



# CEDAR HILLS

## **PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, January 27, 2026 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, January 27, 2026 beginning at 6:00 p.m.** at the Civic Center, 3925 W Cedar Hills Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

### **PLANNING COMMISSION MEETING**

1. Call to Order
2. Appointment of Chair and Vice Chair
3. 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**

4. Approval of the minutes from the September 23, 2025 Planning Commission meeting
5. Review/Recommendation and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat M located in the H-1 Hillside Development Zone
6. Review/Recommendation and Public Hearing on amendments to the Zoning Map
7. Review/Action on approving the 2026 Planning Commission Schedule

### **ADJOURNMENT**

8. Adjourn.

Posted this 23rd day of January, 2026

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at [www.cedarhillsutah.gov](http://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

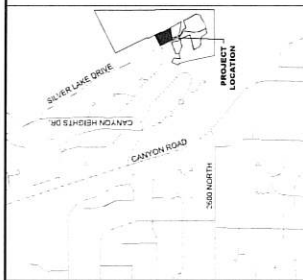
<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	January 27, 2016

<b>SUBJECT:</b>	Review/Recommendation and Public Hearing on Amendments to Canyon Heights at Cedar Hills Subdivision Plat M located in the H-1 Hillside Development Zone
<b>APPLICANT PRESENTATION:</b>	Kevin Seppi
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> Kevin Seppi, the owner of lots 1 and 2, 8928 N Silver Lake Drive and 8944 N Silver Lake Drive respectively, wishes to adjust the boundary between the two lots, to realign the property lines in order to account for improvements made to one lot that crosses over the existing property line. Mr. Seppi is prepared to sell lot 2, and wishes to change the boundary prior to the closure of the sale of land. The Planning Commission's role in recommending the plat to the City Council is to ensure that the new amended plat meets the zoning requirements of the underlying zone (H-1 Hillside Zone).	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Proposed Canyon Heights Plat M	
<b>RECOMMENDATION:</b> To approve the proposed plat amendment to Canyon Heights at Cedar Hills Subdivision Plat A	
<b>MOTION:</b> To recommend to the City Council the amendments to Canyon Heights at Cedar Hills Subdivision Plat M, subject to the following changes {LIST ANY NECESSARY CHANGES}	
<b>ACTION:</b> Motion: Second: Vote:	

AN AMENDMENT AND VACATION OF LOT 62, CANYON HEIGHTS AT CEDAR HILLS PLAT "A"  
AND LOT 1, CANYON HEIGHTS AT CEDAR HILLS PLAT "L"

LOCATED IN SECTION 8  
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

A RESIDENTIAL SUBDIVISION  
CEDAR HILLS, UTAH COUNTY, UTAH



FOUND UTAH COUNTY  
BRASS CAP  
EAST 1/4 CORNER  
SECTION 8,  
T 5 S. R 2 E. S 11 AM



I, DAN E. KNOWLEDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 717334M AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DEBRIEDED HEREON, AND HAVE SUBDIVIDED SAID

DAN E. KROMDEN JR. PLS 71735MM ISSUE SEAL BELOW

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 2, CANYON HEIGHTS AT CEDAR HILLS PLAT 7, SAID POINT BEING NORTH 80°39'57" WEST 81.51 FEET ALONG THE SECTION LINE AND WEST 127°39'77" WEST 108.51 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH RANGE 2 WEST 37.79 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH RANGE 2 WEST 37.79 FEET; SAID LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 80°39'57" WEST 81.51 FEET TO THE SOUTHERLY LINE OF LOT 6.1, CANYON HEIGHTS AT CEDAR HILLS PLAT 7, SAID SOUTHERLY LINE OF LOT 6.1, SAID POINT BEING NORTH 70°03'42" WEST 127.00 FEET TO THE SOUTHERLY LINE OF LOT 6.1, CANYON HEIGHTS AT CEDAR HILLS PLAT 7, SAID SOUTHERLY LINE OF LOT 6.1, SAID POINT BEING NORTH 70°03'42" WEST 127.00 FEET; THENCE SOUTH 27°03'17" EAST 189.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.32 ACRES OR 57,655 SQUARE FEET MORE OR LESS

