The Cedar City Planning Commission will hold a meeting on Tuesday, March 1st, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The Agenda items are as follows:

**ITEM/REQUESTED MOTION** | **LOCATION/PROJECT** | **APPLICANT/PRESENTER**
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1. **Regular Items**

1. Approval of Minutes (dated February 15th, 2022) (Approval)

2. Subd. – Vicinity (Recommendation)
   - South Mountain Drive
   - The Valley at Bauer
   - Meadows Phase 1
   - Hansen/GO Civil

3. Minor Lot Subd./ROS (Recommendation)
   - Center Street & 4500 W.
   - Iron West
   - Windmill Plaza/GO Civil

4. Subd. – Vicinity (Recommendation)
   - Fiddlers Cove Dr. & Fiddlers Canyon Rd.
   - Nichols/GO Civil
   - Fiddlers Cove Subdivision, Ph. 1 & 2

5. Minor Lot Subd./ROS (Recommendation)
   - 3100 W. (Lund Hwy) 2400 N.
   - Chelsea Subdivision
   - Chelsea/GO Civil

6. Consider an Amended Development Agreement with Luxury Homes (Recommendation)
   - 2901 S. Tipple Road
   - Luxury Homes/Platt & Platt
   - (Tyler Romeril)

7. **PUBLIC HEARING**
   - General Land Use Amend - CC to Med. Density Residential (Recommendation)
   - 2901 S. Tipple Road
   - Luxury Homes/Platt & Platt

8. **PUBLIC HEARING**
   - Zone Change: CC to R-2-1 (Recommendation)
   - 2901 S. Tipple Road
   - Luxury Homes/Platt & Platt
<table>
<thead>
<tr>
<th></th>
<th>PUBLIC HEARING</th>
<th>Location</th>
<th>Presenter</th>
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<tbody>
<tr>
<td>9</td>
<td>Subd. – Vicinity&lt;br&gt;(Recommendation)</td>
<td>1000 South Mountain View Dr, GLC Subdivision</td>
<td>Carter/Platt &amp; Platt</td>
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<tr>
<td>10</td>
<td>PUBLIC HEARING&lt;br&gt;Lot Vacation for Lots 8-13 &amp; 20-24 in Block 5&lt;br&gt;(Recommendation)</td>
<td>900 S. Joe Thurston Way Valley View Subd. Block 5</td>
<td>Prestwich/Platt &amp; Platt</td>
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<td>11</td>
<td>PUBLIC HEARING&lt;br&gt;General Land Use Amend - MU to High Density Residential&lt;br&gt;(Recommendation)</td>
<td>900 S. Joe Thurston Way Valley View Subd. Block 5</td>
<td>Prestwich/Platt &amp; Platt</td>
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<td>12</td>
<td>PUBLIC HEARING&lt;br&gt;Zone Change: CC to R-3-M&lt;br&gt;(Recommendation)</td>
<td>900 S. Joe Thurston Way Valley View Subd. Block 5</td>
<td>Prestwich/Platt &amp; Platt</td>
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<td>13</td>
<td>PUBLIC HEARING&lt;br&gt;General Land Use Amend – Med. Density Residential to RE&lt;br&gt;(Recommendation)</td>
<td>3000 N. 175 W.</td>
<td>Smith/Platt &amp; Platt</td>
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<td>14</td>
<td>PUBLIC HEARING&lt;br&gt;Zone Change: AT to RE&lt;br&gt;(Recommendation)</td>
<td>3000 N. 175 W.</td>
<td>Smith/Platt &amp; Platt</td>
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Cedar City Corporation does not discriminate based on race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding, or participating in the meeting, please notify the City no later than the day before the meeting and we will try to provide whatever assistance may be required.