planning commission's feedback, the design team thoroughly explored a site redesign that would orient the building square with the property lines. We developed multiple layout alternatives to assess the feasibility of this change while still meeting operational requirements. Unfortunately, each iteration of a squared off building layout resulted in significant reduction to critical site components. The most viable redesign option led to the loss of three queuing spaces or 13 parking spaces. These reductions fall below Dutch Bros. operational minimums and would introduce the following challenges. Reducing queueing capacity and reduced parking availability. Up to 13 parking spaces would be lost by turning the building orthogonal rather than on an angle there. The other point that they made was that at our very close by roundabout all the retail buildings on those corners are on a 45 degree angle. So they pointed out that it's visually compatible with surrounding areas and function as well.

Commissioner Dodge stated he was the one who mentioned the concern about the building angle, and he appreciates the letter they submitted because it would be a lot worse if we lost all that parking and queuing. It's such a small site, you're not going to find a lot of alternative buyers for that location.

Ms. Sampson reported on the exterior; the blue tower is now brick. They will have tan stucco, with the rest of the building in brick. They removed the entire Blue tower. They will still have the Dutch Bros. windmill symbol on there.

**MOTION: Commissioner Newbold moved to recommend Preliminary Plan APPROVAL for a Commercial Development Dutch Bros. Coffee at 4773 W Cedar Hills Drive located in the Cedar Hills Retail Subdivision subject to the following conditions:**

- 1. Final engineering review.**
- 2. Zoning approval.**
- 3. Landscaping plan submittal and approval.**

The motion was seconded by Commissioner Wallace. Vote on motion: Commissioner Cruze-Yes, Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

### **ADJOURNMENT**

#### **6. Adjourn.**

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

The meeting adjourned at 6:26 p.m.

Approved:  
July 29, 2025

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