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREET AND OTHER PUBLIC AREA AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

KEVIN DARRELL SEPPI  
(TRUSTEE OF THE SEPPI FAMILY TRUST,  
DATED AUGUST 19, 2016)

public utilities shall have the right to construct, maintain, operate, repair, and replace the utilities within the public utilities easements shown on this plat, including the right of access to such areas at any time. Property owners shall not construct, or permit to be constructed, any structures including, but not limited to, structures, fences, etc. within the public utility easement. The utility may require the removal of the property owner's expense of any such structures within the public utility easement."

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME  
KEVIN DERRILL SEPPA TRUSTEE OF THE SEPPA FAMILY TRUST DATED AUGUST 19, 2016, AND  
LISA LARSEN SEPPA TRUSTEE OF THE SEPPA FAMILY TRUST DATED AUGUST 19, 2016, THE  
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY  
DID EXECUTE THE SAME.

NUMBER

NOTARY PUBLIC (SIGNATURE)  
RESIDING IN UTAH COUNTY

PRINTED NAME

MY COMMISSION EXPIRES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY \_\_\_\_\_ CHAIR \_\_\_\_\_ PLANNING COMMISSION

THE CITY OF CEDAR HILLS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL SHEETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

MATCHES

YEAR

AN AMENDMENT AND VACATION OF LOT 62 CANYON HEIGHTS AT  
CEDAR HILLS PLAT "A"  
AND LOT 1, CANYON HEIGHTS AT CEDAR HILLS PLAT "I"  
LOCATED IN SECTION 20 TOWNSHIP 5 SOUTH, RANGE 2 EAST,

SCALE: 1"=40'

