CEDAR CITY PLANNING COMMISSION
AGENDA
May 17, 2016

The Cedar City Planning Commission held a Meeting on Tuesday, May 17, 2016 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.
Members in attendance: Craig Isom, Jill Peterson, Jennie Hendricks, Mary Pearson,
Members Absent: Hunter Shaheen-Excused, Rich Gillette and Russ Olsen
Staff in attendance: Kit Wareham, Drew Jackson, Paul Bittmenn, and Michal Adams
Others in attendance: Heath Oveson, Jay Davis, Sherri Batt, Josh Batt, Brad Davis, DeNean Davis

Jennie made a motion to make Mary Pearson the Chair Pro-tem for the meeting, seconded by Craig and the vote was unanimous.
The meeting was called to order at 5:18

ITEM/ REQUESTED MOTION	LOCATION/PROJECT	APPLICANT/ PRESENTER

I. Regular Items

1- Approval of Minutes (May 3, 2016)
(Approval)
Craig moved to approve the minutes of May 3, 2016, seconded by Jill and the vote was unanimous.

2- Easement Vacating City Waterline (Recommendation)	**Ashdown Forest 8 area**	**GO Civil Eng.**

Heath Oveson presented and said this phase of Ashdown Forest will be before the City Council soon. He has addressed the final comments but now they need to vacate some easements that run through there. He pointed out the 12" waterline easement on the map. As they develop this phase 8 they will route that waterline in the new road. The drainage will also be in the road so the easements that are there for these two items will no longer be needed. In order to vacate any easement it needs to be presented to the Planning Commission then approved by the City Council.
Kit said it is all contingent on Ashdown Forest phase 8 being approved. They can run this and the final plat together at the same time so they are approved together.
Jennie said there has been lots of drainage things in place in this canyon and wondered if any of this re-routing would affect any of that. Kit said the detention basin is just to the north of this development and all the drainage drains into that further down. There are no problems with changing these easements.
Mary moved to give a positive recommendation to City Council for the easement vacating in the area of Ashdown Forest as long as that phase is approved also. Seconded by Jennie and the vote was unanimous.

3- Subd. Vicinity 300 N Cross Hollow Rd./Crescent Hills Coronado/GO Civil (Recommendation)

Heath Oveson presented and pointed out the area of Cross Hollow and where this subdivision fits. They recently rezoned the area. They made the front R-2 for single family homes and the area along the north line R-2-2 for duplexes. There are a total of 60 lots in this first phase. They have shown the master planned trail on the south end. That will also be the future Center Street. The street is needed to access the land to the east. Along the front of this development they will place a block wall and 10' of landscaping with trees, etc. They want it to match what has been done in the Sunset Canyon Subdivision.

Paul asked who would maintain that landscaping. Heath said the developer plans to create an HOA who would be responsible for that maintenance. They also plan for a neighborhood park which would be maintained by the HOA also. They will need CC&R's spelling all this out. Those CC&R's will need to be recorded along with the final plat.

Jennie moved to give a positive recommendation to Council for this first phase of the Crescent Hills subdivision. Seconded by Craig and the vote was unanimous.

PUBLIC HEARING

4- General Land Use Change From Medium Density Res. To Mixed Use (Recommendation) 457 N 400 W Shem Mackert/Watson Eng.

Mary said that as Tim Watson or Shem Mackert are not present, do they still go ahead with the public hearing as it looked like there were some citizens present for these items.

Paul said they could open the public hearing and hear what they have to say.

Mary opened the public hearing for this item.

Jay Dais was curious as this has been the second time they have been here for this item and it was not ready. He wondered if it would be done this time. No one present knew the answer to that.

If they need to re-schedule this it would come back in 2 weeks.

Kit said once they change this to mixed use they could put anything that would fit in that zone in this area. He was assured that anything built there would be up to current Building Codes. Jay had no problem with that.

Paul said it might be longer than 2 weeks before this was presented again.

It was asked the difference between the GC zone and this Mixed Use zone. Kit said that the GC was just for certain commercial items where the mixed use would allow residential, commercial and other things.

Jennie moved to close the public hearing, Jill seconded and the public hearing was closed.

When this does come back to a Planning Commission meeting, the notices would all need to be sent to those property owners within 300' of this parcel again.

5- Zone Change GC to MU 457 N 400 W Shem Mackert/Watson Eng. (Recommendation)

No one in attendance to present this item. It will be tabled to a future meeting.

OTHER

Kit had one other thing to mention; as long as they want to change 1 parcel in this 400 West north of 400 North area, he said rather than changing this entire area one piece at a time, they should look at changing the General Land Use map for the whole area to Mixed use. He pointed out several mixed use things in this area already; there are trailer parks, churches, businesses and apartments. The next block is also much the same with several mixed use items. He said they might want to consider changing a larger area to Mixed Use just on the General Land Use and that would make one less step developers would need to go through when they wanted to make the changes in this area.

Craig thought that was a good idea.

Mary asked if that would be an item on the next meeting.

Paul said before they would consider that they would need to define the area they are talking about. Then it would need to be advertised so interested persons could come in and talk about it.

It would go to a Sketch meeting first, and then be advertised so it could be several weeks before this was back to the Planning Commission.

The meeting adjourned at 5:55 p.m.

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Michal Adams, Administrative Assistant