



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, April 22, 2025 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, 22, 2025 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 March 25, 2025 Planning Commission meeting
4. Review/Recommendation and Public Hearing on Final Plan approval for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone
5. Review/Recommendation and Public Hearing on Preliminary/Final Lot Split plan for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision
6. Review/Recommendation and Public Hearing on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan

ADJOURNMENT

7. Adjourn.

Posted this 15th day of April, 2025.

/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:	Sarah Sampson
DATE:	April 22, 2025

SUBJECT:	Review/Recommendation and Public Hearing on Final Plan approval for a commercial development for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Overall Project Summary

The Cedar Hills Retail project is a new commercial development located at 4700 West & 9930 South in Cedar Hills, Utah. The project consists of a 5,000 square foot retail building that will house a drive-thru tenant ("Milkshake Madness") and two retail tenants on a 0.566-acre (24,671 SF) lot. The site is zoned SC-1 (Shopping Center).

Site Details:

Total lot area: 24,671 SF (0.566 acres)

Building area: 5,000 SF (20.3% of lot)

Hard surface/impervious area: 15,183 SF (61.5%)

Landscape area: 4,488 SF (18.2%)

Parking: 22 total stalls, including 2 ADA stalls (1 standard ADA + 1 van accessible)

Drive-Thru and Traffic Analysis

The project will be accessible from 9930 North, 9980 North, and 4700 West

The drive-thru is designed to accommodate 9 vehicles in queue before backing into the on-site parking lot. An additional 5 vehicle spaces are available in the parking lot, for a total queue capacity of 14 vehicles. This is more than double the capacity of nearby similar businesses (which can accommodate a maximum of 6 vehicles). The drive-thru tenant expects a maximum of 34 drive-thru vehicles during the PM peak hour. The service rate is one car every 132 seconds (2.2 minutes). Based on this service rate, the maximum expected queue is 7 vehicles. The traffic analysis concludes that the proposed development will not cause backups or impact nearby traffic circulation.

Building and Architecture

The "Milkshake Madness" building features:

A modern design with multiple exterior materials including brick (to match the Cafe Rio building), black EIFS, and CMU base, metal canopies on all sides. Building height varies with three parapet levels: 21', 22', and 25'. The building includes a patio area. Exterior walls feature

architectural sconces with cutoff distribution and clear frosted acrylic lenses

Landscaping

Three distinct landscaped areas totaling 4,488 SF (18.2% of the site)

Areas of approximately 2,506 SF, 1,230 SF, and 1,264 SF

Various plantings and irrigation infrastructure

A defined patio area

Site Utilities and Stormwater Management

The project includes comprehensive utility planning:

New water service connections

Sanitary sewer system with grease trap and sampling manhole

Stormwater management system including catch basins and detention

A StormTech system for water retention with:

Required storage: 2,436 cubic feet

Provided storage: 2,812 cubic feet

Lighting

-Two types of pole-mounted LED area lights (20' mounting height)

-16 downlights at 8.5' mounting height

-13 wall-mounted architectural sconces at 7' mounting height

-Lighting levels meet standards for all areas including the walkways, parking, drive lanes, and patio

This comprehensive development project is designed to comply with all local standards and requirements while providing an attractive retail space with efficient traffic flow and suitable amenities.

PREVIOUS LEGISLATIVE ACTION:

City Council gave preliminary approval during the March meeting

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan, engineering, landscaping plan, stormwater plan, and all other engineering documents

RECOMMENDATION:

Staff recommends that the Planning Commission approve the final plans, subject to any changes required for final approval

MOTION:

To recommend/not recommend the final plan approval for the commercial development, Milkshake Madness, Lot 6, Plat C, Phase II of the Cedar Hills Gateway Subdivision to the City Council for approval, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR APPROVAL}

-Final engineering review

-Final zoning review, including compliance with 10-6A and a landscaping plan review

-Verification of water rights conveyed to the City

-{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

REV.	DATE	DESCRIPTION
01	03/11/23	INITIAL SUBMITTAL
02		
03		
04		
05		
06		
07		
08		

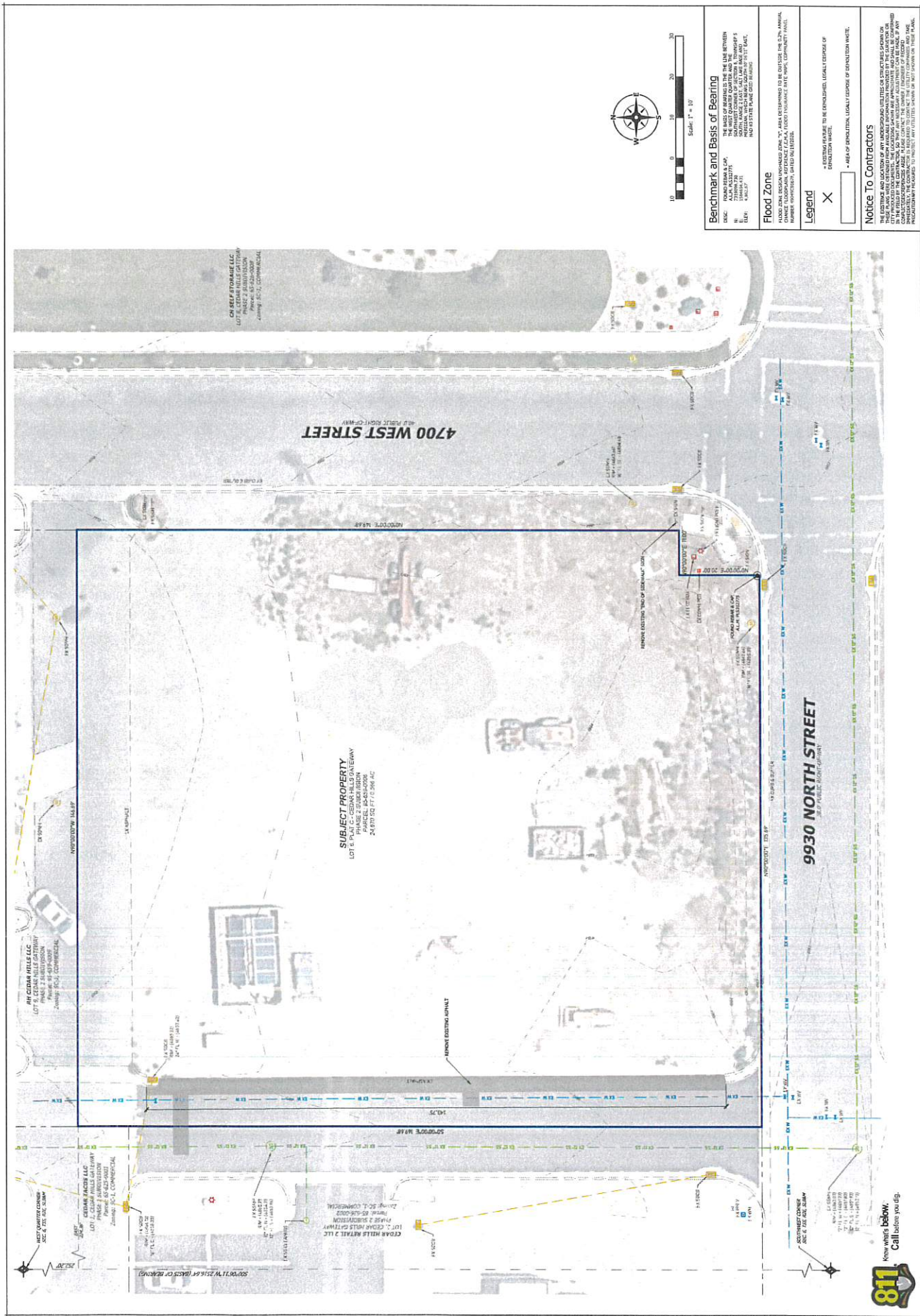


VERIFY SCALES
 HAS ALL DIMENSIONS AND SCALES BEEN VERIFIED?
 IF NOT, DATE AND BY WHOM?
 IF YES, DATE AND BY WHOM?

PROJECT INFO:
 Project Name: Cedar Hills Retail
 Owner: Hunt Day
 Date: 03/11/23
 Project No.: 202-450

**SITE
 DEMOLITION
 PLAN**

SHEET NO.
C0.20



Benchmark and Basis of Bearing

THE BENCHMARK AND BASIS OF BEARING FOR THIS PROJECT ARE THE 2011 NATIONAL GRID COORDINATES AND THE 2011 NATIONAL GRID MAGNETIC DECLINATION. THE BENCHMARK IS A 2011 NATIONAL GRID BENCHMARK AND THE BASIS OF BEARING IS THE 2011 NATIONAL GRID MAGNETIC DECLINATION.

Flood Zone

THE FLOOD ZONE IS THE 2011 NATIONAL GRID MAGNETIC DECLINATION. THE FLOOD ZONE IS THE 2011 NATIONAL GRID MAGNETIC DECLINATION.

Legend

- X EXISTING FEATURE TO BE DEMOLISHED. LEGALLY EXPOSED OF DEMOLITION DATE.
- AREA OF DEMOLITIONAL LEGALLY EXPOSED OF DEMOLITION DATE.

Notice To Contractors

THE DEMOLITION OF ANY STRUCTURE OR UTILITY OR STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ANY STRUCTURE OR UTILITY OR STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ANY STRUCTURE OR UTILITY OR STRUCTURE.



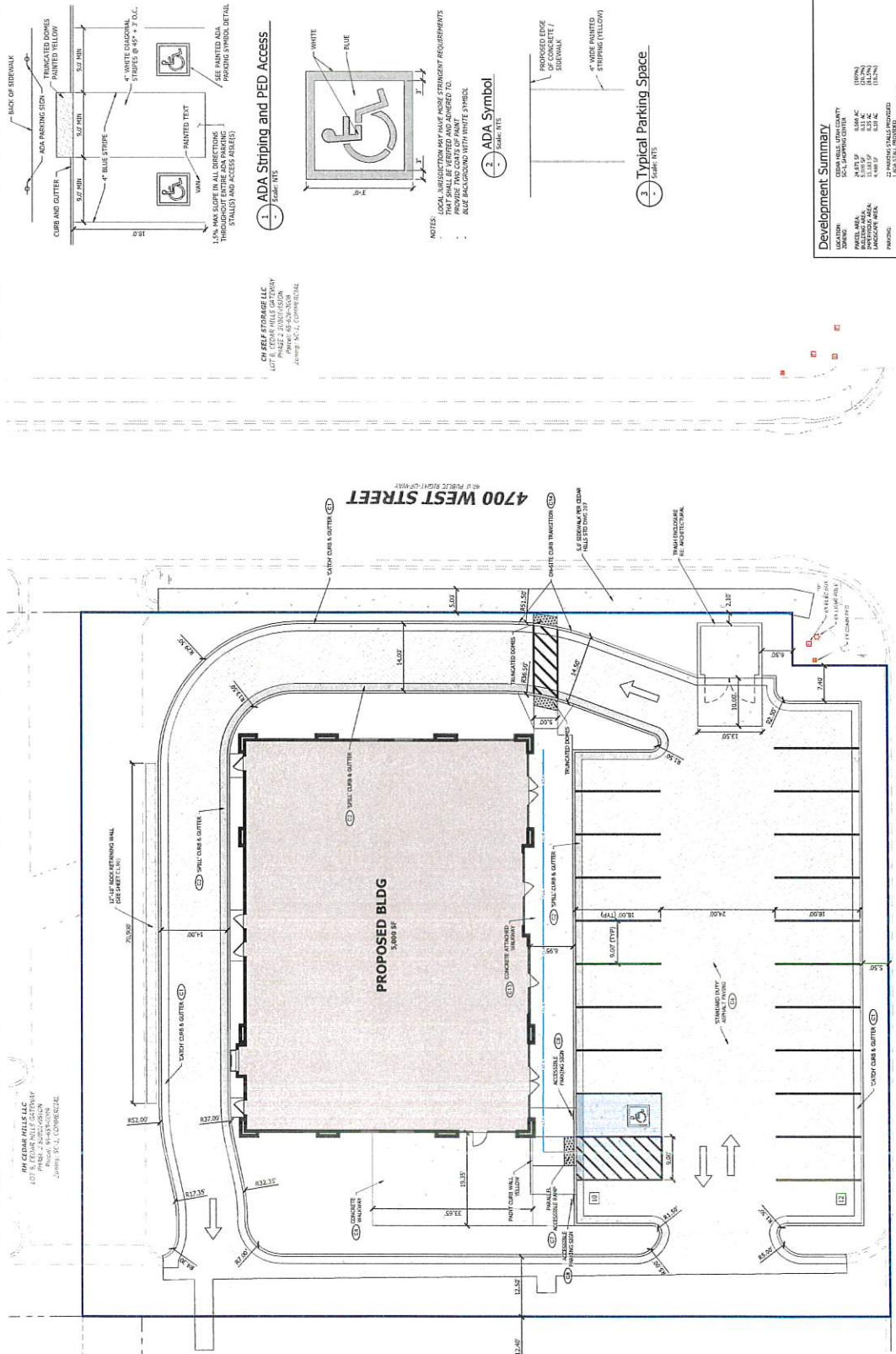
REV.	DATE	DESCRIPTION
0	03/17/25	INITIAL SUBMITTAL
BY		
BY		
BY		
BY		
BY		



VERIFY SCALES
 ALL DIMENSIONS SHOWN ON THIS SHEET SHALL BE IN FEET AND INCHES. IF NOT SHOWN ON THIS SHEET, ADJUST TO THE NEAREST WHOLE INCH.
 PROJECT INFO:
 Designer: T. Hunt
 Date: 03/17/2025
 Project No.: 100-69
 SHEET TITLE: PROPOSED SITE PLAN

PROPOSED SITE PLAN

SHEET NO. **C1.00**



9930 NORTH STREET

NE 1/4 PUBLIC RIGHT-OF-WAY



Development Summary

LOCATION	CEDAR HILLS, UT COUNTY
SECTION	SECTION 40
TOWNSHIP	TOWNSHIP 35
RANGE	RANGE 2E
BASE	BASE AND MERIDIAN
LANDSCAPE AREA	15,000 SF
PROPOSED	12 PARKING STALLS PROVIDED
	24 TOTAL PARKING STALLS PROVIDED

Legend

- ACCESSIBLE PATH
- AREA TO COMPLY WITH ADA 17 PARAGRAPHS
- PARKING STALL, SEE APPLICABLE CORRESPONDING DETAIL

Notice To Contractors

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.