P. (801) 616-6848  
surveydnpa@gmail.com  
563 North Rees Ave.  
Spanish Fork, UT 84663

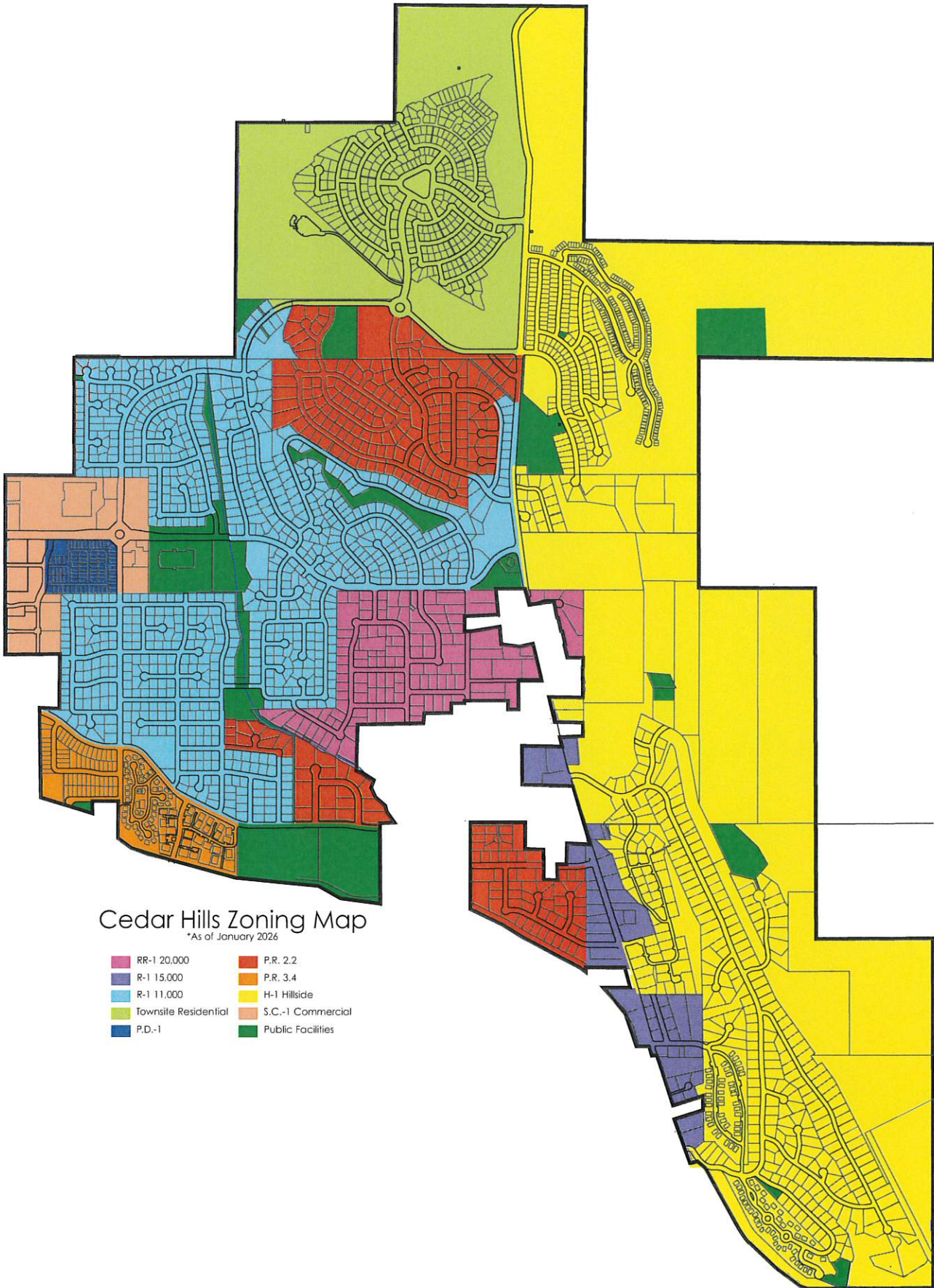




# The City of Cedar Hills

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	January 27, 2026

<b>SUBJECT:</b>	Review/Recommendation and Public Hearing on Amendments to the Official Zoning Map of Cedar Hills
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> <p>The municipal boundary between Cedar Hills and Pleasant Grove has recently been altered to incorporate Wedgewood Drive into the municipal boundaries of Cedar Hills. The boundary adjustment was approved in 2025, and as a result necessitates a change in the Cedar Hills Zoning Map.</p> <p>The proposed Zoning Map 2026 shows the incorporation of Wedgewood Drive into the municipal boundaries of Cedar Hills, and shows that the newly incorporated land as being in the R-1 20,000 zone, the previous zoning in Pleasant Grove was Rural Residential. This zone is typically the default zone that parcels being incorporated into Cedar Hills are assigned; additionally this zone is contiguous zone to Wedgewood Drive.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Proposed Cedar Hills Zoning Map 2026	
<b>RECOMMENDATION:</b> To approve the zoning map	
<b>MOTION:</b> To recommend to the City Council the approval of the Cedar Hills Zoning Map dated January 2026.	
<b>ACTION:</b> Motion: Second: Vote:	



Cedar Hills Zoning Map  
\*As of January 2026

- |                      |                   |
|----------------------|-------------------|
| RR-1 20,000          | P.R. 2.2          |
| R-1 15,000           | P.R. 3.4          |
| R-1 11,000           | H-1 Hillside      |
| Townsite Residential | S.C.-1 Commercial |
| P.D.-1               | Public Facilities |



## **PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2026**

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 **Civic Center, 3925 W Cedar Hills Drive**, Cedar Hills, Utah according to the following schedule:

<b>MONTH</b>	<b>DATES</b>	<b>TIME</b>
January	27	6:00 p.m.
February	24	6:00 p.m.
March	24	6:00 p.m.
April	28	6:00 p.m.
May	19	6:00 p.m.
June	23	6:00 p.m.
July	28	6:00 p.m.
August	25	6:00 p.m.
September	22	6:00 p.m.
October	20	6:00 p.m.
November	17	6:00 p.m.
December	No Meeting	

Posted this 3rd day of December, 2025  
/s/ Colleen A. Mulvey, City Recorder