



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

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



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

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

Public Hearing v. Public Meeting:

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

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



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	January 27, 206

SUBJECT:	Review/Recommendation and Public Hearing on Amendments to Canyon Heights at Cedar Hills Subdivision Plat M located in the H-1 Hillside Development Zone
APPLICANT PRESENTATION:	Kevin Seppi
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
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 Commissions 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).	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed Canyon Heights Plat M	
RECOMMENDATION:	
To approve the proposed plat amendment to Canyon Heights at Cedar Hills Subdivision Plat A	
MOTION:	
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}	
ACTION:	
Motion:	
Second:	
Vote:	



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	January 27, 206

SUBJECT:	Review/Recommendation and Public Hearing on Amendments to the Official Zoning Map of Cedar Hills
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

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.

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.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed Cedar Hills Zoning Map 2026

RECOMMENDATION:

To approve the zoning map

MOTION:

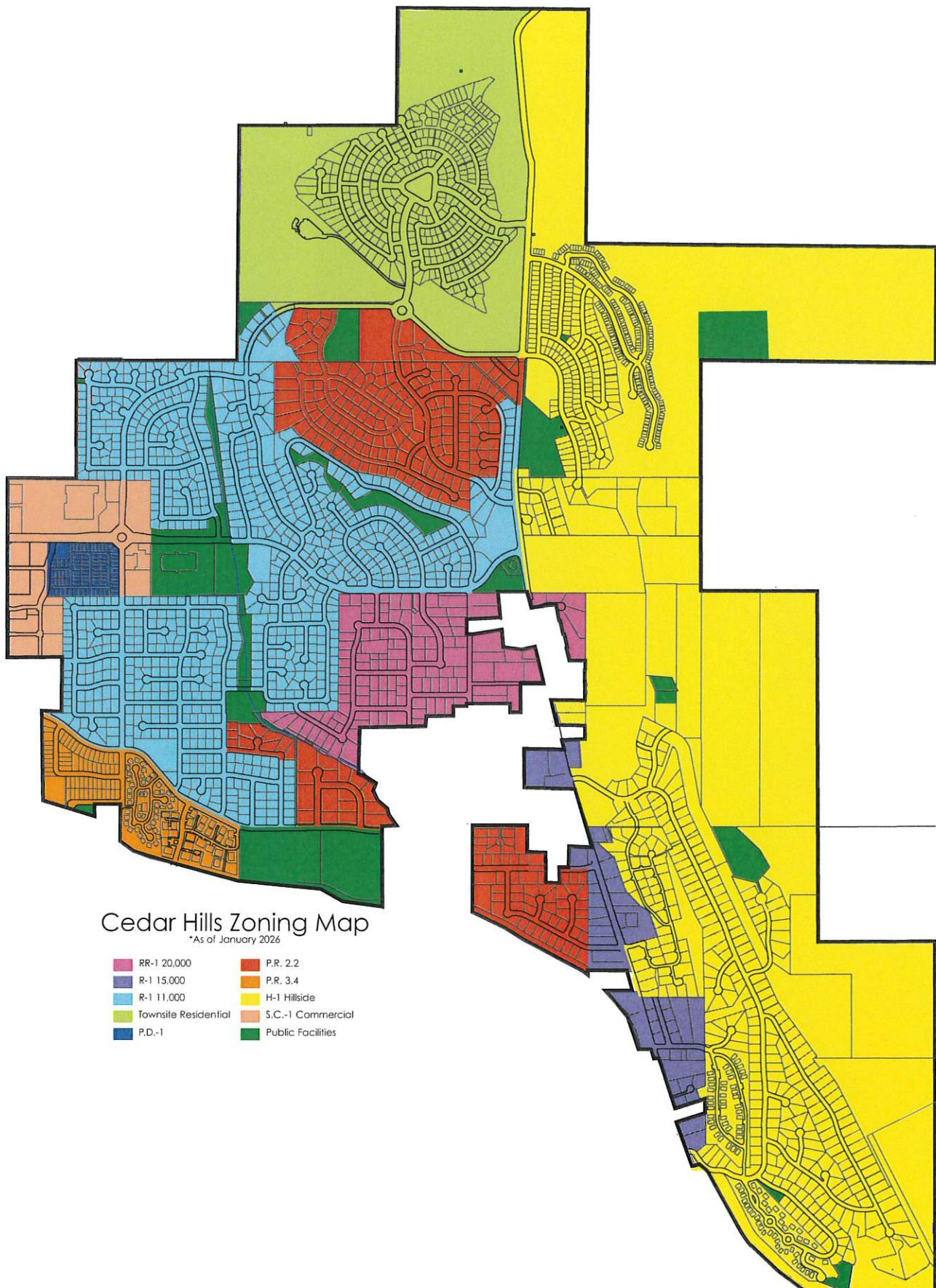
To recommend to the City Council the approval of the Cedar Hills Zoning Map dated January 2026.

ACTION:

Motion:

Second:

Vote:





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:

MONTH	DATES	TIME
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