The Cedar City Planning Commission will hold a meeting on Tuesday, June 21st, 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. Regular Items</td>
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<tr>
<td>1. Approval of Minutes (dated June 7th, 2022)</td>
<td></td>
<td>(Approval)</td>
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<tr>
<td>2. PUBLIC HEARING</td>
<td>1945 S. Scenic Dr.</td>
<td>Wayne &amp; Diana Francis</td>
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<tr>
<td>Zone Change: AT to R-1</td>
<td></td>
<td>(Recommendation)</td>
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<td>(Recommendation)</td>
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<td>3. RV Park – Vicinity</td>
<td>approx. 600 E. 3000 N. Cedar Point RV Park</td>
<td>Blue Terra Development/ Focus Engineering</td>
</tr>
<tr>
<td>(Recommendation)</td>
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<td>4. PUBLIC HEARING</td>
<td>400 W. &amp; Harding Ave. Cedar City Town Plat Block 33 Lot 6</td>
<td>Jones/Platt &amp; Platt</td>
</tr>
<tr>
<td>Zone Change: R-3-M to SHD</td>
<td></td>
<td>(Recommendation)</td>
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<td>(Recommendation)</td>
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<tr>
<td>(Approval)</td>
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<tr>
<td>6. Consider a Development Agreement With Plum Creek LLC</td>
<td>approx. 800 N. Lund Hwy.</td>
<td>Plum Creek/Platt &amp; Platt</td>
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<tr>
<td>(Recommendation)</td>
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<td>7. PUBLIC HEARING</td>
<td>approx. 800 N. Lund Hwy.</td>
<td>Plum Creek/Platt &amp; Platt</td>
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<tr>
<td>General Land Use Amend</td>
<td></td>
<td>(Recommendation)</td>
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<tr>
<td>Low Density Residential to Medium Density Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Recommendation)</td>
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<td>8. PUBLIC HEARING</td>
<td>approx. 800 N. Lund Hwy.</td>
<td>Plum Creek/Platt &amp; Platt</td>
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<tr>
<td>Zone Change: MPD to R-2-1</td>
<td></td>
<td>(Recommendation)</td>
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</tbody>
</table>
9. PUBLIC HEARING
   General Land Use Amend
   Low Density Residential to
   High Density Residential
   (Recommendation)
   approx. 800 N. Lund Hwy.
   Plum Creek/Platt & Platt

10. PUBLIC HEARING
    Zone Change: MPD to RN
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt

11. PUBLIC HEARING
    General Land Use Amend
    Low Density Residential to
    High Density Residential
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt

12. PUBLIC HEARING
    Zone Change: AT to R-3-M
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt

13. PUBLIC HEARING
    General Land Use Amend
    Low Density Residential to
    Central Commercial
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt

14. PUBLIC HEARING
    Zone Change: AT to CC
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt

15. PUBLIC HEARING
    Ordinance Text Amendment
    (Recommendation)
    Chapter 32-4-F-3 (Fencing)
    GO Civil

16. Minor Lot Subdivision
    (Approval)
    Main St. & Nichols Canyon Rd.
    Abrams/GO Civil

17. Subd. – Vicinity
    (Recommendation)
    approx. 800 E. Nichols Canyon Rd,
    Fiddlers Cove Phases 3 & 4
    Nichols/GO Civil

18. Detailed Minor Lot – Final
    (Approval)
    approx. 350 N. 4375 W.
    Iron West
    Windmill Plaza/GO Civil

II. CITY ITEMS

1. Disposal of City Property
   (Recommendation)
   B-1905-0000-0000 – North of Fiddler’s Canyon Subdivision
2. Disposal of City Property  
(Recommendation)  
B-1459-0000-0000 – property behind Wal-Mart

3. Road Vacation  
(Recommendation)  
South Side of Cross Hollow Arena  
Approx. 100 S., West of Cross Hollow Rd.  
Parcel #B-1643-00RD-0001  
City Staff

4. PUBLIC HEARING  
Consider an Ordinance Text Amendment to Section 26-III-9  
pertaining to Accessory Dwelling Units (ADUs) in the  
Residential Estate (RE) Zone  
(Recommendation)  
Don Boudreau

5. Training on the Municipal Officers’ and Employees’ Ethics Act  
And the Open and Public Meetings Act  
Tyler Romeril

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.