



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, November 19, 2024 6:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, November 19, 2024 beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the October 22, 2024 Planning Commission meeting
4. Review/Recommendation and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat A, located in the H-1 Hillside Development Zone
5. Review/Action on approving the 2025 Planning Commission Schedule

ADJOURNMENT

6. Adjourn.

Posted this 13th day of November, 2024.

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.

The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public. This meeting may be held electronically to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



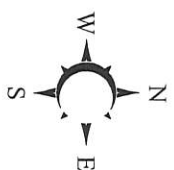
The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	November 19, 2024

SUBJECT:	Review/Recommendation and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat A, Located in the H-1 Hillside Development Zone
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Code Enforcement/Associate Planner
BACKGROUND AND FINDINGS: A group of residents who live at the terminus of Silver Lake Drive wish to clean up property lines and formalize various encroachments through the purchase and exchange of land with other neighboring properties, including the City of Cedar Hills. The City Council has met and is open to considering the exchanges and the sale of minor tracts of land to accommodate the amendment of the plat. The Planning Commissions role in recommending the plat to the City Council is to ensure that the new amended plat meets zoning requirements of the underlying zone (H-1 Hillside Zone).	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Told-Olpin-Andersen-Paxman Property Exchange	
RECOMMENDATION: To approve the proposed plat amendment to Canyon Heights at Cedar Hills Subdivision Plat A	
MOTION: To recommend/not recommend the amendments to Canyon Heights at Cedar Hills Subdivision Plat A to the City Council for adoption, with the following recommendations: {LIST ANY RECOMMENDATIONS FOR THE CITY COUNCIL TO CONSIDER}	