CH 2015 PARKING LLC
 1071 E. CEDAR HILLS GATEWAY
 PHASE 2, 20000 S. 1000 E.
 CEDAR HILLS, UT 84004
 PHONE: 801.664.4724
 FAX: 801.664.4724
 E-MAIL: THUNTH@HUNTDAY.COM

CEDAR HILLS RETAIL 2 LLC
 1071 E. CEDAR HILLS GATEWAY
 PHASE 2, 20000 S. 1000 E.
 CEDAR HILLS, UT 84004
 PHONE: 801.664.4724
 FAX: 801.664.4724
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REV.	DATE	DESCRIPTION	BY
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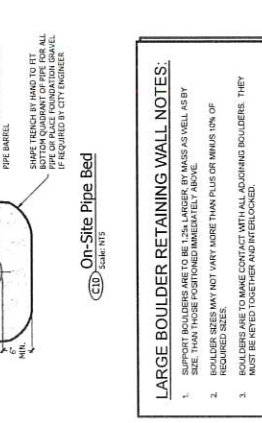
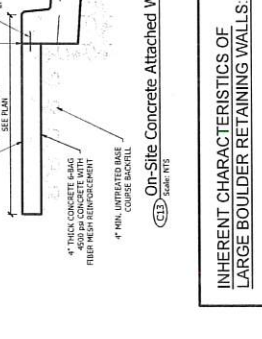
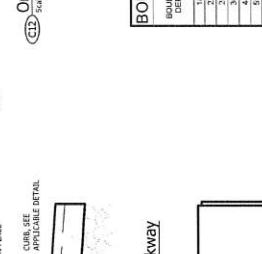
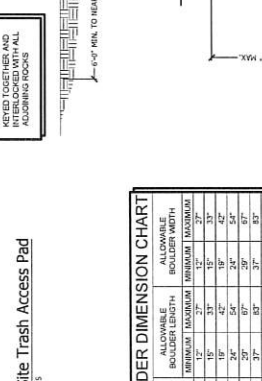
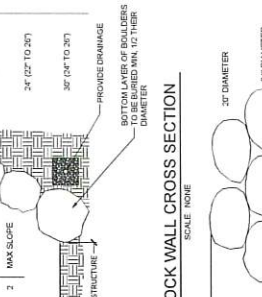
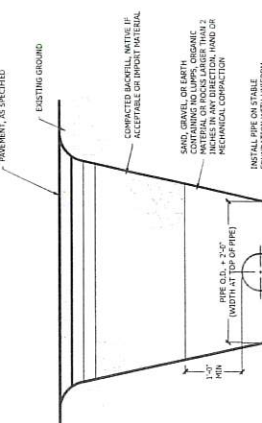
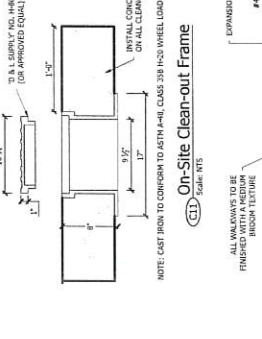
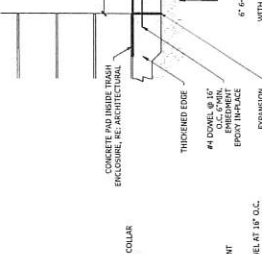
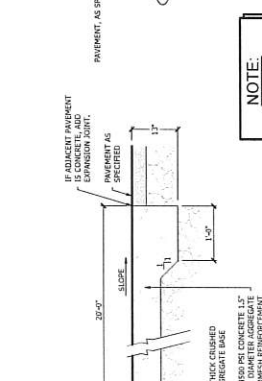
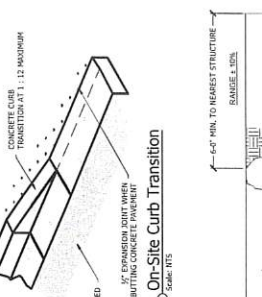
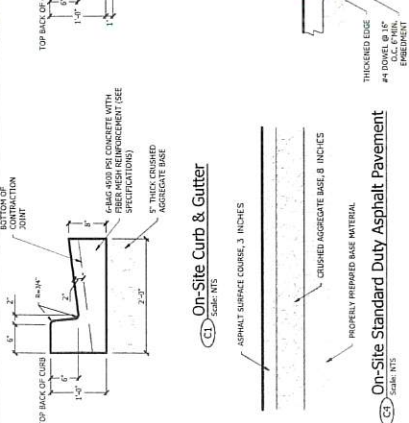
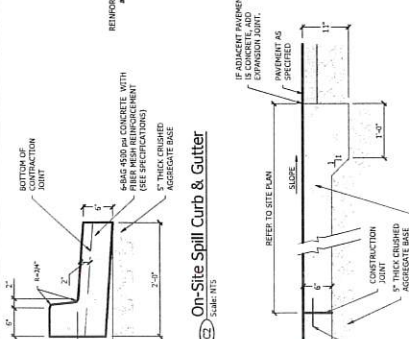
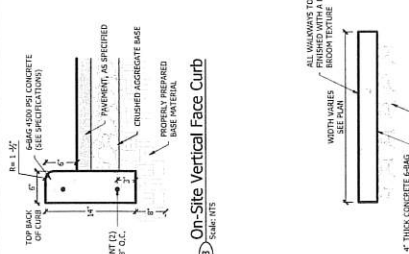
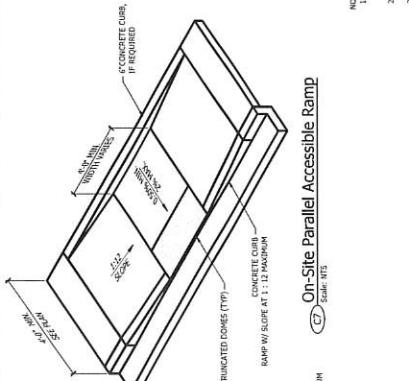
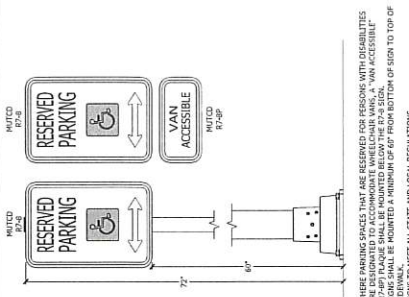
VERIFY SCALES

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
IF NOT DIMENSIONED ON THIS SHEET, REFLECT TO THE ADJACENT SHEET.

PROJECT NO.	17-0000
DATE	02/05/2025
DRAWN BY	R. Hurdell
CHECKED BY	
DATE	02/05/2025
PROJECT TITLE	

**SITE CIVIL
DETAILS**

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



BOULDER DIMENSION CHART

BOULDER CIRCUMFERENCE	ALLOWABLE BOULDER LENGTH	ALLOWABLE BOULDER WIDTH
18"	24"	18"
24"	30"	24"
30"	36"	30"
36"	42"	36"
42"	48"	42"
48"	54"	48"
54"	60"	54"
60"	66"	60"
66"	72"	66"
72"	78"	72"
78"	84"	78"
84"	90"	84"
90"	96"	90"
96"	102"	96"
102"	108"	102"
108"	114"	108"
114"	120"	114"
120"	126"	120"
126"	132"	126"
132"	138"	132"
138"	144"	138"
144"	150"	144"
150"	156"	150"
156"	162"	156"
162"	168"	162"
168"	174"	168"
174"	180"	174"
180"	186"	180"
186"	192"	186"
192"	198"	192"
198"	204"	198"
204"	210"	204"
210"	216"	210"
216"	222"	216"
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234"	240"	234"
240"	246"	240"
246"	252"	246"
252"	258"	252"
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264"	270"	264"
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294"	300"	294"
300"	306"	300"
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342"	348"	342"
348"	354"	348"
354"	360"	354"
360"	366"	360"
366"	372"	366"
372"	378"	372"
378"	384"	378"
384"	390"	384"
390"	396"	390"
396"	402"	396"
402"	408"	402"
408"	414"	408"
414"	420"	414"
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426"	432"	426"
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438"	444"	438"
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468"	474"	468"
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570"	576"	570"
576"	582"	576"
582"	588"	582"
588"	594"	588"
594"	600"	594"
600"	606"	600"
606"	612"	606"
612"	618"	612"
618"	624"	618"
624"	630"	624"
630"	636"	630"
636"	642"	636"
642"	648"	642"
648"	654"	648"
654"	660"	654"
660"	666"	660"
666"	672"	666"
672"	678"	672"
678"	684"	678"
684"	690"	684"
690"	696"	690"
696"	702"	696"
702"	708"	702"
708"	714"	708"
714"	720"	714"
720"	726"	720"
726"	732"	726"
732"	738"	732"
738"	744"	738"
744"	750"	744"
750"	756"	750"
756"	762"	756"
762"	768"	762"
768"	774"	768"
774"	780"	774"
780"	786"	780"
786"	792"	786"
792"	798"	792"
798"	804"	798"
804"	810"	804"
810"	816"	810"
816"	822"	816"
822"	828"	822"
828"	834"	828"
834"	840"	834"
840"	846"	840"
846"	852"	846"
852"	858"	852"
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864"	870"	864"
870"	876"	870"
876"	882"	876"
882"	888"	882"
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894"	900"	894"
900"	906"	900"
906"	912"	906"
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972"	978"	972"
978"	984"	978"
984"	990"	984"
990"	996"	990"
996"	1002"	996"
1002"	1008"	1002"
1008"	1014"	1008"
1014"	1020"	1014"
1020"	1026"	1020"
1026"	1032"	1026"
1032"	1038"	1032"
1038"	1044"	1038"
1044"	1050"	1044"
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1080"	1086"	1080"
1086"	1092"	1086"
1092"	1098"	1092"
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1146"	1152"	1146"
1152"	1158"	1152"
1158"	1164"	1158"
1164"	1170"	1164"
1170"	1176"	1170"
1176"	1182"	1176"
1182"	1188"	1182"
1188"	1194"	1188"
1194"	1200"	1194"
1200"	1206"	1200"
1206"	1212"	1206"
1212"	1218"	1212"
1218"	1224"	1218"
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1248"	1254"	1248"
1254"	1260"	1254"
1260"	1266"	1260"
1266"	1272"	1266"
1272"	1278"	1272"
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1284"	1290"	1284"
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1320"	1326"	1320"
1326"	1332"	1326"
1332"	1338"	1332"
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1344"	1350"	1344"
1350"	1356"	1350"
1356"	1362"	1356"
1362"	1368"	1362"
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1374"	1380"	1374"
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1392"	1398"	1392"
1398"	1404"	1398"
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1458"	1464"	1458"
1464"	1470"	1464"
1470"	1476"	1470"
1476"	1482"	1476"
1482"	1488"	1482"
1488"	1494"	1488"
1494"	1500"	1494"
1500"	1506"	1500"
1506"	1512"	1506"
1512"	1518"	1512"
1518"	1524"	1518"
1524"	1530"	1524"
1530"	1536"	1530"
1536"	1542"	1536"
1542"	1548"	1542"
1548"	1554"	1548"
1554"	1560"	1554"
1560"	1566"	1560"
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1572"	1578"	1572"
1578"	1584"	1578"
1584"	1590"	1584"
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1608"	1614"	1608"
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1620"	1626"	1620"
1626"	1632"	1626"
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1650"	1656"	1650"
1656"	1662"	1656"
1662"	1668"	1662"
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1722"	1728"	1722"
1728"	1734"	1728"
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1740"	1746"	1740"
1746"	1752"	1746"
1752"	1758"	1752"
1758"	1764"	1758"
1764"	1770"	1764"
1770"	1776"	1770"
1776"	1782"	1776"
1782"	1788"	1782"
1788"	1794"	1788"
1794"	1800"	1794"
1800"	1806"	1800"
1806"	1812"	1806"
1812"	1818"	1812"
1818"	1824"	1818"
1824"	1830"	1824"
1830"	1836"	1830"
1836"	1842"	1836"
1842"	1848"	1842"
1848"	1854"	1848"
1854"	1860"	1854"
1860"	1866"	1860"
1866"	1872"	1866"
1872"	1878"	1872"
1878"	1884"	1878"
1884"	1890"	1884"
1890"	1896"	1890"
1896"	1902"	1896"
1902"	1908"	1902"
1908"	1914"	1908"
1914"	1920"	1914"
1920"	1926"	1920"
1926"	1932"	1926"
1932"	1938"	1932"
1938"	1944"	1938"
1944"	1950"	1944"
1950"	1956"	1950"
1956"	1962"	1956"
1962"	1968"	1962"
1968"	1974"	1968"
1974"	1980"	1974"
1980"	1986"	1980"
1986"	1992"	1986"
1992"	1998"	1992"
1998"	2004"	1998"
2004"	2010"	20



PROJECT TITLE
CEDAR HILLS RETAIL
4700 WEST & 9930 SOUTH
CEDAR HILLS, UT
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 55, RANGE 2E, 5L BASE AND MERIDIAN

REV. DATE	DESCRIPTION	BY
0 02/10/25	INITIAL SUBMITTAL	RH



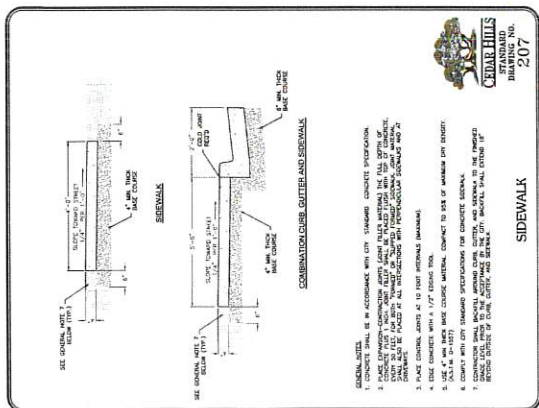
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0  1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.	Engineer: T. Hunt
	Drawn: R. Hatfield
	Date: 03 / 06 / 2025
	Proj. No. 102 - 63
SHEET TITLE	

CITY
DETAILS

SHEET NO. C1.91

REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)

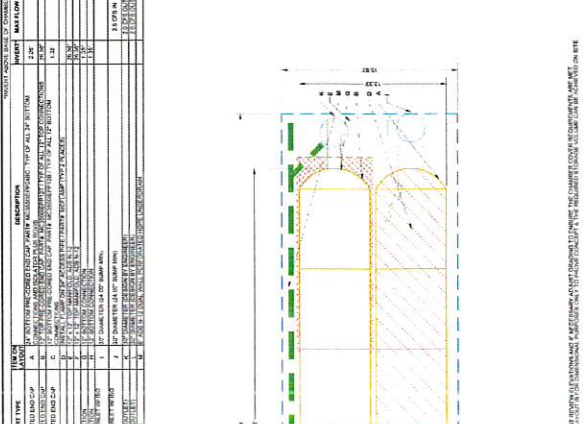
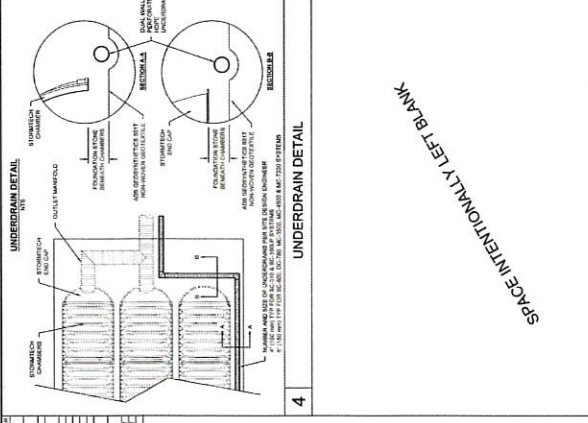
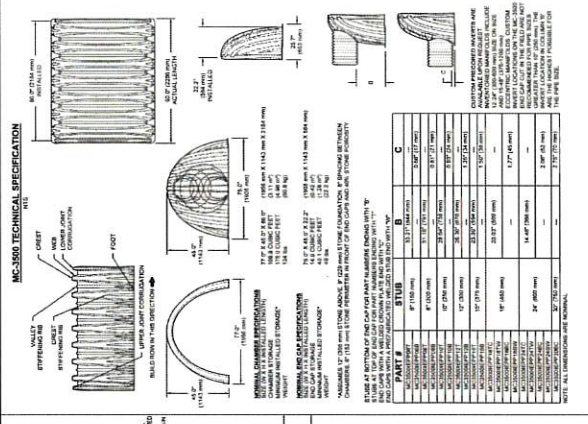


