

**CEDAR CITY PLANNING COMMISSION**  
**AGENDA- AMENDED**

August 29<sup>th</sup>, 2023

The Cedar City Planning Commission will hold a meeting on Tuesday, August 29<sup>th</sup>, 2023, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The agenda items are as follows:

**ITEM/REQUESTED MOTION**                      **LOCATION/PROJECT**                      **APPLICANT/PRESENTER**

- Pledge of Allegiance

**I.      REGULAR ITEMS**

- |                                                                          |                                                                         |                                   |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------|
| 1. Approval of Minutes (August 15 <sup>th</sup> , 2023)<br>(Approval)    |                                                                         |                                   |
| 2. PUBLIC HEARING<br>Zone Change from<br>CC to R-3-M<br>(Recommendation) | 168 E. College Ave.                                                     | Ursini/Platt & Platt              |
| 3. Change to Another<br>Non-Conforming Use<br>(Recommendation)           | 168 E. College Ave.                                                     | Ursini/Platt & Platt              |
| 4. PUBLIC HEARING<br>Amended Plat<br>(Recommendation)                    | Rockwood Lane/Ashdown Forest Rd.<br>Ashdown Forest PUD Phase 6, Lot 11A | Todd/Platt & Platt                |
| 5. PUBLIC HEARING<br>Amended Plat<br>(Recommendation)                    | Cove Drive & 400 South Circle<br>Carmel Canyon Phase 1, Lots 9 & 10     | Sigler/Platt & Platt              |
| 6. Minor Lot - Simple<br>(Approval)                                      | approx. 800 N. Lund Highway<br>Cedar 106 LLC                            | Cedar 106/Platt &<br>Platt        |
| 7. Development Agreement<br>(Recommendation)                             | 256 S. 900 W.<br>Thunderbird Way Project                                | Leavitt/Red Hollow<br>Engineering |
| 8. Disposal/Trade of<br>City Property<br>(Recommendation)                | 2345 Aviation Way/<br>2000 North Bulldog Rd.                            | Sunroc Corp.                      |

9. Easement to 12 South Main Street  
Rocky Mountain Power Mayor Square  
(Recommendation to RDA)

Nelson/  
Jonathan Stathis

## II. CITY ITEMS

1. Engineering Standards Revisions- Sewer  
(Recommendation)

Randy Clove/  
Jonathan Stathis

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