



# 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

June 21<sup>st</sup>, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, June 21<sup>st</sup>, 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. Regular Items**

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| 1. Approval of Minutes (dated June 7 <sup>th</sup> , 2022)<br>(Approval)  |   |  |
| 2. PUBLIC HEARING<br>Zone Change: AT to R-1<br>(Recommendation)   | 1945 S. Scenic Dr.  | Wayne & Diana Francis                        |
| 3. RV Park – Vicinity<br>(Recommendation)   | approx. 600 E. 3000 N.<br>Cedar Point RV Park                   | Blue Terra Development/<br>Focus Engineering |
| 4. PUBLIC HEARING<br>Zone Change: R-3-M to SHD<br>(Recommendation)  | 400 W. & Harding Ave.<br>Cedar City Town Plat<br>Block 33 Lot 6 | Jones/Platt & Platt                          |
| 5. Minor Lot Subdivision<br>(Approval)  | 2000 S. Old Hwy 91 Frontage Rd.                                 | Middleton/Platt & Platt                      |
| 6. Consider a Development<br>Agreement With Plum Creek LLC<br>(Recommendation)  | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt                     |
| 7. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>Medium Density Residential<br>(Recommendation) | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt                     |
| 8. PUBLIC HEARING<br>Zone Change: MPD to R-2-1<br>(Recommendation)  | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt                     |

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| 9. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>High Density Residential<br>(Recommendation)  | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 10. PUBLIC HEARING<br>Zone Change: MPD to RN<br>(Recommendation)   | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 11. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>High Density Residential<br>(Recommendation) | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 12. PUBLIC HEARING<br>Zone Change: AT to R-3-M<br>(Recommendation)   | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 13. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>Central Commercial<br>(Recommendation)       | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 14. PUBLIC HEARING<br>Zone Change: AT to CC<br>(Recommendation)  | approx. 800 N. Lund Hwy.  | Plum Creek/Platt & Platt |
| 15. PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation)   | Chapter 32-4-F-3 (Fencing)                                      | GO Civil                 |
| 16. Minor Lot Subdivision<br>(Approval)  | Main St. & Nichols Canyon Rd.                                   | Abrams/GO Civil          |
| 17. Subd. – Vicinity<br>(Recommendation)   | approx. 800 E. Nichols Canyon Rd.<br>Fiddlers Cove Phases 3 & 4 | Nichols/GO Civil         |
| 18. Detailed Minor Lot – Final<br>(Approval)   | approx. 350 N. 4375 W.<br>Iron West                             | Windmill Plaza/GO Civil  |

## **II. CITY ITEMS**

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| 1. Disposal of City Property<br>(Recommendation) | B-1905-0000-0000 – North of Fiddler’s Canyon Subdivision |
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| 2. Disposal of City Property<br>(Recommendation)  | B-1459-0000-0000 – property behind Wal-Mart  |               |
| 3. Road Vacation<br>(Recommendation)  | South Side of Cross Hollow Arena<br>Approx. 100 S., West of Cross Hollow Rd.<br>Parcel #B-1643-00RD-0001 | City Staff    |
| 4. PUBLIC HEARING<br>Consider an Ordinance Text Amendment to Section 26-III-9<br>pertaining to Accessory Dwelling Units (ADUs) in the<br>Residential Estate (RE) Zone<br>(Recommendation) |  | Don Boudreau  |
| 5. Training on the Municipal Officers' and Employees' Ethics Act<br>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.