

PLANNING COMMISSION MEETING
Tuesday, January 27, 2026
Civic Center
3925 N Cedar Hills Drive, Cedar Hills, Utah

Present: Tyler Dahl, Presiding
Commissioner Jeff Dodge
Commissioner Troy Newbold
Commissioner Steve Thomas

Absent/Excused: Commissioner Bari Cruze
Commissioner Robert Wallace

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

PLANNING COMMISSION MEETING

1. Call to Order.

Commissioner Tyler Dahl called the meeting to order at 6:00 p.m.

2. Appointment of Chair and Vice Chair.

Commissioner Dahl invited nominations for Chair and Vice-Chair.

MOTION: Commissioner Dodge moved to NOMINATE Tyler Dahl to serve as Chair for the coming year. The motion was seconded by Commissioner Thomas. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas- Yes. The motion passed unanimously.

MOTION: Commissioner Dodge moved to NOMINATE Steve Thomas to serve as Vice-Chair. The motion was seconded by Commissioner Newbold. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

3. Public Comment.

There were no public comments.

SCHEDULED ITEMS AND PUBLIC HEARINGS

4. **Approval of the Minutes from the September 23, 2025, Planning Commission Meeting.**

MOTION: Commissioner Dodge moved to APPROVE the Meeting Minutes from the September 23, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Newbold. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

5. **Review/Recommendation and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat M located in the H-1 Hillside Development Zone.**

Associate Planner, Sarah Sampson, explained that the owner of 8928 N Silver Lake Drive (Lot 1) and 8944 N Silver Lake Drive (Lot 2) wishes to realign property lines to account for existing improvements on one lot that currently cross over the property line. The owner is preparing to sell Lot 2 and wishes to finalize the boundary change prior to the sale.

Commissioner Newbold inquired as to whether the new lot will be .58 acres before or after the adjustment. Ms. Sampson stated it will be after the adjustment.

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

MOTION: Commissioner Newbold moved to recommend APPROVAL to the City Council the amendments to Canyon Heights at Cedar Hills Subdivision Plat M, subject to securing the signatures of the utility entities listed on the plat. The motion was seconded by Commissioner Dahl. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

6. **Review/Recommendation and Public Hearing on amendments to the Zoning Map.**

Chandler Goodwin explained that in 2025, the municipal boundary between Cedar Hills and Pleasant Grove was altered to incorporate properties on Wedgewood Drive into Cedar Hills.

The newly incorporated properties are designated as RR-1 20,000 zone. This designation is the default zone for parcels incorporated into the city and is contiguous to the Wedgewood Drive area. This boundary adjustment does necessitate an update the zoning map.

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

MOTION: Commissioner Thomas moved to recommend APPROVAL to the City Council the updated January 2026 Cedar Hills Zoning Map. The motion was seconded by Commissioner Newbold. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

7. **Review/Action on approving the 2026 Planning Commission schedule.**

The 2026 Planning Commission schedule was reviewed by the Commissioners. It was noted that there was not a meeting in December.

MOTION: Commissioner Thomas moved to ADOPT the 2026 Planning Commission Meeting Schedule. The motion was seconded by Commissioner Dahl. Vote on motion: Commissioner Dahl-Yes, Commissioner Dodge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

ADJOURNMENT

8. **Adjourn.**

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

The meeting adjourned at 6:18 p.m.

Approved:
March 24, 2026

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