

PLANNING COMMISSION MEETING
Tuesday, July 29, 2025 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Donald Dolenc, Presiding
Commissioner Bari Cruze
Commissioner Tyler Dahl
Commissioner Jeff Dodge
Commissioner John Dredge
Commissioner Troy Newbold
Commissioner Steve Thomas
Commissioner Robert Wallace

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.

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 June 24, 2025, Planning Commission Meeting.

MOTION: Commissioner Dahl moved to APPROVE the Meeting Minutes from the June 24, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Dodge. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Dredge-Yes, Commissioner Thomas-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 (Dutch Bros. Coffee).

Sarah Sampson, Associate Planner reported that not much has changed from the last review. Their original submittal was very complete. The biggest change would be their exterior renderings. We expressed our concerns about their exterior, making sure the amount of the blue color was reduced.

They complied and basically got rid of all blue other than on a few bollards and a few trim pieces. It will be a fully brick building, with a little bit of stucco on the side with some gray awnings.

On their landscape plan, they proposed three trees that will land right underneath the overhead power lines. We are allowing them to omit those three trees so that we don't have to trim them when they grow tall enough to be in the way of the power lines. They will still meet all the other requirements. They will have four other trees on the opposite side of the sidewalk against Cedar Hills Drive. We don't think it will be a big problem with creating a barrier there between Cedar Hills Drive and that commercial property. They have completed their reviews with engineering just pending the lot split, which they are working to finish.

Commissioner Dredge asked if there were concerns at all about the photometric plan. Ms. Sampson replied that their plan is very small and did not see any concerns with it.

Commissioner Dodge stated that usually what we care about is that the foot candle level zeros out at the property line. Mr. Goodwin commented that given this location is far away from the residential area it is not a big concern.

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

MOTION: Commissioner Dredge moved to recommend Final 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.

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

5. Discussion on the Transportation Element of the Cedar Hills General Plan.

Mr. Goodwin stated that in order to add a level of protection and control in the city's transportation plan, we wanted to go back and identify intermunicipal or interjurisdictional connections from other jurisdictions into Cedar Hills and identify which ones are current, if there are any planned for which there currently are not, and identify where those are on a Street Classification Map.

Mr. Goodwin explained that the classifications on the map come from the UDOT functional class map, we are taking their classifications and applying them to our map. This is important because when we apply for funding from certain organizations it will depend on what kind of classification the road is in.

He pointed out that the map is color coded, the blue roads are existing collectors, which are Cedar Hills Drive, Harvey Boulevard and Canyon Road. North County Boulevard and SR 92 are

principal arterial roads (in green) we identify them on this map with the caveat that they are not within Cedar Hill's boundaries, but they are a part of our overall transportation network. We have added red pentagons that identify intermunicipal connections at the American Fork fire station, the south end of 4000 West, 4500 West near Bridgestone, Canyon Road, and at the mouth of American Fork Canyon.

Mr. Goodwin next reviewed the proposed language staff has worked on to incorporate into the Transportation Element which is found in numeral X. Intermunicipal and Unincorporated County Street Connections, which states: "The City will seek to limit intermunicipal and unincorporated county street connections to the approved connections identified on the Cedar Hills Transportation Master Plan. The policy of Cedar Hills is to ensure that street connections to other municipalities, unincorporated county, or other areas outside the City boundaries are compatible with the goals and policies of the General Plan". He stated this verbiage has been reviewed by the city attorney.

Commissioner Dredge wanted to point out that in part of the Transportation Element in Section 3. Ownership of Street Right of Way, which states "Most of the street rights-of-way within the Town are owned by the City and have been acquired by dedication through the subdivision process or by gift." He said that putting "within the city or owned by the city" makes more sense. Mr. Goodwin agreed and suggested putting the words "within Cedar Hills."

Commissioner Dahl inquired as to whether there were any plans for increasing transit services in Cedar Hills or in this northern part of the county. Mr. Goodwin stated he has an upcoming meeting with UDOT and that is part of the discussion he plans to have. Commissioner Dahl commented that there is a demand for public transit, there are many college students needing transportation options to the local schools and colleges.

Mr. Goodwin encouraged the commission to review the proposed amendments and offer any other feedback or items that need to be addressed before this item is brought back for a final recommendation to the city council. He added that this item will be back on the agenda with a public hearing at the next meeting.

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:16 p.m.

Approved:
August 19, 2025

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