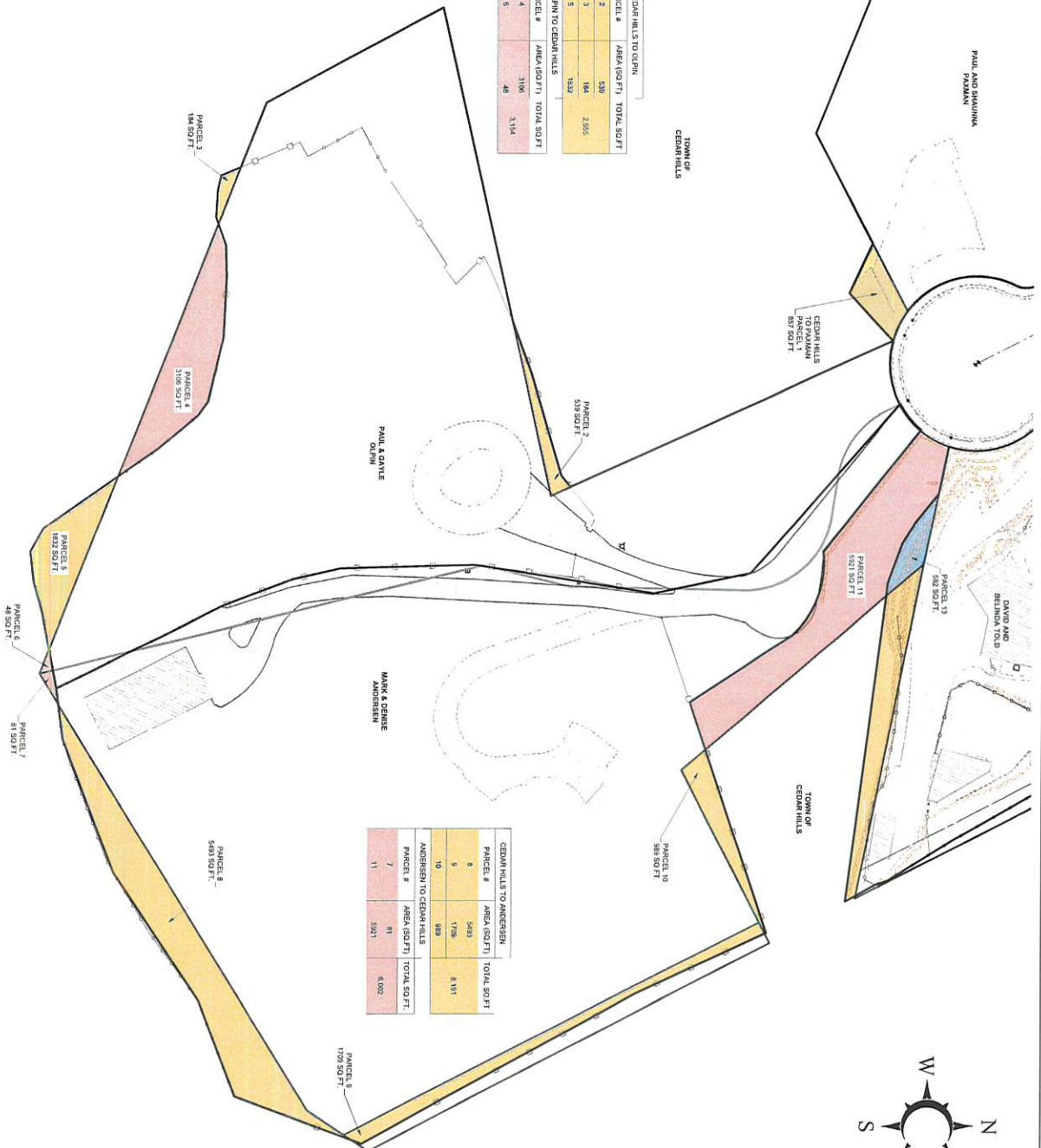
PROPERTY EXHIBIT

- PRIVATE TO CEDAR HILLS
- CEAR HILLS TO PRIVATE
- PRIVATE TO PRIVATE
- NEW BOUNDARY
- ORIGINAL LOT LINES



PARCEL #	AREA (SQ. FT.)	TOTAL SQ. FT.
2	530	
3	164	2,565
5	1332	
CEAR HILLS TO OPEN		
PARCEL #	AREA (SQ. FT.)	TOTAL SQ. FT.
4	2106	3,154
6	46	

TOWN OF CEDAR HILLS



PARCEL #	AREA (SQ. FT.)	TOTAL SQ. FT.
8	5840	
9	1709	8,101
10	889	
ANDERSEN TO CEDAR HILLS		
PARCEL #	AREA (SQ. FT.)	TOTAL SQ. FT.
7	91	6,002
11	1021	



P: (801) 616-6848
F: (801) 704-9384
surveydnp@gmail.com
563 North Raas Ave.
Spanish Fork, UT 84660

DESIGN	DEK	PROJECT #	SCALE
DESIGNED	DEK	VA 572	1"=30'
REVIEWED	DEK	DATE 11/12/2024	0' 1'
PROJECT NAME			

CANYON HEIGHTS AT CEDAR HILLS PLAT "A"

PROJECT LOCATION

CEDAR HILLS CITY, UTAH

SHEET TITLE

PROPERTY EXHIBIT

1 of 1



TOPOGRAPHIC SURVEY

DAVE TOLD



P. (801) 616-6848
F. (801) 704-9384
surveys@valleyland.com
553 North Trees Ave.
Spanish Fork, UT 84660

DATE	PROJECT #	SCALE
DESIGNED	DESIGNED	
DRAWN	DRAWN	
DATE	DATE	
4/22/2024	4/22/2024	

PROJECT NAME

DAVE TOLD

PROJECT LOCATION

CEDAR CITY, UTAH

8-1/2" x 11"

TOPOGRAPHIC SURVEY

1 of 1



PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2025

The City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings beginning at 6:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah on Tuesdays according to the following schedule:

MONTH	DATES	TIME
January	21	6:00 p.m.
February	25	6:00 p.m.
March	25	6:00 p.m.
April	22	6:00 p.m.
May	27	6:00 p.m.
June	24	6:00 p.m.
July	29	6:00 p.m.
August	19	6:00 p.m.
September	23	6:00 p.m.
October	28	6:00 p.m.
November	No Meeting	
December	No Meeting	