

CEDAR CITY PLANNING COMMISSION
MINUTES

September 20, 2016

The Cedar City Planning Commission held a Meeting on Tuesday, September 20, 2016 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Rich Gillette-Chair, Craig Isom, Jennie Hendricks, Jill Peterson, Mary Pearson, Hunter Shaheen and Ray Gardner

Members absent: none

Staff in attendance: Kit Wareham, Tyler Romeril and Michal Adams

Others in attendance: Bob Platt, Arlo Fawson

The meeting was called to order at 5:15 p.m.

<u>ITEM/ REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/ PRESENTER</u>
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I. Regular Items

- 1- Approval of Minutes September 6, 2016
(Approval)**

Jill moved to approve the minutes of September 6, 2016, seconded by Mary and the vote was unanimous.

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| 2- Minor Lot Subd. | 747 N. 935 W. | Bulloch/Platt & Platt |
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(Approval)

Bob Platt presented and said that the two Bulloch brothers, Clay and Dean have owned this parcel for a long time. They would now like to divide it into two parcels. They have put a water and sewer lateral on the parcel to the south so now both pieces have separate utilities. It has been reviewed by the Engineering department and the deeds are signed and everything is ready to go.

Rich asked Kit if there were any other items. Kit said it is in the industrial zone so there are no minimum requirements according to ordinance.

Mary made a motion to approve the minor lot for Clay Bulloch, seconded by Jennie and the vote was unanimous.

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| 3- Subd.- Vicinity
(Recommendation) | 300 N Cross Hollow Rd
Crescent Hills Phase 1 | Coronado/GO Civil |
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Arlo Fawson presented and said they have seen this before. The first vicinity map showed the lots that back up to GenPak as just R-2 lots but they would now like to split those so they can build twinhomes there. They now plan to have separate sewer and water on each half of each lot. The only difference this will make is they can now sell those two halves of each lot separately.

Kit said there are no problems. The next step will be to review all the construction drawings then they will be ready for final plat. Jennie wondered if they needed to notify all of this change. Kit said no, as the first one was not platted.

Jennie moved to give a positive recommendation for this Vicinity plat, seconded by Craig and the vote was unanimous.

The meeting adjourned at 5:20 p.m.

Michal Adams, Administrative Assistant