

**CEDAR CITY PLANNING COMMISSION**

**AGENDA**

October 5, 2021

The Cedar City Planning Commission will hold a meeting on Tuesday, October 5, 2021, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

The Agenda items are as follows:

<b><u>ITEM/REQUESTED MOTION</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
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**I. Regular Items**

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| 1. Approval of Minutes (September 28, 2021)<br>(Approval)                                |  |                               |
| 2- Subd. -Vicinity<br>(Recommendation)   | approx. 2400 N Lund Hwy.<br>Chelsey Subd.                | Ryan Kent/GO Civil Eng.       |
| 3- PUBLIC HEARING<br>PUD – Vicinity<br>(Recommendation)                                  | approx. 3164 S Tipple Rd.<br>Shurtz Canyon PUD           | Choice Lifestyles/Watson Eng. |
| 4- PUBLIC HEARING<br>PUD- 2 <sup>nd</sup> Amendment<br>(Recommendation)                  | approx. 800 South Cove Dr.<br>Blackstone PUD             | Leavitt Land/Brent Drew       |
| 5- PUBLIC HEARING<br>General Land Use amend<br>Medium Density to SHD<br>(Recommendation) | 227 & 231 S 1025 W<br>and 222 S 900 W                    | Leavitt Land/Brent Drew       |
| 6- PUBLIC HEARING<br>Zone Change: R-2 to SHD<br>(Recommendation)                         | 227 & 231 S 1025 W<br>and 222 S 900 W                    | Leavitt Land/Brent Drew       |
| 7- PUBLIC HEARING<br>Zone Change: R-3-M to SHD<br>(Recommendation)                       | Corner of 1025 W & 200 S<br>Parcel B-1115-24 & B-1115-18 | Leavitt Land/Brent Drew       |

- 8- PUBLIC HEARING  
General Land Use amend approx. 200 E Canyon Belliston Const./Ensign Eng.  
Commercial to High Density Commercial Ave.  
(Recommendation)
- 9- PUBLIC HEARING  
Zone Change: CC to R-3-M approx. 200 E Canyon Belliston Const./Ensign Eng.  
(Recommendation) Commercial Ave.
- 10- PUBLIC HEARING  
Ordinance Text Amendment Section 32-9-4-F Fencing around PUD Platt & Platt

### **Staff Items**

- 1- Consider amending a Development Agreement with Choice Builders LLC on 60 acres of property located in the vicinity of 2700 S., 2800 S., and 2900 S. Tipple Road. Choice Builders/Tyler Romeril
- 2- PUBLIC HEARING  
Ordinance Text Amendment Section 26-XIV-5 Airport Overlay Zones Staff
- 3- General Plan Review Update Don Boudreau
- 4- Legal Training Tyler Romeril

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