

**CEDAR CITY PLANNING COMMISSION**  
**MINUTES**

October 4, 2016

The Cedar City Planning Commission held a Meeting on Tuesday, October 4, 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, Ray Gardner, Jill Peterson, Mary Pearson, and Hunter Shaheen

Members absent: none

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

Others in attendance: Kent Heideman, Boss Hermondson and Logan Washburn

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

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

**1- Approval of Minutes September 20, 2016  
(Approval)**

**Craig moved to approve the minutes of September 20, 2016, seconded by Mary and the vote was unanimous.**

<b>2- Property Disposal (Recommendation)</b>	<b>SE corner of Cross Hollow &amp; U-56</b>	<b>Eardley/Staff</b>
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Kit said that Amerigas would like to buy the corner parcel that the City bought from them about 13 years ago. Kit pointed out the parcel on the corner of Cross Hollow and Aviation Way. There are a couple of easements through this parcel. They want to propose disposing of this and going thru that process.

Jennie asked about the parcel lines on the overhead map and if they just did not match up or if this parcel actually took in a portion of Cross Hollow Road. Kit said they would only sell the portion of the parcel that did not include any of the roadway.

He said this goes through a lengthy process; the City Council looks at it and determines if they want to sell the parcel, then they get an appraisal, it goes out to bid and the highest bidder gets the parcel. They are closed bids.

**Mary made a motion to give the City Council a positive recommendation on the disposal of the corner parcel, seconded by Hunter and the vote was unanimous.**

**PUBLIC HEARING**

**3- PUD/ Condo- Vicinity 595 S 75 E(Southridge Condos) Heideman/  
(Recommendation) Old Hospital Property Bush & Gudgell**

Rich opened the public hearing.

Kent Heideman explained how he had people leasing space and some have proposed to buy their portion of the building. He was talking about doing a minor lot subdivision, but the way the utilities are, it was suggested that he do this as a condo project. He liked that idea. This will be the first phase. Nothing will change but the ownership and all the uses that are there now will remain the same.

Jennie asked just how many different tenants he had in there now? Kent said there were 3 and they are all on board with making this project condos.

Craig wondered once it was a PUD would they rent, or do they own their portion. Kent said he would sell off the portions of the building. Kit pointed out the 6 different units.

Jennie asked if there would be an association for these condos. Kit said they have to have a homeowner's association and CC&R's. All the surrounding area has been notified of this condo project.

Logan Washburn who owns property on 300 East asked if this was phase 1, would there be a phase 2? Kent said not right away. Logan pointed out the different sides of this building and wondered if he would be able to see any future plans. He was told he would, that the City would require that.

Rich closed the public hearing.

**Jennie made a motion to give a positive recommendation to City Council for this PUD of the old hospital building; seconded by Jill and the vote was unanimous.**

The meeting adjourned at 5:30 p.m.

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Michal Adams, Administrative Assistant