



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, April 28, 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, April 28, 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. 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 24, 2026 Planning Commission meeting
4. Review/Action and Public Hearing on the Preliminary Plan for Monson Farms Residential Subdivision, located in the RR-1-20,000 Rural Residential Zone
5. Discussion on amendments to City Code Title 10-5-32 related to Accessory Dwelling Units

ADJOURNMENT

6. Adjourn.

Posted this 21st day of April, 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

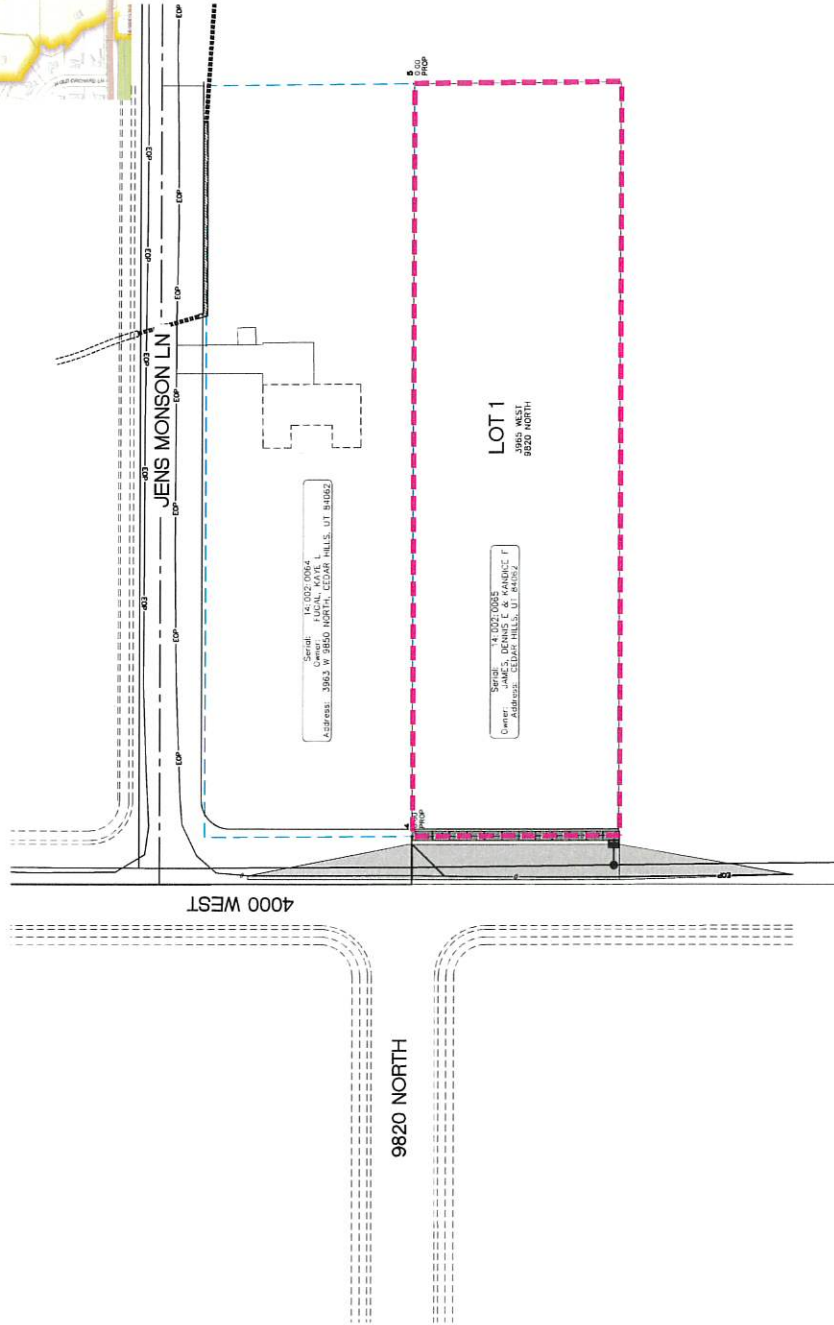
TO:	Planning Commission
FROM:	Sarah Sampson, Zoning Official/Associate Planner
DATE:	April 28, 2026

