

PLANNING COMMISSION MEETING
Tuesday, September 23, 2025 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Commissioner John Dredge, Presiding
Commissioner Bari Cruze
Commissioner Steve Thomas
Commissioner Robert Wallace

Absent/Excused: Commissioner Donald Dolenc
Commissioner Jeff Dodge
Commissioner Tyler Dahl
Commissioner Troy Newbold

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

PLANNING COMMISSION MEETING

1. Call to Order.

Commissioner John Dredge called the meeting to order at 6:02 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 August 19, 2025, Planning Commission Meeting.

MOTION: Commissioner Thomas moved to **APPROVE** the Meeting Minutes from the August 19, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Wallace. **Vote on motion: Commissioner Cruze-Yes, Commissioner Dredge-Yes, Commissioner Thomas-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).

Associate Planner Sarah Sampson stated that this is for the final submittal for the Jack in the Box that will be at the corner of Cedar Hills Drive and 4800 West. Jack in the Box will be on the west side of that lot, and Dutch Bros. Coffee s on the east side. It is a 2,000 square foot retail building designed to house a drive thru. She pointed out that we have looked at all this before and have approved just about everything except the exterior elevations.

Ms. Sampson then displayed the latest renditions of the exterior elevations. She said that in previous renderings the original building was fully white and light gray brick. Staff met with the developers about the commercial code and the need for earth tones, and for it to be mostly brick, to fit in with the colonial style. This latest rendition they have supplied us with has a red and a neutral sand color brick. There are purple metal awnings over the drive thru area and over the doorways. The Jack in the Box sign is red and is backlit in red.

Commissioner Dredge opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Thomas commented that this is the major change that we have required with the brick color, and everything else seems to be pretty conforming, so he does not have any heartburn about it.

Commissioner Dredge commented that he is not fond of the purple. He then inquired if they still need a traffic study. Ms. Sampson replied that they will be submitting one, and to include that as part of recommendation.

MOTION: Commissioner Wallace moved to recommend APPROVAL to the City Council on final approval for Jack in the Box a commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision, subject to the following conditions:

1. Traffic study submittal.
2. Final engineering review.
3. Exterior elevation code compliance.

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

5. Review/Recommendation and Public Hearing on the Water Conservation Element of the Cedar Hills General Plan.

Mr. Goodwin explained that Utah law requires cities to plan for how various land uses impact water consumption and to develop conservation strategies. Although Utah expects its population to double by 2065, Cedar Hills projects only marginal growth (a 16% household increase by 2060) and has recently seen a population decline.

The City operates a dual water system, consisting of culinary water (potable, year-round) and pressurized irrigation (secondary water, April to October). Water assets total 3,811 ac-ft, comprised of groundwater rights (2,301 ac-ft) and other assets like the Central Utah Project (CUP) and Pleasant Grove Irrigation Co. shares (1,510.7 ac-ft). The 2019 engineering study concluded that existing sources are sufficient to meet existing and build-out culinary production requirements during normal years. However, the study identified a potential deficiency of up to 862 ac-ft/year during a drought. By 2060, the pressurized irrigation (PI) system is projected to have a water deficit of 157 ac-ft/year during a normal year, which is intended to be addressed through conservation measures.

Mr. Goodwin stated that the study projected much faster growth in the city in terms of population than is actually what you see on the ground. But even with that much more accelerated growth, the city's water right portfolio was sufficient to meet the needs. And so they projected that our population right now would be somewhere between 10,500 to 10,700, and we're actually close to 9,600, 9,700. There is probably about a 10% difference there. With that being said, if we were to have enough water in our portfolio to meet demand with more people than we have right now, then we've got sufficient demand with less.

Mr. Goodwin said that something about the city's water system that everyone needs to know is we have culinary wells. Both of the wells in some manner have the capacity to feed into the pressurized irrigation system. During the summer, we will run the Harvey well, and that will feed all of the culinary needs for the city. The Cottonwood well will run, and it will be just dumped into the pressurized irrigation system. So even though we have this wide difference between what we need for culinary water and what we have in our portfolio, a lot of that is used in pressurized irrigation for watering.