REV.	DATE	DESCRIPTION	BY
1	03/20/25	INITIAL SUBMITTAL	RM

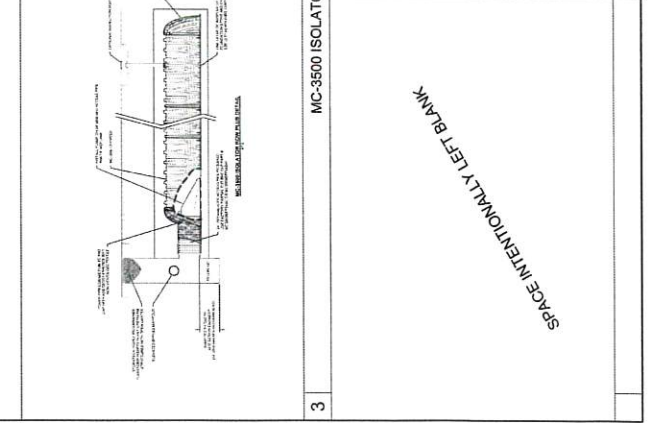
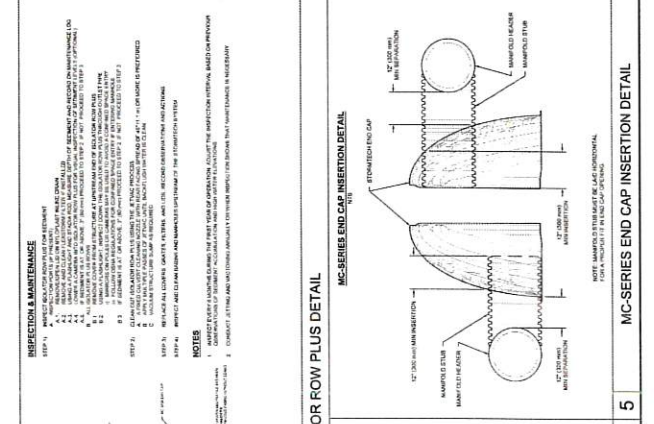
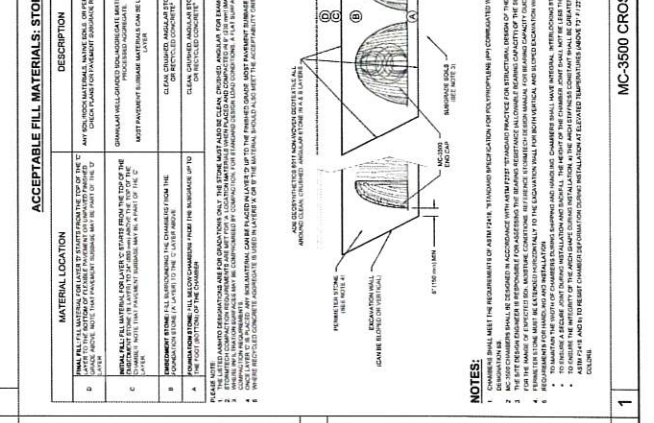
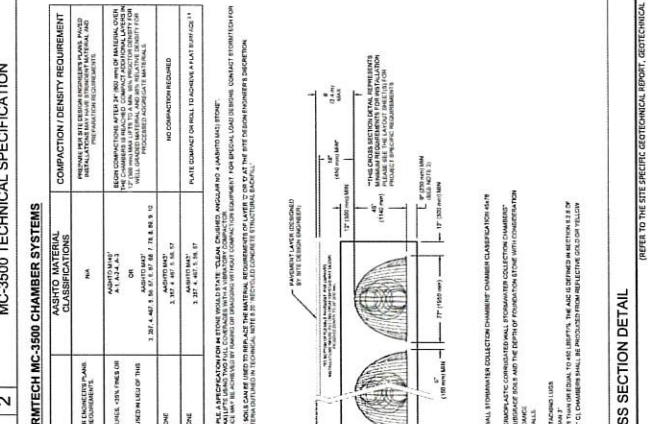


VERIFY SCALES
AS SHOWN ON SHEET
IF NOT SHOWN ON SHEET, AS NOTED
PROJECT INFO:
Owner: HUNT - DAY
Design: R. HUNT
Date: 03/16/2025
Proj. No.: 100-460
SHEET TITLE

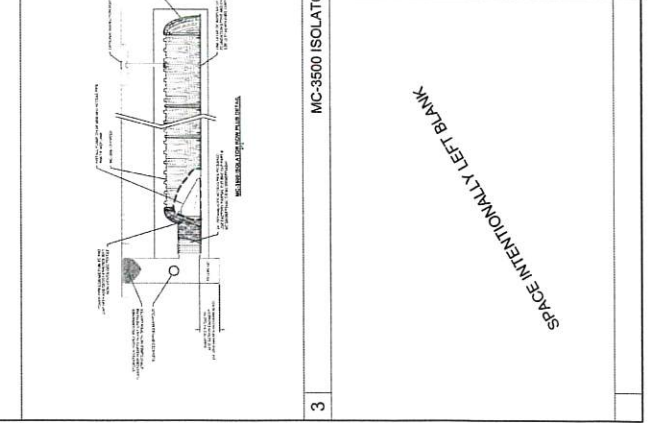
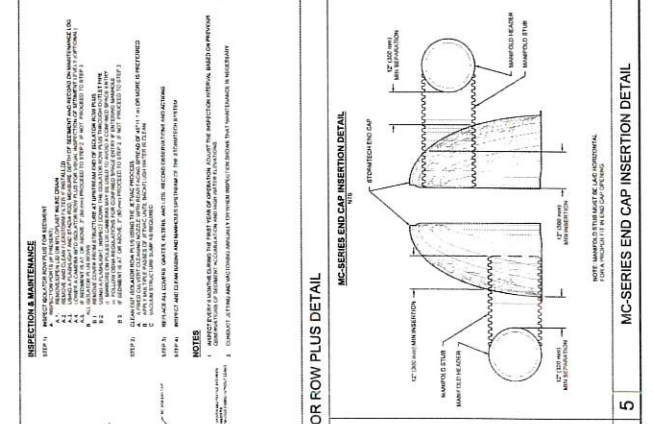
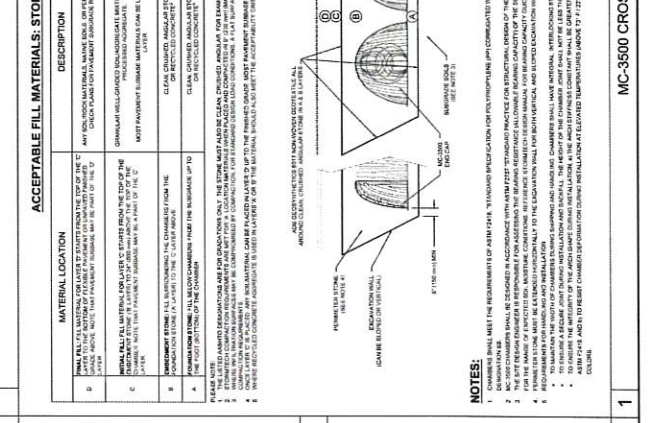
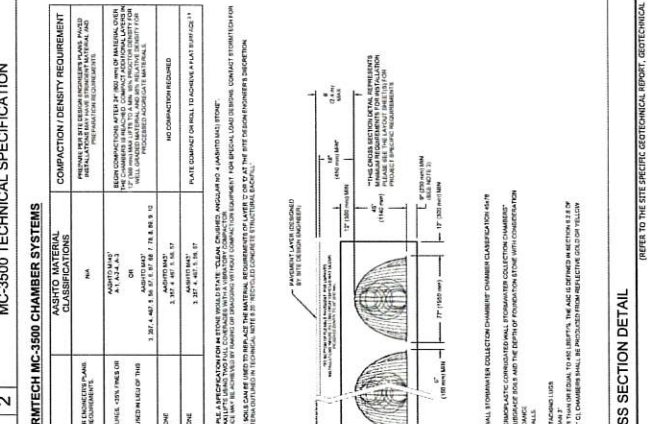
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DATE: 03/10/2025	
CHECKED: N/A	
PROJECT #:	
REVISIONS	



PROJECT TITLE	CEDAR HILLS, UT, USA
DATE: 03/10/2025	
CHECKED: N/A	
PROJECT #:	
REVISIONS	



PROJECT TITLE	CEDAR HILLS, UT, USA
DATE: 03/10/2025	
CHECKED: N/A	
PROJECT #:	
REVISIONS	





WORK TIME

REV. DATE	DESCRIPTION	BY
0 03/10/75	INITIAL SUBMITTAL	RM



VERIFY SCALES
 THIS IS ONE INCH ON ORIGINAL DRAWING
 0 1" = 10' 0"
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

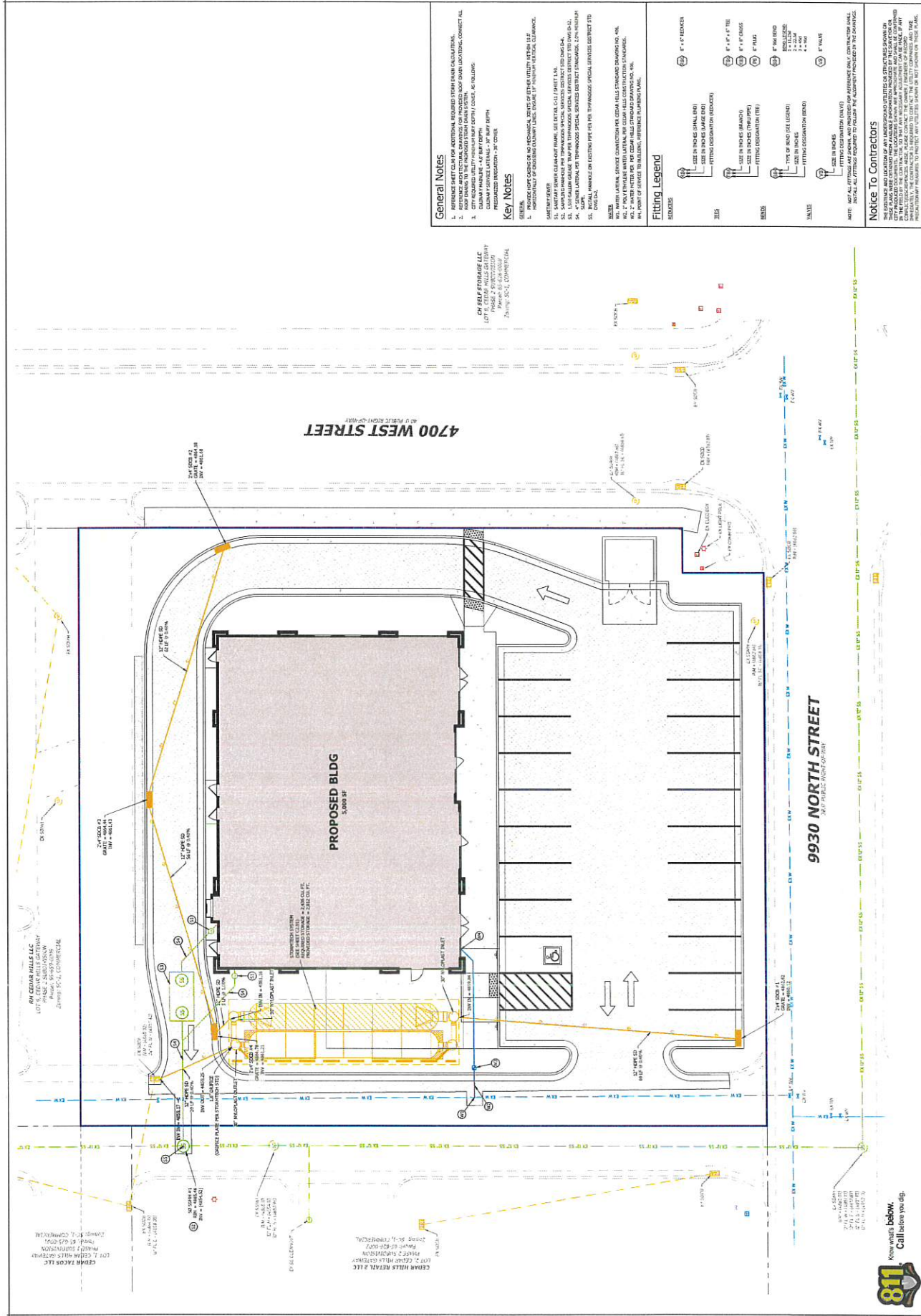
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	03 / 06 / 2005
Proj. No.	102 - 60

SHEET TITLE

SITE
UTILITY
PLAN

SHEET NO. C3.00



...what's below.
Call before you dig.



known



HUNT & DAY

3445 ARDEN DRIVE, SUITE 200
SALT LAKE CITY, UT 84119
PH: 801.664.4724
FAX: 801.664.4724
WWW.HUNTANDDAY.COM

PROJECT TITLE

4700 WEST & 9930 SOUTH
CEDAR HILLS, UT
CEDAR HILLS RETAIL

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, 35 BASE AND MERIDIAN

REV.	DATE	DESCRIPTION
0	02/20/23	INITIAL SUBMITTAL
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VERIFY SCALES

ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED
IF NOT SPECIFIED ON THIS SHEET, ADJUST
TO THE NEXT WHOLE NUMBER

PROJECT INFO

Prepared By: T. Hunt
Checked By: R. Hildreth
Date: 02/04/2023
Project No.: 103-400

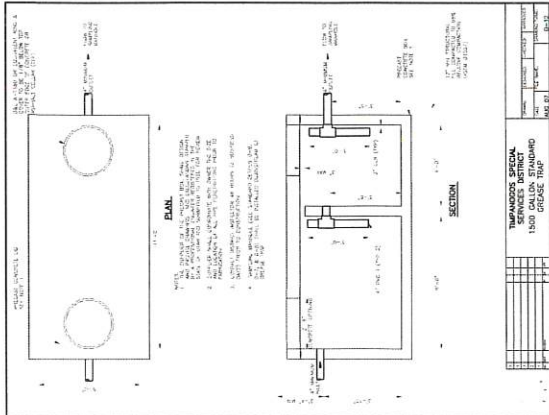
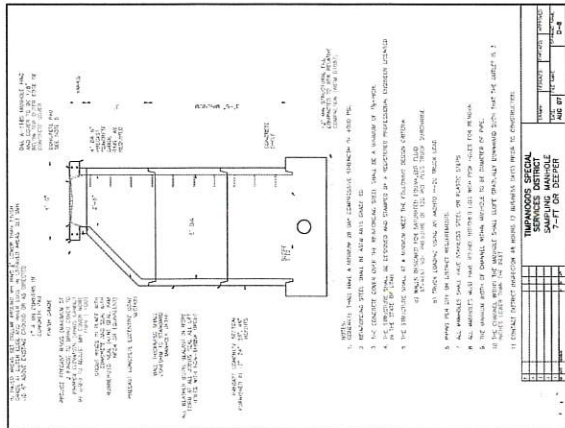
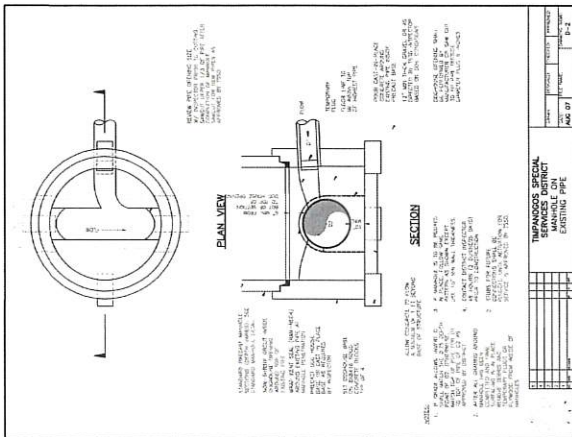
SHEET TITLE

SITE
UTILITY
DETAILS

SHEET NO.