Planning Commission Agenda Item

SUBJECT:	Review/Action and Public Hearing for Preliminary approval of Monson Farms Residential Subdivision.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Sarah Sampson, Zoning Official/Associate Planner
BACKGROUND AND FINDINGS: Monson Farms, a proposed one-lot subdivision, located at 3965 W 9820 N Cedar Hills. Located in the RR-1, 20,000 zone, the lot is 0.99 acres. Curb, gutter and sidewalk will be installed, as per code, on the lot frontage. Engineering review is being completed currently.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Monson Farms Residential subdivision civil plans, located in the RR-1, 20-000 zone.	
RECOMMENDATION: Staff recommends that the Planning Commission review and approve the preliminary plan of Monson Farms Residential Subdivision.	
MOTION: To approve/not approve the preliminary plan of Monson Farms Residential Subdivision, subject to the following conditions: Engineering review completion and approval, {LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}	

MONSON FARMS RESIDENTIAL SUBDIVISION CEDAR HILLS, UTAH

Located in the Southwest Corner of Section 5, Township 5 South,
Range 2 East, Salt Lake Base and Meridian
Cedar Hills, Utah County, Utah



TOTAL SUBDIVISION AREA = 1.00 ACRES
TOTAL LOTS = 1 LOTS
TOTAL AREA = 0.99 ACRES
LOT AREA = 0.99 ACRES
OPEN AREA = N/A ACRES
DENSITY = 1 UNITS/ACRE

PROJECT DEVELOPER
Monson Farms
3965 West
9820 North
Cedar Hills, UT 84062

PROJECT ENGINEER & SURVEYOR
MORNINGSTAR SURVEYING
1775 NORTH STATE STREET, SUITE 100
SALT LAKE CITY, UT 84143

PROJECT BASED ON STATE PLANE NAD83
CENTRAL ZONE (US SURVEY FOOT)

FEMA ZONE - ZONE X (MINIMAL FLOOD HAZARD)

-INDEX OF PLAN SHEETS-

SHEET DESCRIPTION
CS-01 COVER SHEET
EX-01 EXISTING SITE/DEMO PLAN
PLAT FINAL PLAT
SP-01 SITE/UTILITY PLAN
GR-01 GRADING PLAN
EC-01 EROSION CONTROL PLAN & DETAILS
DT-01 - DT-02 TYPICAL DETAILS

Region & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
rps@regiongs.com

UTAH STATE SURVEYING BOARD
187020
187020

**MONSON FARMS
RESIDENTIAL SUBDIVISION**
LOCATED IN THE SOUTHWEST CORNER OF SECTION 5,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH

