The Cedar City Planning Commission will hold a meeting on Tuesday, July 19th, 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>
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</thead>
<tbody>
<tr>
<td><strong>I. REGULAR ITEMS</strong></td>
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<tr>
<td>1. Appointment of New Chairperson for Planning Commission</td>
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<td>2. Approval of Minutes (Dated July 5th, 2022) (Approval)</td>
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<tr>
<td>3. PUBLIC HEARING Transportation Master Plan Amendment Regarding Right-of-Way Widths (Recommendation)</td>
<td>approx. 1400 S. Old Hwy. 91</td>
<td>Hitchcock/Ensign Engineering</td>
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<td>5. Minor Lot Subd. (Simple) (Approval)</td>
<td>2800 S. 5700 W.</td>
<td>Middleton/GO Civil</td>
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<td>6. PUBLIC HEARING Zone Change: MPD &amp; AT to R-1 (Recommendation)</td>
<td>approx. 800 N. Lund Hwy. (21.71 acres)</td>
<td>Plum Creek/Platt &amp; Platt</td>
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<tr>
<td>7. PUBLIC HEARING General Land Use Amend - From Low Density Residential To Medium Density Residential (Recommendation)</td>
<td>approx. 800 N. Lund Hwy. (22.71 acres)</td>
<td>Plum Creek/Platt &amp; Platt</td>
</tr>
<tr>
<td>8. PUBLIC HEARING Zone Change: MPD &amp; AT to R-2-2 (Recommendation)</td>
<td>approx. 800 N. Lund Hwy. (22.71 acres)</td>
<td>Plum Creek/Platt &amp; Platt</td>
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9. PUBLIC HEARING
   General Land Use Amend -
   From Low Density Residential
   To Medium Density Residential
   (Recommendation)
   approx. 800 N. Lund Hwy.
   (19.45 acres)
   Plum Creek/Platt & Platt

10. PUBLIC HEARING
    Zone Change: AT to R-2-1
    (Recommendation)
    approx. 800 N. Lund Hwy.
    (19.45 acres)
    Plum Creek/Platt & Platt

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

12. PUBLIC HEARING
    Zone Change: AT to RNZ
    (Recommendation)
    approx. 800 N. Lund Hwy.
    (14.89 acres)
    Plum Creek/Platt & Platt

13. PUBLIC HEARING
    General Land Use Amend -
    From Low Density Residential
    To High Density Residential
    (Recommendation)
    approx. 800 N. Lund Hwy.
    (19.79 acres)
    Plum Creek/Platt & Platt

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

15. PUBLIC HEARING
    General Land Use Amend -
    From Low Density Residential
    To Central Commercial
    (Recommendation)
    approx. 800 N. Lund Hwy.
    (8.10 acres)
    Plum Creek/Platt & Platt

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

17. Consider a Development
    Agreement With Plum Creek LLC
    (Recommendation)
    approx. 800 N. Lund Hwy.
    Plum Creek/Platt & Platt
18. PUBLIC HEARING  
General Land Use Amend - approx. 200 S. 1400 W. (1.03 ac.)  
From High Density Residential  
To SUU Student Housing District (SHD)  
(Recommendation)  
Boud/Platt & Platt

19. PUBLIC HEARING  
Zone Change - approx. 200 S. 1400 W. (1.03 ac.)  
From R-3-M to SHD  
(Recommendation)  
Boud/Platt & Platt

20. PUBLIC HEARING  
General Land Use Amend - approx. 260 S. 1400 W. (1.00 ac.)  
From High Density Residential  
To SUU Student Housing District (SHD)  
(Recommendation)  
Boud/Platt & Platt

21. PUBLIC HEARING  
Zone Change - approx. 260 S. 1400 W. (1.0 ac.)  
From R-3-M to SHD  
(Recommendation)  
Boud/Platt & Platt

22. PUBLIC HEARING  
General Land Use Amend - approx. 200 S. 1400 W. (17.15 ac.)  
From High and Medium Density Residential To SUU Student Housing District (SHD)  
(Recommendation)  
Boud/Platt & Platt

23. PUBLIC HEARING  
Zone Change - approx. 200 S. 1400 W. (17.15 ac.)  
From R-3-M to SHD  
(Recommendation)  
Boud/Platt & Platt

II. CITY ITEMS

1. Consider an Easement to Industrial Road Parkway project City Staff/Christian Bennett  
Rocky Mountain Power from 300 West to Airport Road

2. PUBLIC HEARING  
Consider an Ordinance Change amending Section 32-9 Tyler Romeril  
Regarding Grading Permits for Subdivision and PUD General Requirements  
(Recommendation)

3. PUBLIC HEARING  
Consider an ordinance change amending Chapter 26 Article V Tyler Romeril  
concerning Parking for In-Home Daycares/Schools  
(Recommendation)
4. PUBLIC HEARING
Consider an ordinance change amending Chapter 26 Article IX
concerning Home Occupations
(Recommendation)

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.