Commissioner Dredge stated the population is underperforming. Mr. Goodwin said it is lower than the projections. Commissioner Dredge then asked if the population was increasing or still decreasing. Mr. Goodwin said it is actually decreasing, and for a while, Cedar Hills was one of the fastest growing communities, not only in Utah, but in America. There was a lot of growth in the early 2000s and a lot of young families. A lot of them still live here. However, their children do not. So they become empty nesters and given the housing market they are not moving.

Commissioner Dredge asked if we are over preparing for something that is not going to happen. Mr. Goodwin replied that he does not think so.

Commissioner Cruze asked if the state can take away allocations. Mr. Goodwin said they could, he added that we have to show proof of beneficial use, which means that we have to file an application with the state engineer's office to show that yes, this water is in our portfolio and yes we use it. He said he feels it is beneficial to show to the residents that we have enough water in our portfolio to meet the needs of the city. However, there's got to be conservation efforts in place, otherwise we won't.

Mr. Goodwin went on to review the following elements of the water conservation plan:
Conservation Targets and Strategies:

The plan includes a clear conservation goal: achieving a 30% reduction by 2027.

Outdoor irrigation is identified as the primary target for conservation because Cedar Hills is a bedroom community with many homes having large, water-intensive yard spaces.

Practical Conservation Measures Implemented: The City has installed secondary water meters on all end-user connections and implemented a tiered rate structure for PI use. These meters are anticipated to yield water savings similar to other communities on the Wasatch Front, potentially reducing total outdoor water use by 20–33%.

Other Existing Measures: Code promotes the conversion of non-functional grass areas to xeriscape, prohibits grass on steep slopes or narrow pathways, and the City promotes the installation of smart irrigation controllers.

Future Planning: Cedar Hills plans to develop a water shortage plan that reduces the amount of water allocated per user during high or severe drought conditions. The City also plans to pursue efforts to reduce municipal consumption, including installing smart irrigation controllers on City parks and trails (approximately 50 acres) and upgrading the twenty-five-year-old irrigation infrastructure at the 100-acre Cedar Hills Golf Club.

Goals:

1. Developing a clear plan for managing water resources.
2. Adopting and promoting practices to eliminate waste.
3. Putting the plan's recommendations into practice.

Commissioner Dredge asked if the city would consider potentially allowing different landscaping options. Mr. Goodwin replied that we have, certain local scaping, xeriscaping and artificial turf are allowed as per city code.

Mr. Goodwin stated he thinks the city has been very forward thinking on these matters for instance not requiring park strips or allowing for conversion of park strips or areas known as non-functional grass. We are trying to address changes to ordinances that promote the inefficient use of water as we find them.

Mr. Goodwin said that an interesting way the city is working on to try to get more water rights is through a water reuse program. We send a lot of water to the Timpanogos Special Service District (TSSD) as sewage flows, and they treat it to a point and then they dump it into Utah Lake. The city actually owns that water right. We own the water right until it goes through the plant and is dumped into the lake and we no longer own that water right. So there are certain water rights where we have the ability to possibly reuse that water and have it pumped back into the city for irrigation. Now we're not going to build a pump all the way back from TSSD up the hill to Pleasant or to Cedar Hills. So what we are working on is an exchange with American Fork where we take some of their water out of station and they can take it right out of TSSD. He added that it is a little bit of a fight with the state right now because they've changed some of the state requirements on this. But it is something that the city is working on with other members of TSSD. If the city is able to

do this we can probably take less ditch water. Cities are trying to work together to be forward thinking but also try to meet the needs of their residents when it comes to water.

Commissioner Dredge opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Wallace moved to recommend APPROVAL to the City Council the Water Conservation Element to the Cedar Hills General Plan without any modifications. The motion was seconded by Commissioner Thomas.

Commissioner Cruze mentioned that we should add that it is subject to final edits and grammatical corrections.

Commissioners Wallace and Thomas agreed to amend the motion.

The amended motion is to include the recommendation for approval of the Water Conservation Element to the Cedar Hill General Plan id subject to the following conditions:

- 1. Final edits.**
- 2. Grammatical corrections.**

Vote on motion: Commissioner Cruze-Yes, Commissioner Dredge-Yes, Commissioner Thomas-Yes, Commissioner Wallace-Yes. The motion passed unanimously.

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:49 p.m.

Approved:
January 27, 2026

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