C3.90

REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT TO GOVERN & CONTROL

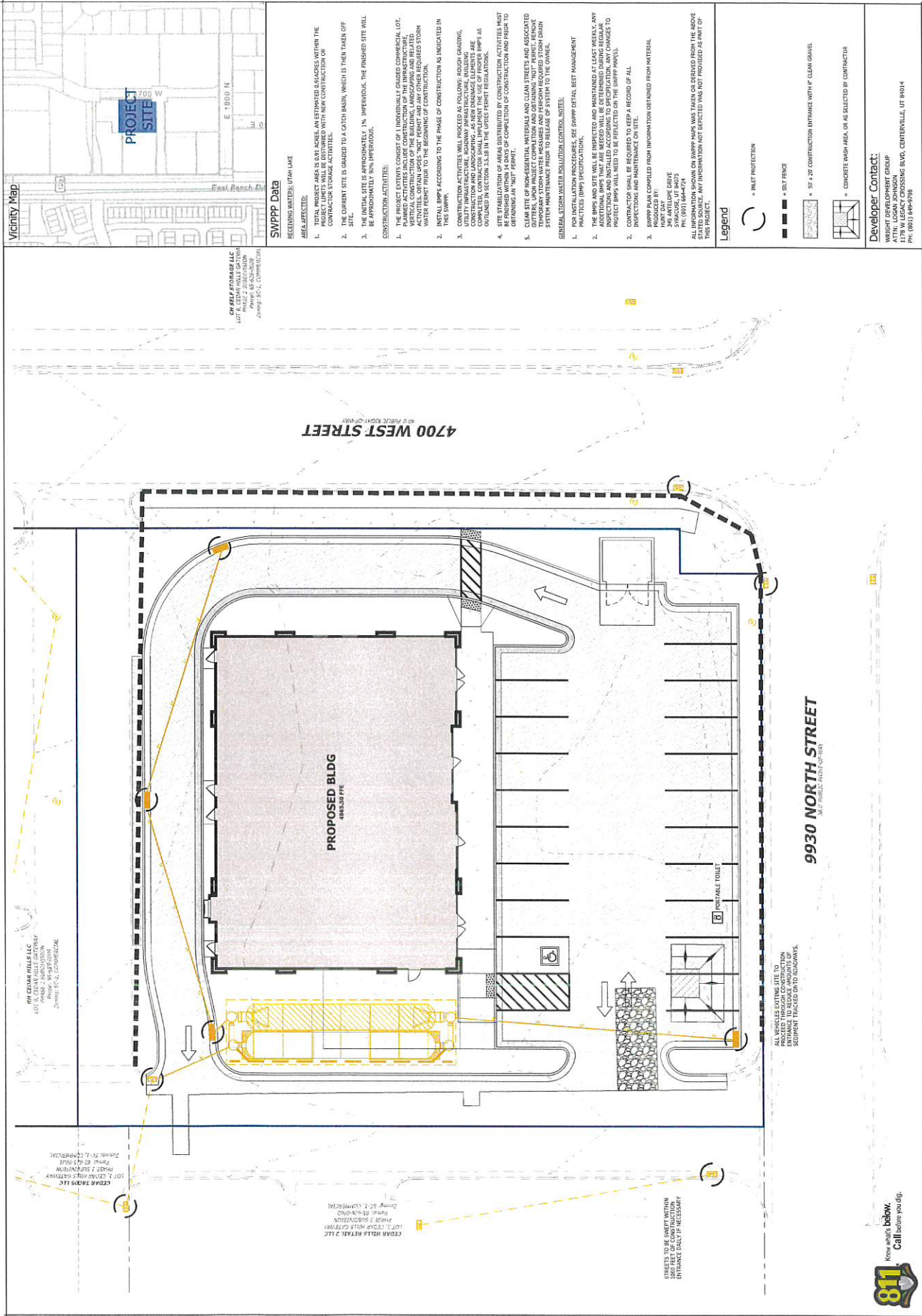


REV.	DATE	DESCRIPTION
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VERIFY SCALES
SHEET SCALE: 1" = 40' (PLAN)
VERTICAL SCALE: 1" = 4' (ELEVATION)
IF NOT SHOWN ON THIS SHEET, ADJUST
VERTICAL SCALE TO MATCH HORIZONTAL SCALE
UNLESS OTHERWISE NOTED

PROJECT INFO
Owner: Cedar Hills Retail
Date: 02/01/23
Proj. No.: 100-403
SHEET TITLE: EROSION CONTROL PLAN



Developer Contact:
WRIGHT DEVELOPMENT GROUP
1178 W LEGACY CROSSING BLVD, CENTREVILLE, UT 84014
PH: (801) 699-9798

811
Know what's below.
Call before you dig.



CEDAR HILLS RETAIL
4700 WEST & 9930 SOUTH
CEDAR HILLS, UT
TOWNSHIP 55, RANGE 25, 5L BASE AND MERIDIAN
LOCATED IN THE NW QUARTER OF SECTION 6,

CEDAR HILLS, UT
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 55, RANGE 2E, 5L BASE AND MERIDIAN

FULL INDEX

REV. DATE	DESCRIPTION	BY
0 03/10/25	INITIAL SUBMITTAL	RH



VERIFY SCALES

0 000000000000 1"

PROJECT INFO.	T. Hunt
Engineer:	R. Hatfield
Drawn:	03 / 04 / 2025
Date:	102 - 60
Proj. No.	
SHEET TITLE	

**EROSION
CONTROL
DETAILS**

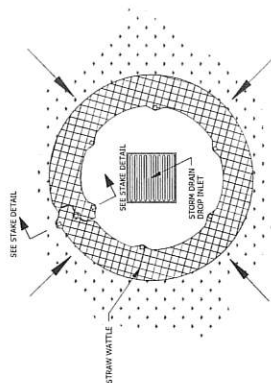
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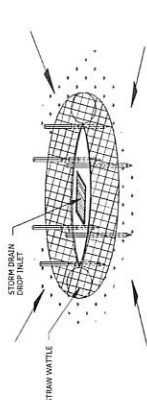
Perspective View

Silt Fence Notes:

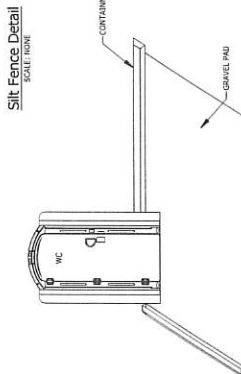
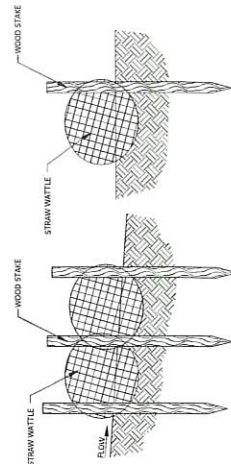
1. WHEN POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TAIL OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT PRODUCES NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLIT THE SILT FENCE AT A POST WITH A 6" GUTTER AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN RECLAIMED.
6. REMOVE SEGMENTS AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1, USE SAWYER REPORT.



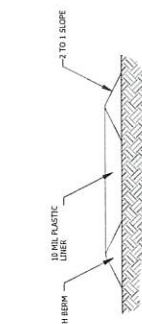
Plan View



Drop Inlet Protection



Portable Toilet



Concrete Washout Area
w/ 10 mil Plastic Liner



Cross Section 50' x 20' Construction Entrance

Erosion Control Notes:

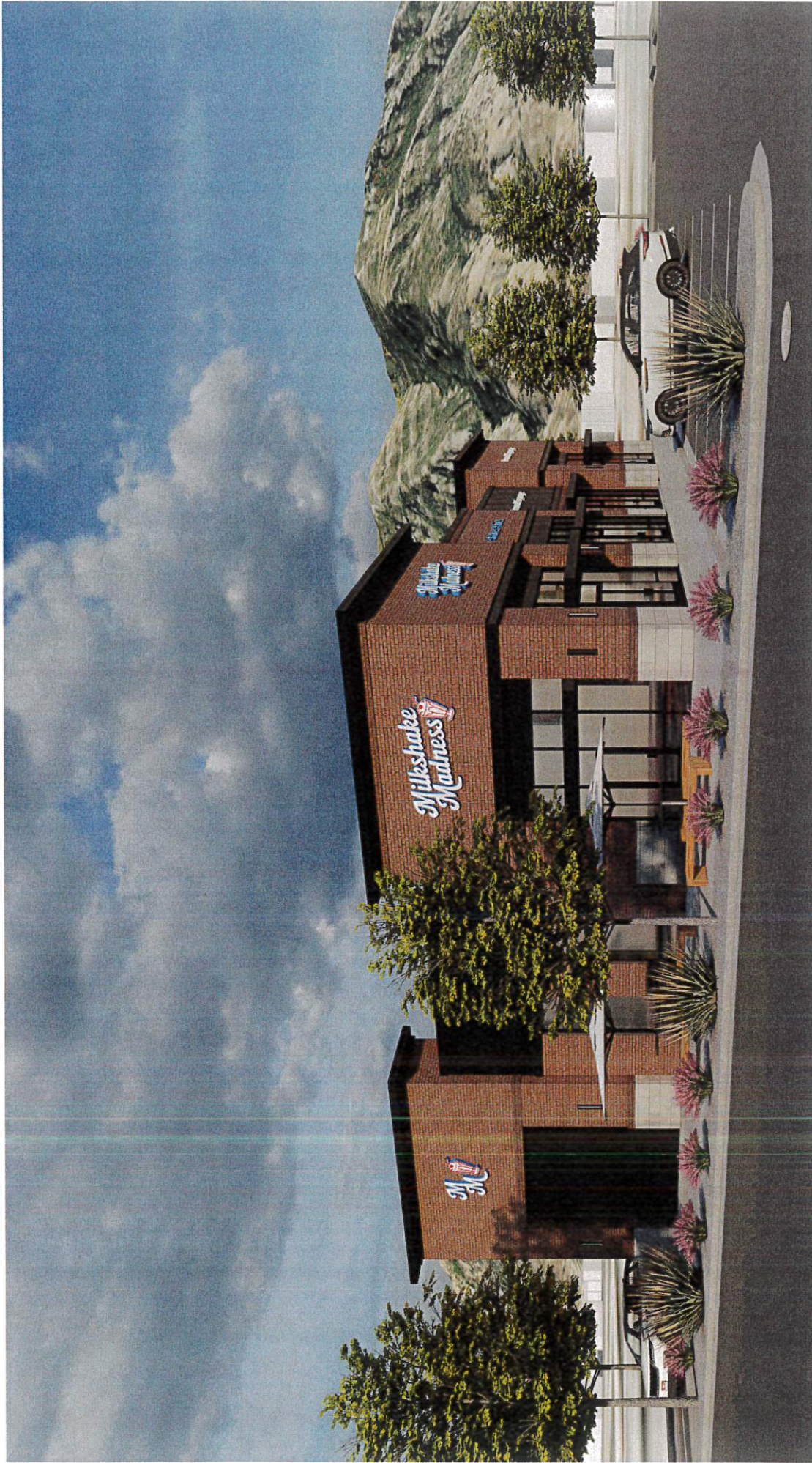
- [illegible]



MILKSHAKE MADNESS RETAIL

RENDERING | 3
 800 N 4TH WEST CEDAR HILLS, UT
 FEBRUARY 22, 2025

EAG
 ENVISION ARCHITECTURAL GROUP



MILKSHAKE MADNESS RETAIL

RENDERING | 4
800 N 4TH WEST CEDAR HILLS, UT
FEBRUARY 25, 2020

EAG
EVARDSON ARCHITECTURAL GROUP



MILKSHAKE MADNESS RETAIL

RENDERING | 5
 1800 N 400 WEST, CARMARKET, UT
 FEBRUARY 22, 2025





MILKSHAKE MADNESS RETAIL

RENDERING | 6
 2014 N.W. WEST COUNTRY HILL, UT
 FEBRUARY 16, 2015



PLANT SCHEDULE		SCHOOL	BOTANICAL / COMMON NAME	Q201	Q202
TEES					
					
					
					
					
					
					
					
					
					