DATE: 3/30/2026

PROJECT #

REVISIONS
1
2
3

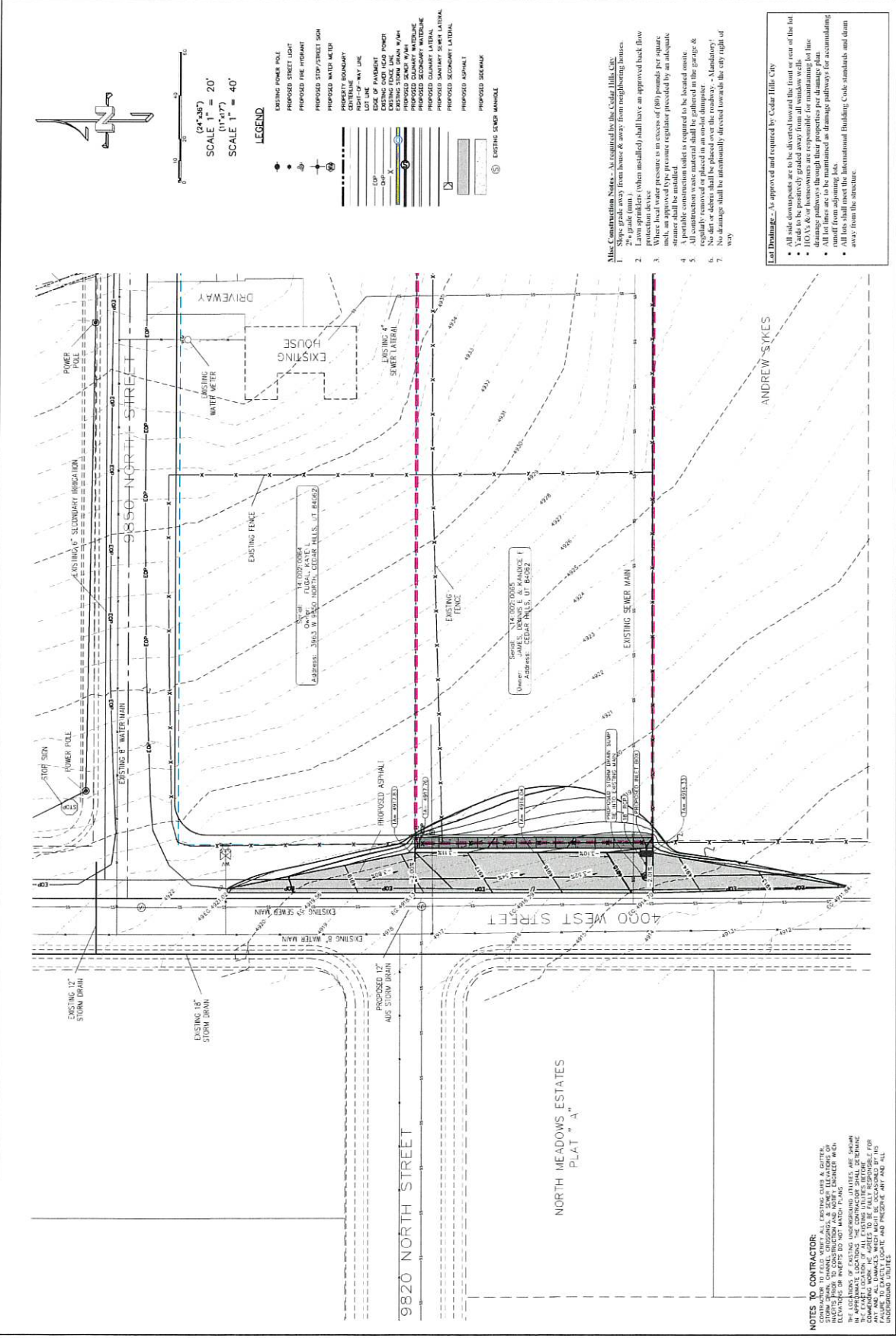
SHEET NAME
COVER SHEET & NOTES
CS-01



MONSON FARMS
RESIDENTIAL SUBDIVISION
 LOCATED IN THE SOUTHWEST CORNER OF SECTION 5,
 TOWNSHIP 5 SOUTH
 RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN 5,
 CEDAR HILLS, UTAH COUNTY, UTAH

DATE: 3/30/2026
 PROJECT #

REVISIONS:	
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- Misc. Construction Notes - As required by the Cedar Hills City:**
- Slope grade away from house & away from neighboring houses.
 - 2" x 4" joists (when installed) shall have an approved back flow preventer.
 - Where local water pressure is in excess of (80) pounds per square inch, an approved type pressure regulator provided by an adequate manufacturer shall be installed.
 - A portable construction toilet is required to be located onsite.
 - All construction waste material shall be gathered in the garage & regularly removed or placed in an on-site dumpster. No debris to be left on site.
 - No drainage shall be automatically directed towards the east right of way.

- Lot Drainage - As approved and required by Cedar Hills City:**
- All side downspouts are to be directed toward the front or rear of the lot.
 - Drainage is to be provided away from all windows within the structure.
 - Drainage pathways through their properties per drainage plan.
 - All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
 - Drainage is to be maintained in accordance with International Building Code standards and form away from the structure.

