



# Cedar City

10 North Main Street • Cedar City, UT 84720  
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**Mayor**  
 Garth O. Green

**Council Members**  
 Terri W. Hartley  
 Craig E. Isom  
 W. Tyler Melling  
 R. Scott Phillips  
 Ronald Riddle

**City Manager**  
 Paul Bittmenn

## CEDAR CITY PLANNING COMMISSION AGENDA

April 4<sup>th</sup>, 2023

The Cedar City Planning Commission will hold a meeting on Tuesday, April 4<sup>th</sup>, 2023, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The agenda items are as follows:

<u>ITEM/REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
<ul style="list-style-type: none"> <li>Pledge of Allegiance</li> </ul>		
<b>I. <u>REGULAR ITEMS</u></b>		
1. Approval of Minutes (dated March 21 <sup>st</sup> , 2023) (Approval)		
2. PUBLIC HEARING Amendment to the Sewer Master Plan (Recommendation)	approx. 2400 N. Lund Hwy. Chelsey Subdivision	Kent/GO Civil
3. PUBLIC HEARING Subd. - Plat Amendment (Recommendation)	approx. Westview Dr. & Foundation Trail Old Sorrel Ranch Phase 1	Armbrust/Watson Eng.
4. Proposed Easement Vacation (Recommendation)	approx. 700 E. Canyon Ranch Dr. Terrible Herbst's C-Store	Herbst/Rosenberg Assoc.
5. PUBLIC HEARING Transportation Master Plan Amendment (Recommendation)	approx. Canyon Ranch Dr. and N. Main Street	Aqueous LLC/Platt & Platt
6. Development Agreement Amendment – Agreement with Cedar 106 LLC (Recommendation)	vicinity of 800 N. Lund Hwy.	Sean Wharton

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|---|---|-------------------------|
| 7. Road Dedication<br>(Recommendation)  | from 825 N. to 900 N., 3675 W. to<br>3700 W., and 3675 W. to Lund Hwy.            | Wharton/Platt & Platt   |
| 8. PUBLIC HEARING<br>General Land Use Amendment:<br>Low Density Residential and<br>Med. Density Residential<br>to SUU Student Housing<br>District (SHD)<br>(Recommendation) | vicinity of 700 W., 800 W.,<br>& 900 W., from 200 S. to 300 S.<br>Thunderbird Way | Leavitt/Red Hollow Eng. |
| 9. PUBLIC HEARING<br>Zone Change: R-3-M & R-2-2<br>to SHD<br>(Recommendation)   | 222 S. 900 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |
| 10. PUBLIC HEARING<br>Zone Change: R-2-2 to SHD<br>(Recommendation)   | 234 S. 900 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |
| 11. PUBLIC HEARING<br>Zone Change: R-3-M & R-2-2<br>to SHD<br>(Recommendation)  | 219 S. 900 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |
| 12. PUBLIC HEARING<br>Zone Change: R-3-M to SHD<br>(Recommendation)   | 204 S. 800 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |
| 13. PUBLIC HEARING<br>Zone Change: R-2-2 to SHD<br>(Recommendation)   | 225 S. 800 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |
| 14. PUBLIC HEARING<br>Zone Change: R-2-2 to SHD<br>(Recommendation)   | 233 S. 800 W.<br>Thunderbird Way  | Leavitt/Red Hollow Eng. |

## **II. CITY ITEMS**

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| 1. PUBLIC HEARING<br>Ordinance Text Amendment – Chapter 26-VI-2<br>regarding landscaping requirements for water conservation<br>(Recommendation) | Don Boudreau |
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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.