2/19/2025

PROJECT

MILKSHAKE MADNESS
CEDAR HILLS, UT

CEDAR HILLS, UT

ISSUE DRAWING LOG

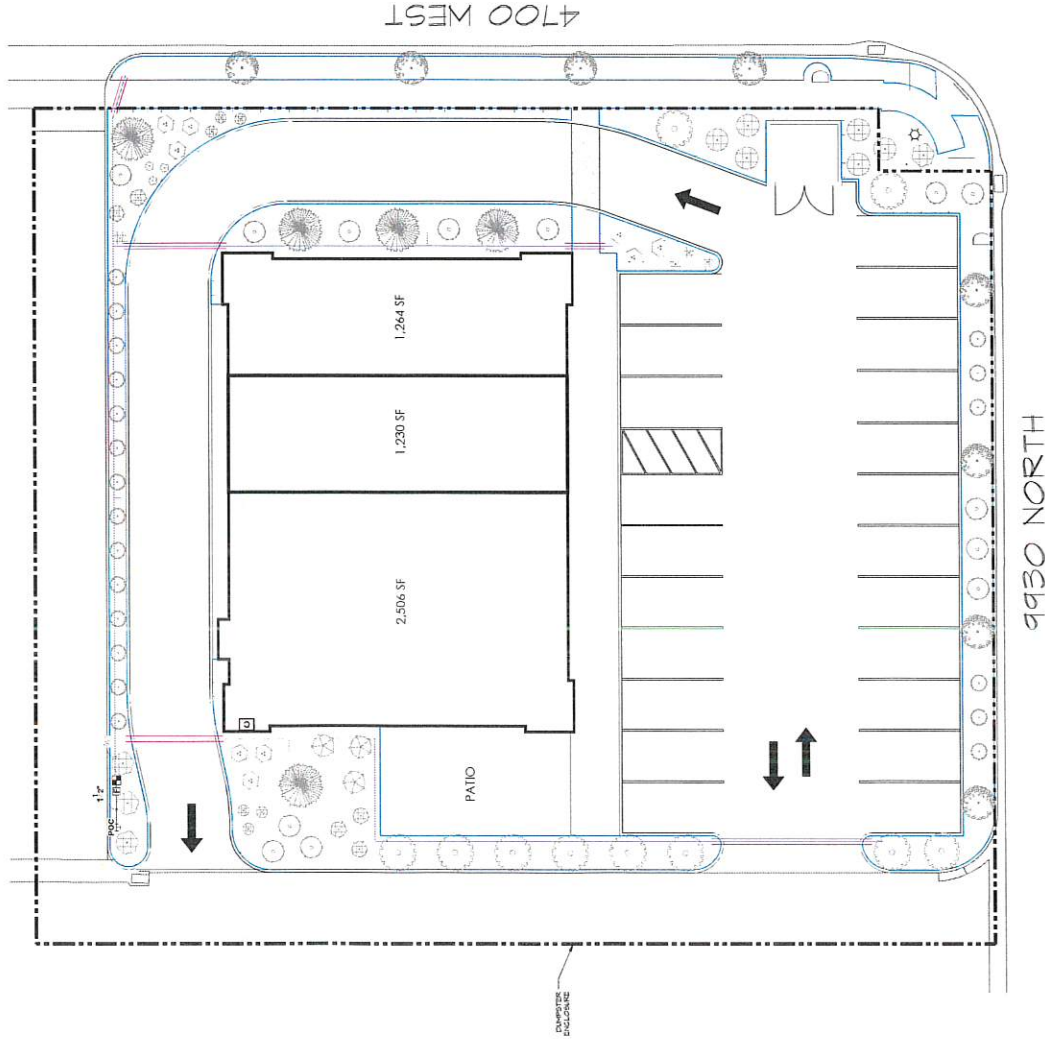


1

IRRIGATION PLAN

SHEET 13

7102



IRRIGATION SCHEDULE

SUBJECT	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		RAN BIRD 42-200-RPF RAIN BIRD 42-200-RPF, 1/2" P.V. VALVE 1" PRESSURE REGULATING FILTER, 10 PSI PRESSURE REGULATOR, 30 PSI + 50 PSI	4454-5P
		RAN BIRD 300-10P RAIN BIRD 300-10P, 10P ENTITERS SINGLE OUTLET PRESSURE COMPENSATING RPI, 10 PSI, 100 PSI, 150 PSI, 200 PSI, 250 PSI, 300 PSI, 350 PSI, 400 PSI, 450 PSI, 500 PSI, 550 PSI, 600 PSI, 650 PSI, 700 PSI, 750 PSI, 800 PSI, 850 PSI, 900 PSI, 950 PSI, 1000 PSI, 1050 PSI, 1100 PSI, 1150 PSI, 1200 PSI, 1250 PSI, 1300 PSI, 1350 PSI, 1400 PSI, 1450 PSI, 1500 PSI, 1550 PSI, 1600 PSI, 1650 PSI, 1700 PSI, 1750 PSI, 1800 PSI, 1850 PSI, 1900 PSI, 1950 PSI, 2000 PSI, 2050 PSI, 2100 PSI, 2150 PSI, 2200 PSI, 2250 PSI, 2300 PSI, 2350 PSI, 2400 PSI, 2450 PSI, 2500 PSI, 2550 PSI, 2600 PSI, 2650 PSI, 2700 PSI, 2750 PSI, 2800 PSI, 2850 PSI, 2900 PSI, 2950 PSI, 3000 PSI, 3050 PSI, 3100 PSI, 3150 PSI, 3200 PSI, 3250 PSI, 3300 PSI, 3350 PSI, 3400 PSI, 3450 PSI, 3500 PSI, 3550 PSI, 3600 PSI, 3650 PSI, 3700 PSI, 3750 PSI, 3800 PSI, 3850 PSI, 3900 PSI, 3950 PSI, 4000 PSI, 4050 PSI, 4100 PSI, 4150 PSI, 4200 PSI, 4250 PSI, 4300 PSI, 4350 PSI, 4400 PSI, 4450 PSI, 4500 PSI, 4550 PSI, 4600 PSI, 4650 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CEDAR HILLS, UT

LE
IRRIGATION
DETAILS &
NOTES

30

 BRIGATION CONTROLLER-WALL MOUNT

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Cedar Hills Retail

Traffic Memo

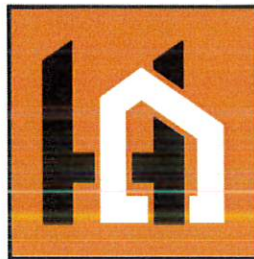
Prepared for:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT
801.773.7339



Prepared by:

Hunt Day Engineering
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724
Thomas Hunt, PE



March 10, 2025

March 10, 2025

Cedar Hills Public Works
10246 N Canyon Road
Cedar Hills, UT 84062
(801) 785-9968

Subject: Traffic Memo

This Traffic Memo has been prepared to discuss the onsite traffic flow and circulation to ensure that there is sufficient stacking length for the drive thru and proper site circulation.

The project will be accessible from 9930 North, 9980 North and 4700 West. The three access points will provide multiple points of access to/from major collector roadways to help offset traffic impact to any/all direct intersections.

The retail building will consist of one drive-thru tenant and two retail tenants. The drive-thru is designed to accommodate 9 vehicles that can be in queue before it backs into the on-site parking lot. It has an additional 5 vehicles spaces that can be accounted for in the parking lot (totaling 14 vehicles) that can be in queue before the drive-thru stacking would potentially back up and impact off-site traffic circulation.

Nearby businesses can offer a maximum of 6 vehicles in queue before they start impact off-site traffic circulation. So this project will have more than double the stacking length than nearby similar projects.

In addition, the drive-thru tenant is expecting to have a maximum of 34 drive thru vehicles during the PM Peak Hour. The service rate of the drive-thru tenant is to service one car every 132 seconds – or every 2.2 minutes. Based on this service rate, the maximum number of cars in queue will be 7 vehicle.

Based on the information above, the proposed development will not back-up or impact the nearby traffic circulation. If there are any questions or concerns, please let us know.

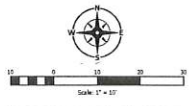
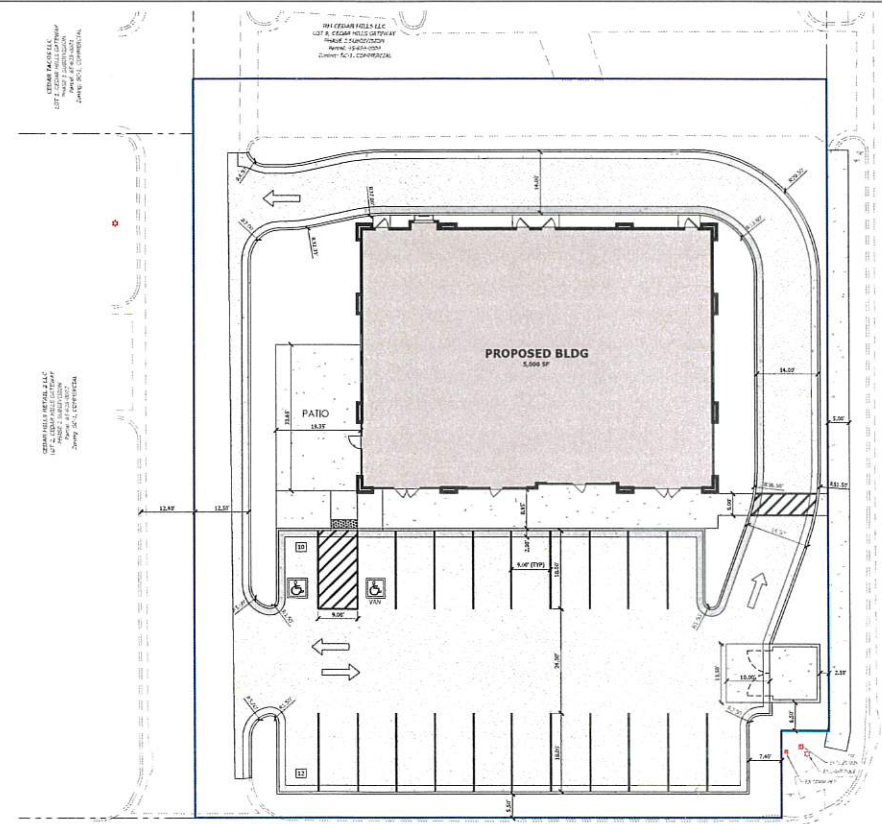
Sincerely,

Thomas Hunt, PE



Hunt Day Engineer
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724





HUNT & DAY
3445 Antelope Drive, St. 200
SPOKANE, ID 83405
PH: 509.684.4724
EM: EDay@HuntDay.co

PROJECT TITLE
CEDAR HILLS RETAIL
4700 WEST & 9930 SOUTH
CEDAR HILLS, UT
LOCATED IN THE EAST QUARTER OF SECTION 16,
TOWNSHIP 33 NORTH, RANGE 121 WEST AND 122 WEST

VERIFY SCALES
DW: SCALE 1/4" = 1'-0" (PLAN ONLY)
SECTION: SCALE 1/8" = 1'-0" (SECTION ONLY)

PROJECT INFO
Prepared: E. Hunt
Drawn: A. Hunt
Date: 03/18/2023
Proj. No.: 002-80

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
C1.00

1 ADA Striping and PED Access
Scale: 1/8" = 1'-0"

2 ADA Symbol
Scale: 1/8" = 1'-0"

3 Typical Parking Space
Scale: 1/8" = 1'-0"

NOTES:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAN SHOWN HERE. VERIFY WITH LOCAL AGENCIES.
PROVIDE TWO COATS OF PAINT.
PAINT BACKGROUND WITH WHITE SYMBOL.

Development Summary

ITEM	QUANTITY	UNIT	REMARKS
1. TOTAL PAVEMENT AREA	10,000	SQ. YD.	
2. TOTAL PAVING MATERIALS	10,000	SQ. YD.	
3. TOTAL PAVING COST (EST.)	10,000	DOLLARS	

Legend

- 1. INTERLOCKED PAVEMENT
- 2. ASPHALT PAVEMENT
- 3. GRAVEL DRIVEWAY WITH ADA STRIPING
- 4. ASPHALT DRIVEWAY WITH ADA STRIPING

Notice To Contractors

THESE DRAWINGS ARE PREPARED BY HUNT & DAY, INC. FOR THE USE OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. HUNT & DAY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF HUNT & DAY, INC.

Cedar Hills Retail

Storm Drainage Report Storm Drainage Basin Pond Sizing

Prepared for:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT
801.773.7339



Prepared by:

Hunt Day Engineering
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724
Thomas Hunt, PE



March 10, 2025

March 10, 2025

Cedar Hills Public Works
10246 N Canyon Road
Cedar Hills, UT 84062
(801) 785-9968

Subject: Storm Drainage Report

1 - General Site Information

Wright Development Group is planning on developing parcel 95-659-0006 located on the northwest corner of 9930 North 4700 West in Cedar Hills, UT. The area that is to be developed is 0.566 acres in size. The development will be a multi-tenant retail building with 3 tenant spaces and asphalt surface parking. The parcel will be developed in one phase.

The site is currently undeveloped and consists mostly of dry weeds and grasses.

This drainage report covers the design to construct a new detention basin that will be subsurface in a stormtech chamber system. The stormwater basin has been sized to accommodate the entirety of the new development per the Cedar Hills Section 2 Design Standards.

2- Onsite Storm Drainage Generation

The new development has been designed to surface flow the rainfall via curb and gutter to strategically located inlet boxes spread throughout the development. The storm drain inlets, pipes and detention basin are sized to collect and convey storm runoff flows generated by the 100-year storm event. The design storm intensities are from the IDF Curve from the Design Standards for Cedar Hills City for the 100-year storm.

Duration (min)	100-Yr Storm Intensity (in/hr)
10	5.02
15	4.14
30	2.79
60	1.73
120	0.95
180	0.65
360	0.36
720	0.22
1440	0.12

The storm drainage analysis is completed using the rational method, using the rational formula:

$$Q = C * i * A$$

Where;

Q = Design flow in cubic feet per second (cfs)

C = Rational coefficient.

i = Rainfall intensity in inches per hour (in/hr)

A = Drainage area in acres (Ac)

3 – Runoff Coefficients

Runoff coefficients in the Rational Equation (C) represent the percentage of water generated from the design storm event precipitation that will contribute to the runoff from a specific type of ground cover. This means that impermeable surfaces such as asphalt streets and concrete driveways contribute a larger percent of storm precipitation as runoff than do grass area or gravel roads.

The proposed development is divided into 3 surface types and their proposed C values are shown below:

Paved Areas – 0.90		15,183 SF
Roof Areas – 0.90		5,000 SF
Grass/Landscape Areas – 0.20		4,488 SF

This gives a development C-Value of 0.77.

4- Detention

Based upon the runoff coefficient and the 100-year storm event mentioned above and using the rational method, the volume of water has been calculated. Using a release rate of 0.2 cfs/acre against the volume of water generated, the amount of stormwater that is required to be detained has been calculated. The volume of water is 2,436 cubic feet. The designed stormtech system will hold a capacity of 2,812 cubic feet which is greater than the required amount.

The type of detention system is utilizing a subsurface stormtech system. Its details and operation and maintenance processes are found in the appendix.

Calculations and details are included below in the Appendix.

5- LID Measures

The Stormtech system utilizes an Isolator Row is a treatment system. The isolator row and fabric are placed between the stone and chambers. The woven geotextile provides a media for the stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during the cleaning process.

6- Conclusion

In conclusion, I hereby certify that this report for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the Cedar Hills City Standard Specifications and Drawings and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this report.