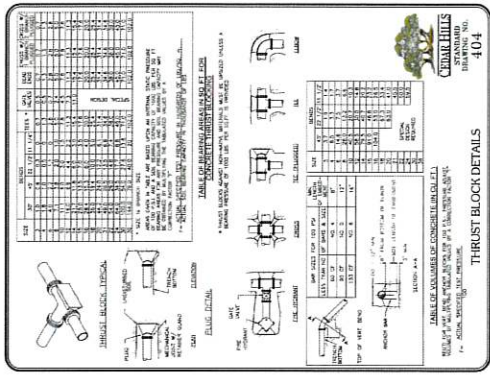
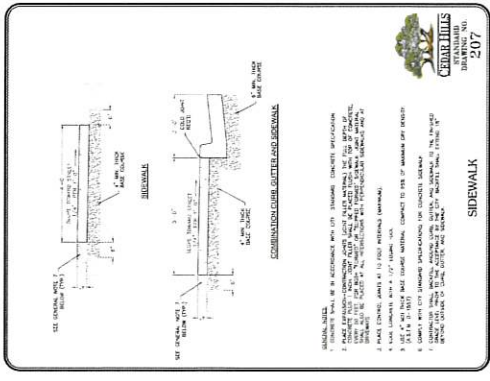
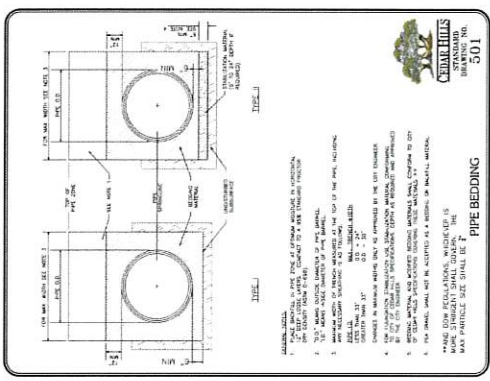
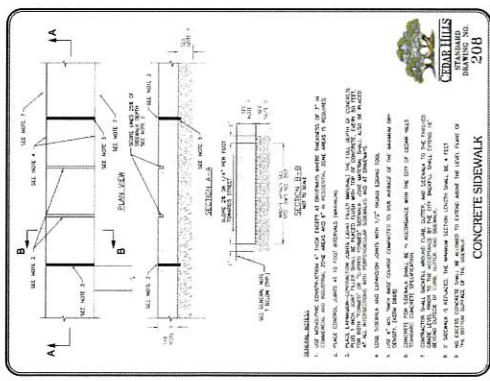
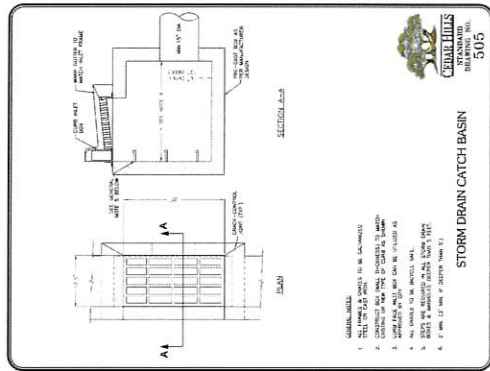
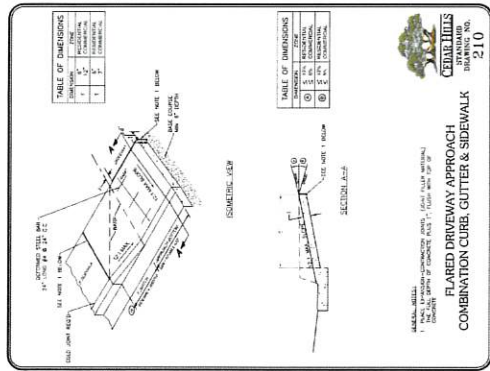
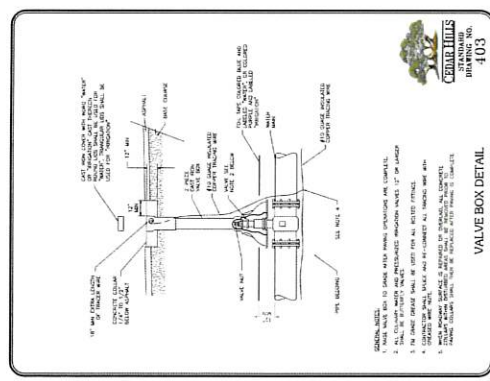
NOTES TO CONTRACTOR:

ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND POWER, SHALL BE SHOWN AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY AND ALL DAMAGES MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND PRESENTED TO THE CITY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.



DATE: 3/30/2026
 PROJECT #

NO.	REVISIONS
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The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson, Zoning Official/Associate Planner
DATE:	April 28, 2026

Planning Commission Agenda Item

SUBJECT:	Discussion on amendments to City Code Title 10 Chapter 5 Section 32: Accessory Dwelling Unit
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Sarah Sampson, Zoning Official/Associate Planner
BACKGROUND AND FINDINGS:	
<p>SB 284, which passed the most recent legislative session, requires changes to City ADU code to be in compliance. Cities are now prohibited from requiring a conditional use permit for detached ADU's in residential zones. Detached ADU's 650 sq. ft. or larger will require 2 on-site parking spaces and detached ADU's 649 sq. ft. or smaller require one on-site parking space.</p> <p>In addition, the legislative changes allow cities to prohibit:</p> <ol style="list-style-type: none"> 1. Detached ADU's from being larger than the main-dwelling. 2. Detached ADU's from being placed in front-yard areas of a lot. 3. Detached ADU's can be prohibited if the unit will not have adequate access to required utilities that are part of the project improvement that don't have the capacity to support the addition. 4. Detached ADUs from being rented for less than 90 consecutive days 5. More than one ADU per lot. <p>Staff has reviewed the legislation and the recommended code changes are attached.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
N/A	
RECOMMENDATION:	
Discussion item only.	
MOTION:	
No motion necessary, discussion item only.	