



Cedar City

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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

May 3rd, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, May 3rd, 2022, 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> |
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| I. <u>Regular Items</u> | | |
| 1. Approval of Minutes (dated April 19 th , 2022) (Approval) | | |
| 2. PUBLIC HEARING General Land Use Amend approx. 2800 N. & Canyon Ranch Dr From Low Density Residential Iron County Correctional Facility To Central Commercial and Business & Light Manufacturing (Recommendation) | | Iron County/Reed Erickson |
| 3. PUBLIC HEARING Zone Change - From MPD to CC and I&M-1 (Recommendation) | approx. 2800 N. & Canyon Ranch Dr. Iron County Correctional Facility | Iron County/Reed Erickson |
| 4. PUBLIC HEARING Conditional Use Permit (CUP) (Recommendation) | approx. 2800 N. & Canyon Ranch Dr. Iron County Correctional Facility | Iron County/Reed Erickson |
| 5. Development Agreement Between Property Owner And Cedar City (Recommendation) | approx. 2800 N. & Canyon Ranch Dr. Iron County Correctional Facility | Iron County/Reed Erickson |
| 6. Subd. – Vicinity (Recommendation) | approx. 1100 N. & 3900 W. Pointe West Phases 4-5 (formerly known as | Mah Dean/GO Civil Red Hawk Village) |
| 7. Property Disposal (Recommendation) | 3900 W. 1600 N. | Clark Braten |

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| 8. PUBLIC HEARING Amended Plat - Lot Combination (Recommendation) | 193 S. & 209 S. 2050 W. Fair View Subdivision, Lots 9 & 10 | Williams/Watson Engineering |
| 9. PUBLIC HEARING Zone Change - From MU to R-3-M (Recommendation) | 464 North 400 West | Hunt/Platt & Platt |
| 10. Subd. – Vicinity (Recommendation) | approx. 550 E. & 900 N. Stephens Canyon | Wieber/Platt & Platt |
| 11. PUBLIC HEARING PUD – Vicinity (Recommendation) | 901 S. Joe Thurston Way The Cove at Cedar City PUD Phases 1 & 2 | The Cove @ Cedar City/ Platt & Platt |
| 12. Minor Lot Subd. - Vicinity (Approval) | 175 W. 3000 N. | Smith/Platt & Platt |
| 13. Subd. – Vicinity (Recommendation) | North of Rock Ridge Road Saddleback Ridge Phases 7, 8 & 9 | Development Team LLC/ 3 Peaks Engineering |
| 14. PUBLIC HEARING Zone Change - From RA to MU (Recommendation) | Top of Iron Horse Road behind Wal-Mart Pods 3 & 4 of Iron Horse RDO | Development Team LLC/ 3 Peaks Engineering |
| 15. Subd. – Vicinity (Recommendation) | East of Saddleback Ridge Phase 5 Harvest Cove Subdivision | Development Team LLC/ 3 Peaks Engineering |
| 16. PUBLIC HEARING Subdivision Ordinance Text Amendment - Fences on Double Fronted Lots (Recommendation) | Section 32-9-1-C-12 | Hansen/GO Civil |
| 17. PUBLIC HEARING Zoning Ordinance Text Amendment – Riprap Channels in the RE Zone (Recommendation) | Section 26-III-9 | Hansen/GO Civil |

CITY ITEMS

1. PUBLIC HEARING

Zoning Ordinance – Text Amendment Section 26-III-21
Convenience Stores/Travel Centers with Fuel Islands
(Recommendation)

Donald Boudreau

2. PUBLIC HEARING

Zoning Ordinance – Text Amendment Section 26-III-4
Definitions for Convenience Stores/Travel Centers with Fuel Islands
(Recommendation)

Donald Boudreau

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