Sincerely,

Thomas Hunt, PE



Hunt Day Engineer
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724



APPENDIX



4 UNDERDRAIN DETAIL

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	2	MC-3500 TECHNICAL SPECIFICATION
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[illegible][illegible]

1	MC-3500 CROSS SECTION DETAIL	(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECH
---	------------------------------	--

SPACE INTENTIONALLY LEFT BLANK

	StormTech® Chem-Tech System	440 TRIEMAN BLVD HILLIARD, OH 43026 1-800-753-4173	CEDAR HILLS CEDAR HILLS, UT, USA	DRAWN: TH	DATE: 03/10/2025
				CHECKED:	PROJECT #:
SHEET 1 OF 1			NOT TO SCALE		

[illegible]

Storm Runoff Calculations

Cedar Hills | Multi Tenant Bldg

3/7/2025 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Cedar Hills, UT area taken from the Cedar Hills Design Manual and Specifications, using a 100-year storm for detention, and a 10-year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	0.57 acre or	24,671 ft ²	
Runoff Coefficients			
Paved Area	15,183	C = 0.9	
Landscaped Area	4,488	C = 0.2	
Roof	5,000	C = 0.9	
Weighted Runoff Coefficient		C = 0.77	

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity	2.57	in/hr
---	------	-------

Peak Run-off:

Runoff Coefficient	C =	0.77
Rainfall Intensity	i =	2.57 IN./HR.
Acreage	A =	0.57 ACRES
Q	Q =	1.12 cfs

Volume of Run-off for 100-year Storm Event:

C =	0.77					
I =	See Below in/hr					
A =	24671.00 ft ²					
Q(out) =	0.11 ft ³ /s	(0.2 cfs per acre)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.82	3.01	903	34	869
10	600	5.18	2.29	1371	68	1303
15	900	4.28	1.89	1700	102	1598
30	1800	2.89	1.28	2295	204	2092
60	3600	1.79	0.79	2843	408	2436
120	7200	1.00	0.44	3174	816	2358
180	10800	0.68	0.30	3255	1223	2032
360	21600	0.37	0.16	3546	2447	1099
720	43200	0.22	0.10	4251	4893	-643
1440	86400	0.12	0.05	4689	9787	-5098

Orifice Sizing

Given:	Q =	0.11	cfs
	2g =	64.4	ft/s ²
	H =	3.00	ft
	Cd =	0.62	for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
	R =	0.06	feet
		0.78	inches
	D =	1.55	inches
	A =	1.89 inches ^2	0.0132 ft ^2

Pipe Sizing

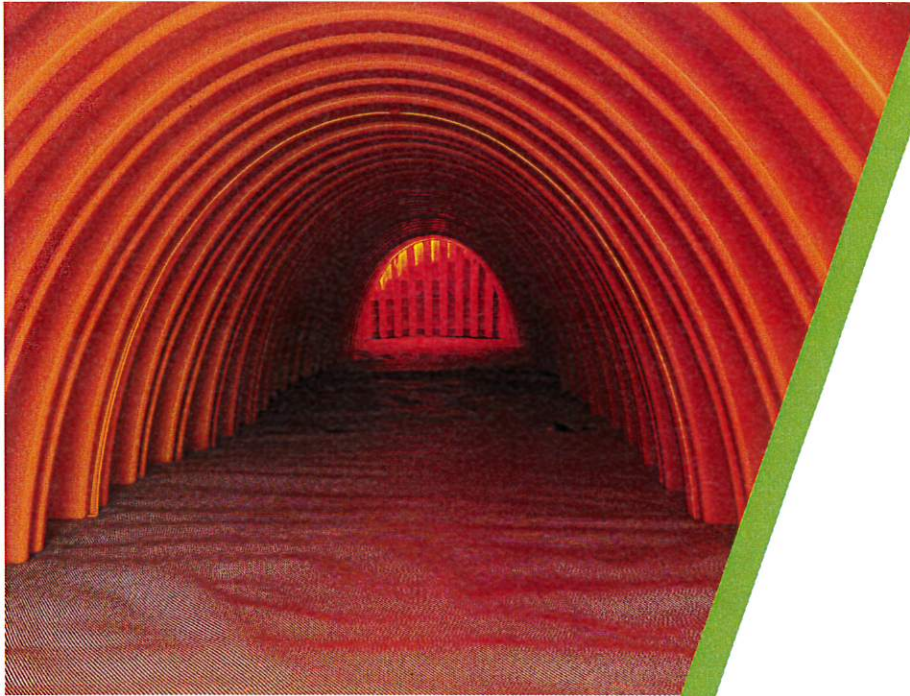
Description	Pipe Size	Slope	Cap. (cfs)	Req. Cap.
12" ADS	12	0.20%	1.61	1.12

SUMMARY:

The required storage volume is	2,436	cubic feet
Orifice size is	1.6	inches

Isolator[®] Row Plus

O&M Manual



ADS
StormTech

The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

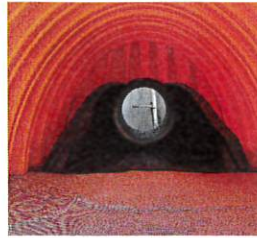
ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

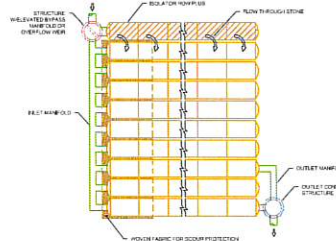
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

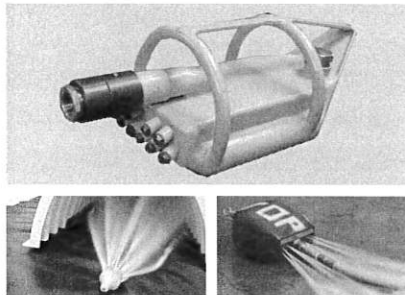
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

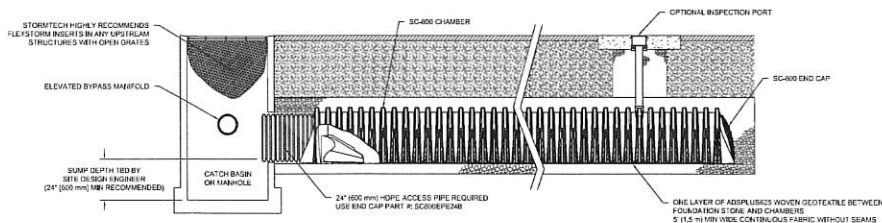
The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45° are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 - 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 - 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
 - iv. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

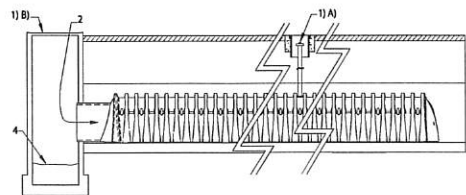
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DCM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		6.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DCM

ADS "Terms and Conditions of Sale" are available on the ADS website, www.adspipe.com
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
StormTech® and the Isolator® Row Plus are registered trademarks of StormTech, Inc.
© 2024 Advanced Drainage Systems, Inc. #11081 7/24 CS

adspipe.com
800-821-6710





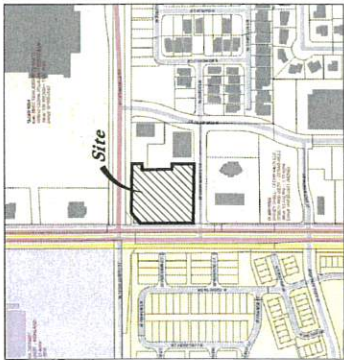


The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	April 22, 2025

SUBJECT:	Review/Recommendation and Public Hearing on Preliminary/Final Lot Split plan for aCommercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills RetailCenter Subdivision
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: The owner of parcel 65:434:0001, located at 4773 W Cedar Hills Drive and consisting of 1.47 acres, is proposing that the parcel be split into two separate commercial lots. The lot was previously approved for a credit union in 2014, but the development never took place. The proposal is to have two separate entites come and make application for development on this parcel in the coming months. The lot is ready to be connected to all City utilities except storm water. The development will need to work to capture all storm water of future developments within the parcel. Because of the simple nature of the lot split, staff is recommending that both preliminary and final approvals be granted in one meeting. All commercial proposals will come back to the Planning Commission for future approvals.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: Proposed lot split	
RECOMMENDATION: See background and findings for recommendation to approve a split	
MOTION: To recommend/not recommend to the City Council the proposed preliminary and final plans for a parcel split, located at 4773 W Cedar Hills Drive, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY}	
ACTION: Motion: Second:	

**4773 West Cedar Hills Drive
Cedar Hills, Utah County, Utah**



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
1	Subdivision Plat
C0.1	Demolition Plan
C0.1	Utility Plan
C2.1	Details

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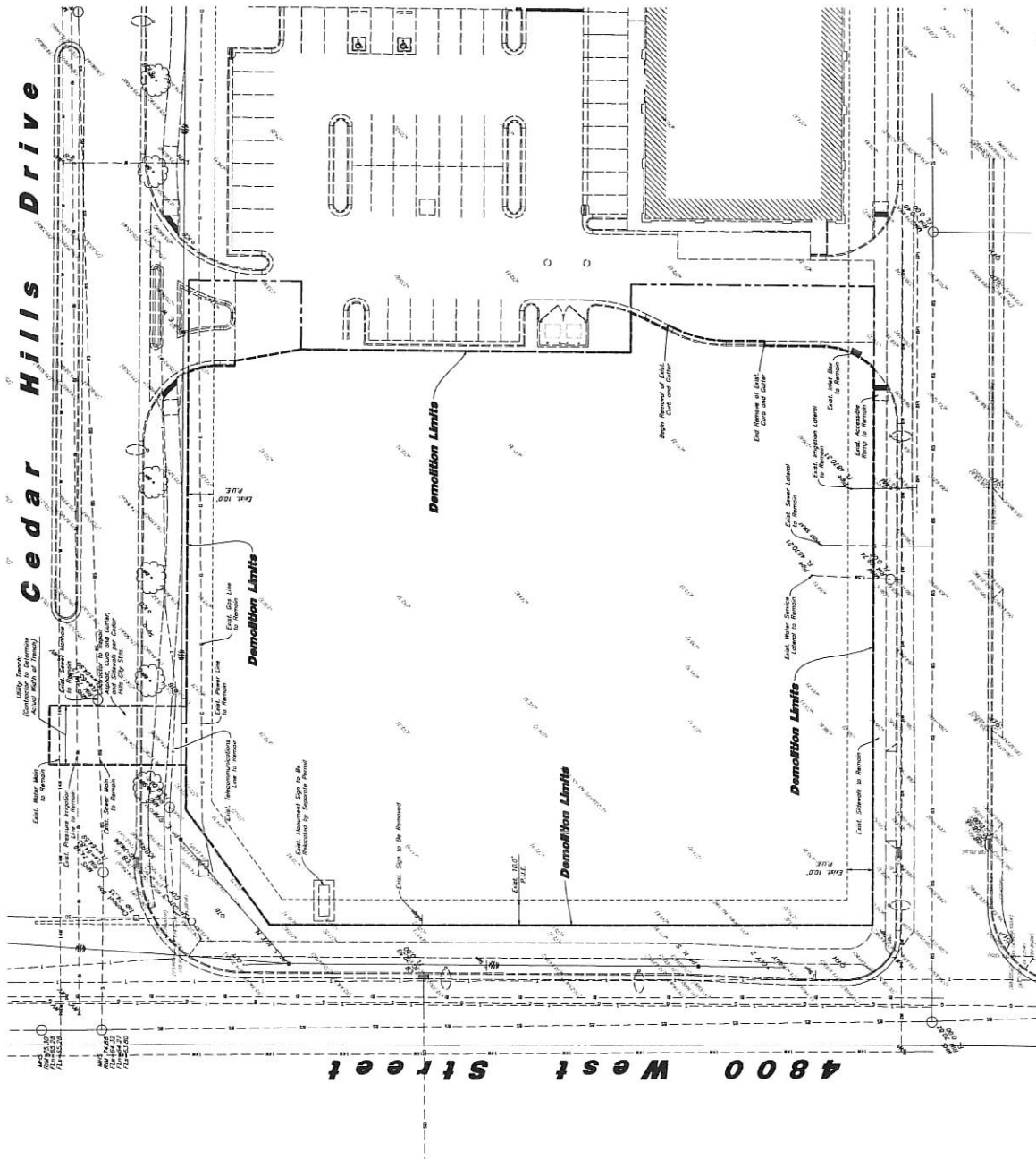
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AWA@engrueering.net

Cover Sheet



14 Feb, 2025

LET NO. **GO-0**

[illegible]

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

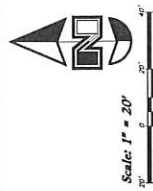
14 Feb, 2025

SHEET NO.

CO-1



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AltKernEngineering.net



The Contractor shall immediately notify the Engineer in writing of any change in the design, construction, or cost of the work in the event any such change is required. The Contractor shall be responsible for obtaining any necessary permits, licenses, or approvals from the appropriate authorities and shall provide the Engineer with a copy of all such permits, licenses, or approvals. The Contractor shall be responsible for obtaining any necessary permits, licenses, or approvals from the appropriate authorities and shall provide the Engineer with a copy of all such permits, licenses, or approvals. The Contractor shall be responsible for obtaining any necessary permits, licenses, or approvals from the appropriate authorities and shall provide the Engineer with a copy of all such permits, licenses, or approvals.

All piping materials shall be per ASME B31.1 standards or the specification for the piping material shall be used. All piping shall be installed in accordance with the applicable code. All piping shall be installed in accordance with the applicable code. All piping shall be installed in accordance with the applicable code. Joining methods, installation, etc.	1. Assemblies PN2 Steel Pipe (16 to 3 inches diameter), ASME B31.1, ASME B31.3, ASME B31.4, ASME B31.5, ASME B31.6, ASME B31.7, ASME B31.8, ASME B31.9, ASME B31.10, ASME B31.11, ASME B31.12, ASME B31.13, ASME B31.14, ASME B31.15, ASME B31.16, ASME B31.17, ASME B31.18, ASME B31.19, ASME B31.20, ASME B31.21, ASME B31.22, ASME B31.23, ASME B31.24, ASME B31.25, ASME B31.26, ASME B31.27, ASME B31.28, ASME B31.29, ASME B31.30, ASME B31.31, ASME B31.32, ASME B31.33, ASME B31.34, ASME B31.35, ASME B31.36, ASME B31.37, ASME B31.38, ASME B31.39, ASME B31.40, ASME B31.41, ASME B31.42, ASME B31.43, ASME B31.44, ASME B31.45, ASME B31.46, ASME B31.47, ASME B31.48, ASME B31.49, ASME B31.50, ASME B31.51, ASME B31.52, ASME B31.53, ASME B31.54, ASME B31.55, ASME B31.56, ASME B31.57, ASME B31.58, ASME B31.59, ASME B31.60, ASME B31.61, ASME B31.62, ASME B31.63, ASME B31.64, ASME B31.65, ASME B31.66, ASME B31.67, ASME B31.68, ASME B31.69, ASME B31.70, ASME B31.71, ASME B31.72, ASME B31.73, ASME B31.74, ASME B31.75, ASME B31.76, ASME B31.77, ASME B31.78, ASME B31.79, ASME B31.80, ASME B31.81, ASME B31.82, ASME B31.83, ASME B31.84, ASME B31.85, ASME B31.86, ASME B31.87, ASME B31.88, ASME B31.89, ASME B31.90, ASME B31.91, ASME B31.92, ASME B31.93, ASME B31.94, ASME B31.95, ASME B31.96, ASME B31.97, ASME B31.98, ASME B31.99, ASME B31.100, ASME B31.101, ASME B31.102, ASME B31.103, ASME B31.104, ASME B31.105, ASME B31.106, ASME B31.107, ASME B31.108, ASME B31.109, ASME B31.110, ASME B31.111, ASME B31.112, ASME B31.113, ASME B31.114, ASME B31.115, ASME B31.116, ASME B31.117, ASME B31.118, ASME B31.119, ASME B31.120, ASME B31.121, ASME B31.122, ASME B31.123, ASME B31.124, ASME B31.125, ASME B31.126, ASME B31.127, ASME B31.128, ASME B31.129, ASME B31.130, ASME B31.131, ASME B31.132, ASME B31.133, ASME B31.134, ASME B31.135, ASME B31.136, ASME B31.137, ASME B31.138, ASME B31.139, ASME B31.140, ASME B31.141, ASME B31.142, ASME B31.143, ASME B31.144, ASME B31.145, ASME B31.146, ASME B31.147, ASME B31.148, ASME B31.149, ASME B31.150, ASME B31.151, ASME B31.152, ASME B31.153, ASME B31.154, ASME B31.155, ASME B31.156, ASME B31.157, ASME B31.158, ASME B31.159, ASME B31.160, ASME B31.161, ASME B31.162, ASME B31.163, ASME B31.164, ASME B31.165, ASME B31.166, ASME B31.167, ASME B31.168, ASME B31.169, ASME B31.170, ASME B31.171, ASME B31.172, ASME B31.173, ASME B31.174, ASME B31.175, ASME B31.176, ASME B31.177, ASME B31.178, ASME B31.179, ASME B31.180, ASME B31.181, ASME B31.182, ASME B31.183, ASME B31.184, ASME B31.185, ASME B31.186, ASME B31.187, ASME B31.188, ASME B31.189, ASME B31.190, ASME B31.191, ASME B31.192, ASME B31.193, ASME B31.194, ASME B31.195, ASME B31.196, ASME B31.197, ASME B31.198, ASME B31.199, ASME B31.200, ASME B31.201, ASME B31.202, ASME B31.203, ASME B31.204, ASME B31.205, ASME B31.206, ASME B31.207, ASME B31.208, ASME B31.209, ASME B31.210, ASME B31.211, ASME B31.212, ASME B31.213, ASME B31.214, ASME B31.215, ASME B31.216, ASME B31.217, ASME B31.218, ASME B31.219, ASME B31.220, ASME B31.221, ASME B31.222, ASME B31.223, ASME B31.224, ASME B31.225, ASME B31.226, ASME B31.227, ASME B31.228, ASME B31.229, ASME B31.230, ASME B31.231, ASME B31.232, ASME B31.233, ASME B31.234, ASME B31.235, ASME B31.236, ASME B31.237, ASME B31.238, ASME B31.239, ASME B31.240, ASME B31.241, ASME B31.242, ASME B31.243, ASME B31.244, ASME B31.245, ASME B31.246, ASME B31.247, ASME B31.248, ASME B31.249, ASME B31.250, ASME B31.251, ASME B31.252, ASME B31.253, ASME B31.254, ASME B31.255, ASME B31.256, ASME B31.257, ASME B31.258, ASME B31.259, ASME B31.260, ASME B31.261, ASME B31.262, ASME B31.263, ASME B31.264, ASME B31.265, ASME B31.266, ASME B31.267, ASME B31.268, ASME B31.269, ASME B31.270, ASME B31.271, ASME B31.272,
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The locations and/or dimensions of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure

