

PLANNING COMMISSION MEETING
Tuesday, August 19, 2025 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Tyler Dahl , Presiding
Commissioner Bari Cruze
Commissioner John Dredge
Commissioner Robert Wallace

Absent/Excused: Commissioner Jeff Dodge
Commissioner Donald Dolenc
Commissioner Troy Newbold
Commissioner Steve Thomas

Staff: Chandler Goodwin, City Manager/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 July 29, 2025, Planning Commission Meeting.

MOTION: Commissioner Dredge moved to APPROVE the Meeting Minutes from the July 29, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Cruze. **Vote on motion:** Commissioner Cruze-Yes, Commissioner Dahl, Commissioner Dredge-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

4. Review/Recommendation and Public Hearing on Final Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Jack in the Box).

Mr. Goodwin explained that the developer had submitted updated building elevation plans which were presented to the City Council on August 5. The city council felt the same way that the Planning Commission did, that this building needs to comply with the look of the commercial zone.

In this new rendering they have taken the white brick and made it red, and they have added tan masonry, and one corner shows an asphalt gray color. It is a really strange look.

Mr. Goodwin reported that we have discussed this with the architect, and they have asked for this item to be tabled tonight. He said that is his recommendation until we get a series of elevations that meet the criteria we're looking for. Mr. Goodwin mentioned that he has a meeting with them on Thursday morning.

Commissioner Cruze suggested asking them if they have to have that signature cherry red color. He commented that with the Dutch Bros. Coffee plan they changed quite a bit from where they originally started, which leads him to believe that this could also be changed. He said he would like to see the Jack in the big red square be a little less loud.

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

Mr. Goodwin asked for any other feedback the commission would like to share with the architect. Commissioner Cruze said to just keep pushing them towards earth tones.

Commissioner Dredge inquired if the traffic study is going to show how they are stacking and going to interact with the other development. Mr. Goodwin answered in the affirmative.

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

5. Review/Recommendation on the Transportation Element of the Cedar Hills General Plan.

Mr. Goodwin stated that no changes other than the reference to Cedar Hills being a town were made since the last discussion on this item.

Mr. Goodwin asked if there any questions on this. He stated that it is pretty straightforward and reiterated the main change to this element is to address intermunicipal connections into Cedar Hills.

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

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

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:08 p.m.

Approved:
September 23, 2025

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