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:

<table>
<thead>
<tr>
<th>ITEM/REQUESTED MOTION</th>
<th>LOCATION/PROJECT</th>
<th>APPLICANT/PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Regular Items</strong></td>
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<td>1. Approval of Minutes (dated April 19th, 2022)</td>
<td></td>
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<td>(Approval)</td>
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<tr>
<td>2. PUBLIC HEARING</td>
<td>approx. 2800 N. &amp; Canyon Ranch Dr</td>
<td>Iron County/Reed Erickson</td>
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<tr>
<td>General Land Use Amend</td>
<td>From Low Density Residential</td>
<td>Iron County Correctional Facility</td>
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<tr>
<td>To Central Commercial and Business &amp; Light Manufacturing</td>
<td>Iron County Correctional Facility</td>
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<td>(Recommendation)</td>
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<td>3. PUBLIC HEARING</td>
<td>approx. 2800 N. &amp; Canyon Ranch Dr</td>
<td>Iron County/Reed Erickson</td>
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<tr>
<td>Zone Change -</td>
<td>From MPD to CC and I&amp;M-I</td>
<td>Iron County Correctional Facility</td>
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<tr>
<td>(Recommendation)</td>
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<td>4. PUBLIC HEARING</td>
<td>approx. 2800 N. &amp; Canyon Ranch Dr</td>
<td>Iron County/Reed Erickson</td>
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<tr>
<td>Conditional Use Permit (CUP)</td>
<td>Iron County Correctional Facility</td>
<td>Iron County/Reed Erickson</td>
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<tr>
<td>(Recommendation)</td>
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<tr>
<td>5. Development Agreement Between Property Owner and Cedar City</td>
<td>approx. 2800 N. &amp; Canyon Ranch Dr</td>
<td>Iron County/Reed Erickson</td>
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<tr>
<td>(Recommendation)</td>
<td>Iron County Correctional Facility</td>
<td>Iron County/Reed Erickson</td>
</tr>
<tr>
<td>6. Subd. – Vicinity (Recommandation)</td>
<td>approx. 1100 N. &amp; 3900 W. Pointe West Phases 4-5 (formerly known as Red Hawk Village)</td>
<td>Mah Dean/GO Civil</td>
</tr>
<tr>
<td>(Recommendation)</td>
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<td>7. Property Disposal</td>
<td>3900 W. 1600 N.</td>
<td>Clark Braten</td>
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<tr>
<td>(Recommendation)</td>
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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 @ 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 Section 32-9-1-C-12
Text Amendment - Fences on Double Fronted Lots (Recommendation)
Hansen/GO Civil

17. PUBLIC HEARING
Zoning Ordinance Section 26-III-9
Text Amendment – Riprap Channels in the RE Zone (Recommendation)
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

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.