1. Contractor shall field verify all utility connection elevations prior to any utility construction and begin.
2. Contractor shall construct utility lines into site prior to any utility utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any wastewater installation.
3. Construction of any utility utilities prior to the officials



14 Feb, 2025

C1.1





The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	April 22, 2025

SUBJECT:	Discussion on amendments to the Cedar Hills Moderate-Housing Plan
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Utah Code Section 10-9a-403 and 17-27a-403 require municipalities and counties to include a moderate income housing element in their general plans. This memo outlines the key requirements and considerations for developing compliant moderate income housing plans.

STATUTORY REQUIREMENTS

1. Plan Integration

The moderate-income housing element must be integrated into the municipality's or county's general plan, with specific strategies to facilitate the development of moderate income housing within the jurisdiction.

2. Required Analysis Components

- An estimate of existing supply of moderate-income housing
- An estimate of the need for moderate income housing in the next 5 years
- A survey of total residential land use
- An evaluation of how existing zoning affects opportunities for moderate income housing
- A description of the municipality's program to encourage moderate income housing

3. Implementation Strategy Selection

Municipalities must select at least three strategies from the menu of options provided in state code. Cities of the first class must select at least five strategies. Key strategies include:

- Rezoning for densities necessary to facilitate moderate income housing
- Reducing impact fees for moderate income housing developments
- Allowing accessory dwelling units in residential zones
- Creating or allowing development of higher density mixed-use zones
- Preserving existing moderate income housing
- Reducing residential building regulations
- Utilizing state or federal funds for moderate income housing projects

DEFINITIONS

Moderate Income Housing

- Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for

households of the same size

COMPLIANCE CONSIDERATIONS

1. Public Engagement

- Must include opportunities for public input
- Should engage with stakeholders including developers, housing advocates, and residents
- Documentation of public participation efforts should be maintained

2. Data Requirements

- Current census data
- Local housing market analysis
- Area median income statistics
- Current housing inventory
- Projected population growth

RECOMMENDATIONS

1. Strategy Selection

- Choose strategies that align with local conditions
- Consider administrative capacity for implementation
- Select complementary strategies that work together

2. Implementation

- Designate specific staff responsibilities
- Create detailed action plans for each strategy
- Establish regular internal review processes
- Develop community partnerships

CONCLUSION

A successful moderate income housing plan requires careful attention to statutory requirements, robust data collection, meaningful public engagement, and detailed implementation planning. Regular monitoring and adjustment of strategies will be essential for achieving the plan's objectives and maintaining compliance with state requirements.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Moderate Income Housing Plan 2025

RECOMMENDATION:

N/A

MOTION:

Review/Recommendation and Public Hearing on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan

How To Register an ADU

- Complete the registration form on our website, www.cedarhillsutah.gov
- Include a site plan (instruction and checklist of items needed on site plan is located on registration form)
- Submit the signed Affidavit (must be notarized)
- Pay the one-time \$40 registration fee

City of Cedar Hills

Community Development
10246 N Canyon Road
Cedar Hills, UT 84062

Phone: 801-785-9668 x 204
www.cedarhillsutah.gov

Accessory Dwelling Unit "ADU"



Building Community

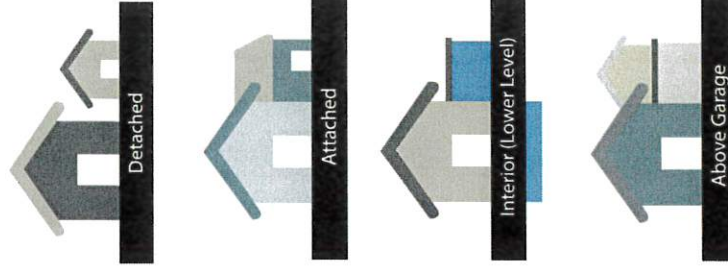
What is an ADU ?

An accessory dwelling unit, or ADU, is a secondary housing unit on a single-family residential lot. ADU's can be

- Detached (a separate building on the same lot)
- Attached (an addition to the main house)
- Internal (a basement or above garage conversion)

ADU's not only provide additional rental income for homeowners, but also offer more housing options for family members and tenants, maximizing the use of existing infrastructure.

By adding an accessory apartment to your property you are opening up housing options to individuals and families who would not otherwise be able to afford to live in our City. Accessory apartments are also a great alternative to high-density housing projects and allow homeowners the opportunity to offset their own housing costs.





ADU Requirement Checklist

- ◆ Dwelling is owner-occupied
- ◆ Only one ADU on the property
- ◆ One off-street parking space for internal ADU, two for detached ADU
- ◆ Dedicated ADU entrance
- ◆ Certificate of Occupancy or Completion for ADU area
- ◆ No separate utilities
- ◆ ADU contains eating, sleeping and sanitation facilities separate from primary dwelling
- ◆ ADU addressed as "Unit B"

How can AHA Help?

The Attainable Housing Agency (AHA) is a sub-division of the State of Utah, formed through an interlocal agreement between Utah and Weber counties. The purpose of AHA is to provide a conduit to fund attainable housing options. AHA helps homeowners finish their basement to be used as additional housing options for people making 80% or less of the area median income. AHA will help qualify potential host homes, work with the local municipalities to get building permits, allocate funding, and build and rent ADU's in Host Homeowner's properties.

Three reasons you might want to use ADU4U

- You don't have to qualify for a loan to have your ADU built
- You don't have to oversee the construction
- You don't have to become a landlord

For more information or to see if your home qualifies please visit :
attainablehousingagency.org





CITY OF CEDAR HILLS

MODERATE-INCOME HOUSING PLAN 2025

The City of Cedar Hills Moderate-Income Housing Plan was amended on _____, 2025

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Acknowledgements

Mayor Denise Andersen
Chandler Goodwin, City Manager
Sarah Sampson, Planning Associate

City Council
Laura Ellison
Mike Geddes
Bob Morgan
Erika Price
Kelly Smith

Planning Commission
Donald Dolenc – Chair
Tyler Dahl – Vice Chair
Jeff Dodge
John Dredge
Steve Thomas
Bari Cruze
Robert Wallace
Troy Newbold

Executive Summary

Cedar Hills, a bedroom community situated at the entrance to American Fork Canyon in northern Utah County, was established in 1977 and experienced rapid growth between 1995 and 2007. However, growth in Cedar Hills has been predominantly curtailed since 2008 due to the following factors:

1. Near-completion of development;
2. Lack of adjacent unincorporated land for annexation;
3. Inadequate development opportunities in hillside residential areas;
4. Limited commercial land suitable for residential mixed-use development.

Despite offering a picturesque view of the surrounding mountains, Utah Lake, and Utah Valley, with a population of approximately 10,000, Cedar Hills remains highly sought after for development. Its proximity to the interstate freeway, approximately seven miles away, presents a challenge in developing moderate-income housing due to the absence of public transit services. As a bedroom community, Cedar Hills is somewhat detached from major commercial centers and transit zones, necessitating commuting and car ownership.

As a community, Cedar Hills strives to provide an exceptional quality of life, offering a range of city services to enhance the well-being of its residents. These amenities include parks, open spaces, trail systems, golf courses, community centers, public schools, and a limited selection of commercial establishments.

During the 2022 Legislative Session, House Bill 462, known as the “Utah Housing Affordability Amendment,” amended Utah State Code 10-9a-403, mandating that cities adopt three moderate-income housing strategies and an implementation plan as part of their comprehensive moderate-income housing plan. The City of Cedar Hills has implemented the following three strategies:

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- (I) Amend land use regulations to allow for single room occupancy developments
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

These three strategies are extensively discussed within this document, including a comprehensive five-year implementation plan for each strategy. The primary objective of this document is to guide Cedar Hills in developing more vibrant neighborhoods with a strong emphasis on affordable housing options. This is achieved by providing residents with the flexibility to construct accessory dwelling units, promoting single-room occupancy, and collaborating with local agencies whose missions align with the objectives of this plan.

Cedar Hills Housing Plan

What is a Housing Plan?

This housing plan comprises a set of objectives, priorities, and strategies to enhance the availability of moderate-income housing opportunities in Cedar Hills. This document outlines a series of comprehensive policies adopted to address the unique housing requirements of Cedar Hills while acknowledging the constraints associated with housing development within the community. The primary purpose of this housing plan is to serve as a guiding framework for elected and appointed officials, as well as City staff, in the formulation, development, and implementation of housing policies and ordinances.

Purpose of a Moderate-Income Housing Plan

A comprehensive housing plan for Cedar Hills necessitates an in-depth analysis of the current housing market. This involves gathering comprehensive data on demographic trends and the existing housing stock to effectively plan for future housing requirements. By compiling information on the current moderate-income population, housing inventory, and other pertinent data, city leaders can gain a clearer understanding of the market dynamics and prioritize the promotion of moderate-income housing. This will enable them to make informed decisions regarding the supply and demand of housing and ensure a balanced and equitable housing market.

Utah Code 10-9a-103 mandates the creation of a moderate-income housing plan by cities as an integral component of their comprehensive general plan. This housing element serves as a comprehensive assessment of the current state of moderate-income housing within the city, while simultaneously outlining the anticipated future housing requirements. Furthermore, cities are compelled to implement three distinct strategies, as outlined in the State Code, to facilitate the advancement of moderate-income housing development. Cedar Hills commenced the adoption of a Moderate-Income Housing Plan on December 18, 2018.

Since 2019, General Plan requirements have been expanded. Cities are now mandated to include a five-year implementation plan and identify potential obstacles to its implementation. Additionally, cities are required to report on their current housing inventory and assess compliance with HB 462, which was enacted during the 2022 General Legislative Session.

Moderate-Income Housing Defined

Moderate-income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. (Utah Code Annotated 10-9a-103). The 2018 area median income (AMI) for Utah County, as

provided by the Housing and Urban Development Office of Community Development, was \$74,700. The median household income level for Cedar Hills, as provided by the 2012-2016 American Community Survey (ACS), was \$107,840.

To accurately define moderate-income housing in practical terms, it is crucial to comprehend that affordable housing is deemed affordable if the monthly housing expenses do not exceed 30% of the gross household income. The following table provides a comprehensive breakdown of income levels and outlines the corresponding affordable monthly housing expenses, as well as the maximum mortgage or rent amount for each income bracket.

2018 Affordable Housing Calculation

Income Categories Area Median Income (AMI)	Yearly Income	Max. Monthly Income Spent on Housing	Max. Mortgage Amount
≤30%	≤\$22,410	≤\$560	\$114,000
>30% to ≤ 50%	>\$22,410 to ≤ \$37,349	\$934	\$190,000
>50% to ≤ 80%	>\$37,350 to ≤ \$59,759	\$1,494	\$300,000
>80% to ≤100%	>\$59,760 to ≤ \$74,700	\$1,868	\$378,000

Cedar Hills Background

Moderate income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located (Utah State Code 10-9a-103). In this analysis, moderate income housing will be categorized into three groups: 80%, 50%, and 30% of the median gross income. The average household in Utah County was 3.6 persons, rounded to four individuals for statistical purposes. In Utah County, the median gross income for a family of four in 2017 was \$64,321. Based on the AMI thresholds discussed above, the income levels are as follows:

- 80% - \$51,456
- 50% - \$32,160
- 30% - \$19,296

However, the utilization of the Utah County median income level does not adequately reflect current income levels in Cedar Hills. Other demographic data points must be considered when comparing Cedar Hills demographics with Utah County in general. Based on 2017 census data, the Cedar Hills median household income level was approximately 38% higher than the Utah County level. At the 80% threshold, the median household income for Cedar Hills was \$70,988; a difference of 38%. Naturally, higher levels of median household income will correspond to a higher average home value and housing market prices. Furthermore, land availability in Cedar Hills is limited, with available land for larger-scale development situated on the hillsides, which presents development challenges and

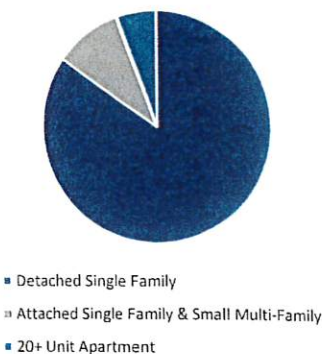
increases development costs. These cost increases would preclude any moderate-income housing from being developed.

Cedar Hills Housing Supply

According to the American Community Survey (2012-2016), Cedar Hills had 2,679 housing units with a 96.5% occupancy rate. The housing stock is relatively young, with approximately 66.8% of the housing units being constructed after 2000, and a full 93% constructed after 1980. Single-family dwellings constituted 84.8% of the housing stock, followed by attached single-family dwellings and small multi-family units (9.7%), and twenty-plus unit apartments (5.5%).

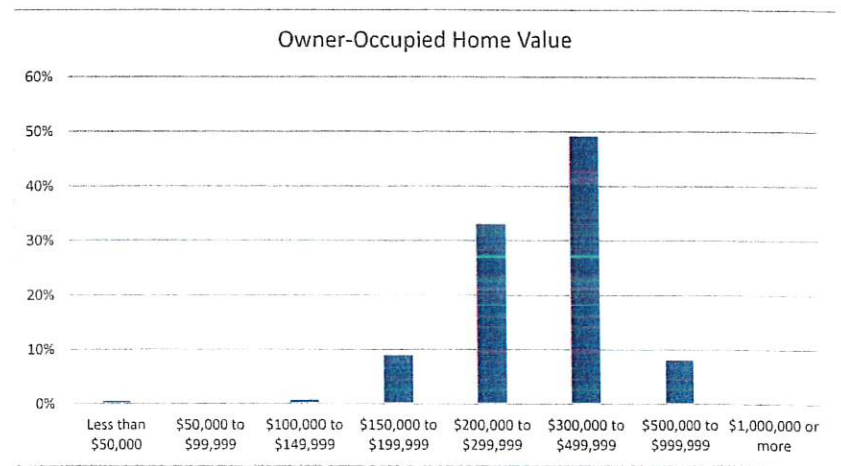
In contrast, the newer homes in Cedar Hills adhere to the national trend of an increasing number of square feet per person. While more established cities tend to have a greater percentage of older, smaller, and more affordable homes, Cedar Hills’ relatively recent growth as a bedroom community area has resulted in larger, more expensive homes suitable for larger-than-average families. Notably, Cedar Hills is relatively distant from major employment centers, institutions of higher learning, and transit routes compared to other cities within the county, which has dampened the demand for higher-density housing.

Housing Stock
Structure Type



To qualify for an affordable home, an individual earning 80% of the area median income would need to pay less than 30% of their total income towards home expenses. This would equate to approximately \$1,494 per month in home expenses or a mortgage of roughly

\$210,000. This scenario represents approximately 10% of the current housing market.



Data from the United States Department of Housing and Urban Development (HUD) reveals a significant disparity between the number of low- and very low-income renter households and the

availability of affordable housing options for both groups, as outlined in the 2017 Comprehensive Housing Affordability Strategy. Rental rates from the 2012-2016 American

Community Survey indicate that renters in Cedar Hills are disproportionately affected by housing costs. Furthermore, extrapolating from the Utah Affordable Housing Forecast Tool's projection, Cedar Hills is projected to require approximately twenty additional dwellings with monthly rent payments less than \$1,494 by 2023.

Survey of Residential Zoning & Impact on Housing Opportunities

Cedar Hills was developed under a zoning code that mandated minimum floor areas. The R-1 11,000, R-1 15,000, RR-20,000, H-1, and PR 2.2 zones, which comprise 92% of the land area designated for residential housing, require a minimum of 1,200 square feet of living space. According to Zillow.com, the average price per square foot for a comparable home in other cities is approximately \$205. Consequently, a 1,200 square foot home would typically cost around \$246,000. This price point may not be feasible for individuals earning 80% or less of the average household income (AMI). However, altering requirements for living space alone would not significantly reduce the cost of constructing new homes. This is because the sale price of the lot is not directly proportional to a reduction in lot size. Furthermore, Cedar Hills has a limited supply of available lots for new development.

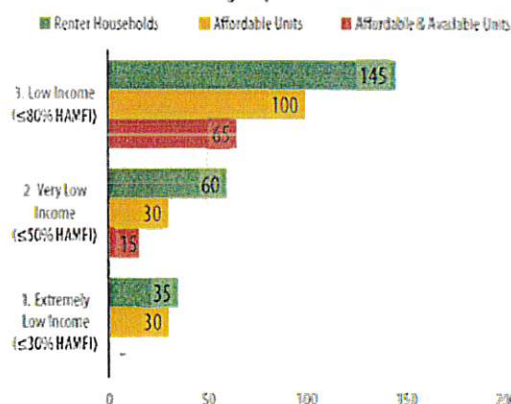
93%

of homes built in or after 1980

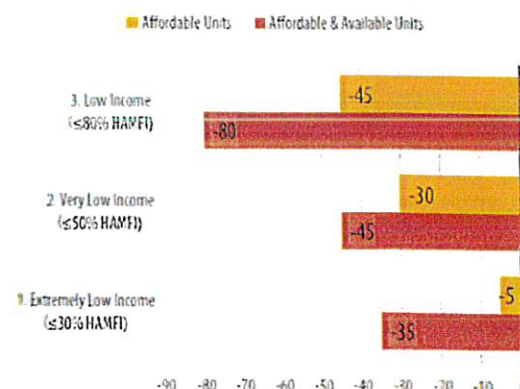
By eliminating the minimum floor area requirement, Cedar Hills can reduce the cost of new development by providing the option to construct dwellings smaller than the previous threshold of 1,200 square feet. This would enable the creation of more affordable housing options.

Cedar Hills presents limited opportunities for constructing higher-density housing within its city limits. The majority of the land is either already developed, has submitted development plans, or is unsuitable for development due to its hilly terrain. Consequently, the majority of additional moderate-income housing would need to be developed through demolition or repurposing

Cedar Hills's Affordable & Available Rental Housing Gap, 2010-2014



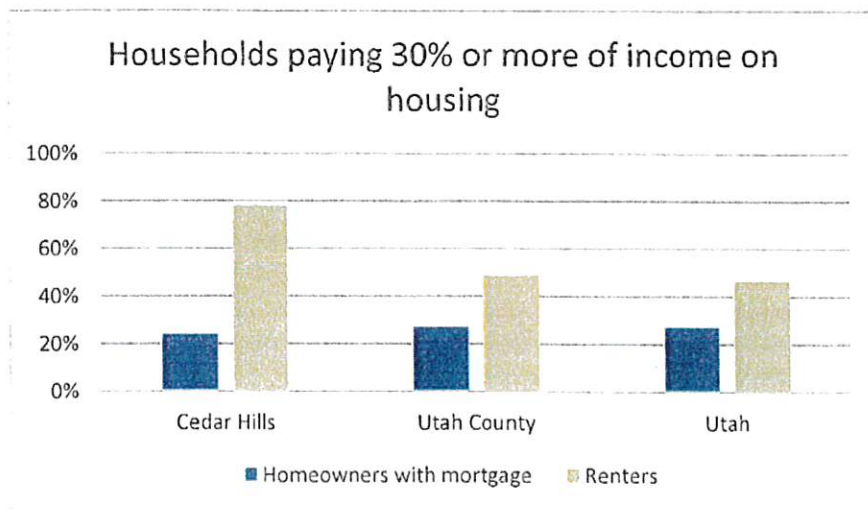
Cedar Hills's Affordable & Available Rental Housing Deficit, 2010-2014



existing housing units. Notably, only 7% of Cedar Hills homes were constructed prior to 1980, indicating that the current housing stock is relatively new..

In 2018, Cedar Hills enacted ordinances to foster the development of more moderate-income housing by permitting the construction of accessory dwelling units (ADUs) in virtually every residential zone. Simultaneously, these ordinances eliminated obstacles to registering ADUs with the City, including impact fees and stringent building requirements. Since the adoption of these ordinances, Cedar Hills has witnessed a substantial increase in the number of ADUs registered with the City.

A 2015 survey conducted by Cedar Hills revealed that 7% of the 449 respondents owned ADUs. If this percentage were extrapolated citywide, the total number of single-family homes with ADUs would approximate 160. City staff have consistently estimated the number of ADUs to be significantly higher than those currently registered or reported to the City. It is believed that the primary impediment to registration was the substantial burden associated with impact fees, inspections, and compliance with challenging building requirements, such as separate air flows within the home. Since these requirements were waived by the ordinance, the number of registrations has surged. The registration of additional ADUs would contribute to the closure of the gap in affordable and readily available rental units that is currently meeting the city's demand.



Moderate Income Housing Strategies

Strategies Adopted for the Moderate-Income Housing Plan

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones, (E).

- Amend land use regulations to allow for single-room occupancy developments, (I).
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing, (O).

Proposed Five-Year Implementation Plans

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

- Year 1 Action (2022): Annual letter to residents explaining protection of homeownership rights related to accessory dwelling units in residential zones.
- Year 2 Action (2023): Continuing education to residents in City newsletter including links to City code related to ADU's and ADU opportunities for homeowners.
- Year 3 Action (2024): If applicable, identify key items that help residents and businesses understand that the City has made to zoning regulations and ordinances related to ADUs and how it may affect specific zones within the City.
- Year 4 Action (2025): Provide and advertise to homeowners ADU information and outline the registration process.
- Year 5 Action (2026): Account for how Cedar Hills has monitored ADUs and the City's annual progress toward achieving MIH goals for the number of ADUs; complete new five-year action plan.

(I) Amend land use regulations to allow for single-room occupancy developments.

- Year 1 Action (2023): Study residential zones for the inclusion of single-room occupancy developments as a permitted use.
- Year 2 Action (2024): Draft ordinance language guiding the development and promotion of SROs within Cedar Hills.
- Year 3 Action (2025): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 4 Action (2026): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 5 Action (2027): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).

(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

- Year 1 Action (2024): Enter into an interlocal agreement with the Attainable Housing Agency (AHA), appoint an individual to serve as the City's representative on the AHA board, begin to promote the AHA program to residents and homeowners.
- Year 2 Action (2025): Review AHA engagement in Cedar Hills, promote the AHA program within the Cedar Hills community.
- Year 3 Action (2026): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 4 Action (2027): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 5 Action (2028): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.

Plan Implementation 2025

- Strategy (E)
 - The City passed the ordinance allowing ADUs in nearly each residential zone in 2018. In order to promote the development of ADUs as moderate-income housing, Cedar Hills will continue to educate and advertise to residents their homeowner rights as it pertains to the creation of ADUs.
- Strategy (I)
 - For residents that may not wish to create an ADU on their property but would like a way to generate income through their property, developing their home as a single-room occupancy dwelling is an option. Cedar Hills adopted an ordinance regarding single-room occupancy in 2024. In 2025, the City will promote this type of living arrangement as an option to residents.
- Strategy (O)
 - Cedar Hills entered into an interlocal agreement with the Attainable Housing Agency in December 2024 and appointed the Mayor to serve as a representative on the AHA board. When funding becomes available, the City

will work with the AHA to promote the AHA program to Cedar Hills homeowners.

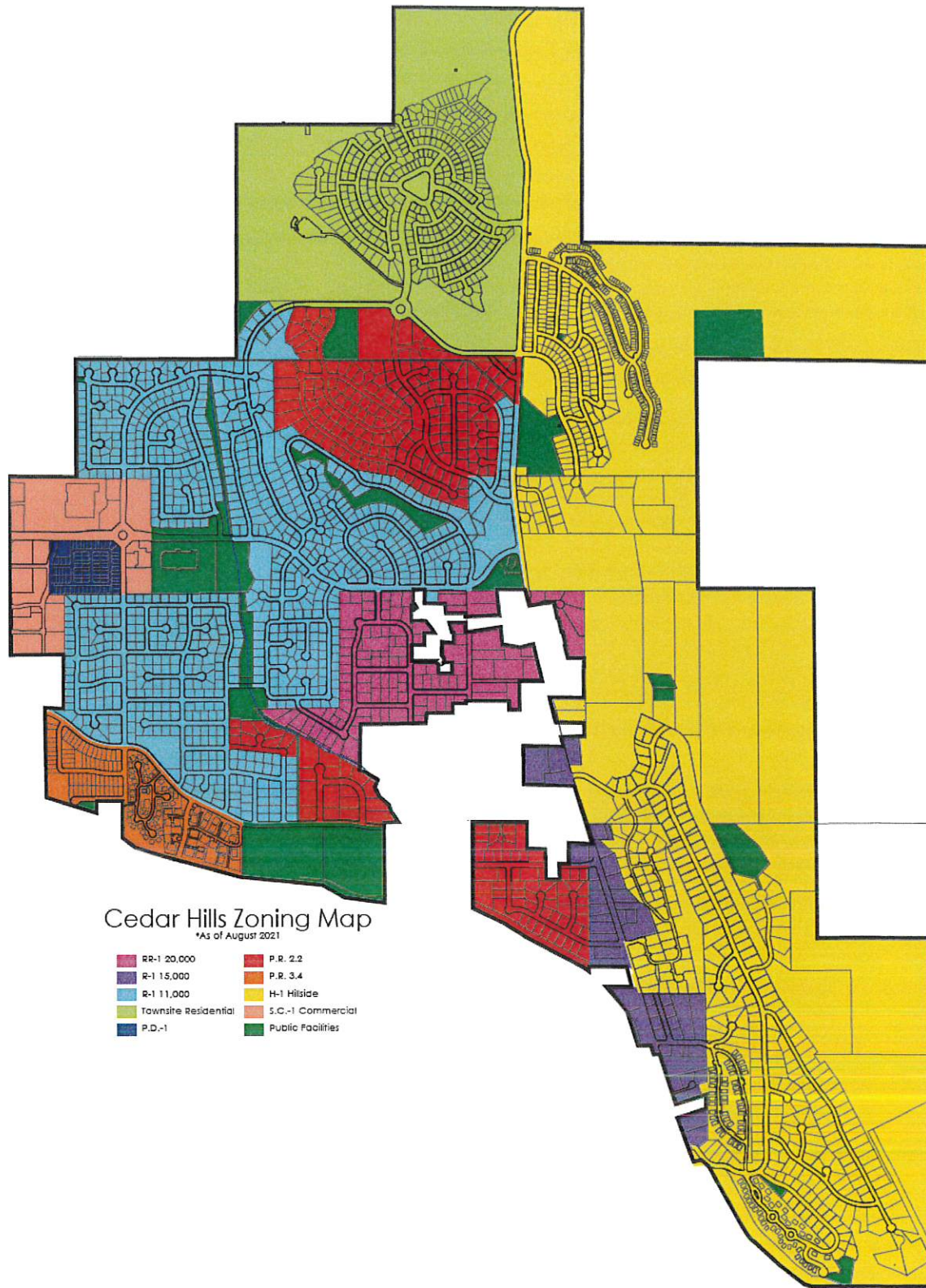
Barriers to Implementation

- ****Strategy (E):****
 - While the number of registered accessory dwelling units (ADUs) in Cedar Hills has increased since the adoption of less stringent regulations governing ADUs, there appears to be some resistance to registration. The City has emphasized the need for registration from public safety and planning perspectives, but the unregistered ADUs seem unwilling to comply.
- ****Strategy (I):****
 - The City does not track or mandate the registration of homes utilizing single-room occupancy (SRO) as a primary living arrangement. Since registration is not required for SROs, the City lacks a clear indication of the number of SRO living situations in Cedar Hills. This absence of data makes it challenging to assess the efficacy of this strategy.
- ****Strategy (O):****
 - The City has not encountered any impediments to implementing this strategy thus far. However, upon the availability of funding for the development of ADUs as moderate-income housing, it will become easier to identify and address the obstacles that may hinder the successful implementation of this program in Cedar Hills. Anticipating potential challenges, it is presumed that design constraints, such as setbacks, size limitations, height restrictions, owner occupancy requirements, addressing specifications, and utility connections, may impede the development of certain lots.

Conclusion

The City of Cedar Hills is dedicated to exploring all feasible and practical housing options that promote equitable housing outcomes. This commitment is evident in its pioneering adoption of an accessory dwelling unit code that simplified development regulations (Ordinance 07-17-2018A). Furthermore, Cedar Hills actively strives to adhere to state codes and newly enacted legislation pertaining to housing. The elected officials of Cedar Hills remain steadfast in their efforts to foster and encourage the development of moderate-income housing within the community.

APPENDIX A – CURRENT ZONING



APPENDIX B – FUTURE LAND USE MAP

