



Cedar City

10 North Main Street • Cedar City, UT 84720
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 www.cedarcity.org

CEDAR CITY PLANNING COMMISSION AGENDA

Mayor
 Garth O. Green

Council Members
 Terri W. Hartley
 Craig E. Isom
 W. Tyler Melling
 R. Scott Phillips
 Ronald Riddle

City Manager
 Paul Bittmenn

October 17th, 2023

The Cedar City Planning Commission will hold a meeting on Tuesday, October 17th, 2023, 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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- Pledge of Allegiance

I. REGULAR ITEMS

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|--|---|----------------------------------|
| 1. Approval of Minutes (October 3 rd , 2023)
(Approval) | | |
| 2. Vacate Easement
(Recommendation) | Lot 7 Hidden Hills Estates Subd. | Dompier/ Watson Eng |
| 3. Engineering Standards Revision
(Recommendation) | Detail R 4 A | Meisner/ GO Civil |
| 4. Subdivision- Minor Lot
(Approval) | 675 N 5400 W | Gubler/ Platt & Platt |
| 5. Road Dedication
(Recommendation) | 400 E 900 N
Thunderbird Garden Estates PUD | Wharton/Wieber/
Platt & Platt |
| 6. PUBLIC HEARING
Vicinity Plan -PUD
(Recommendation) | 2110 N Northfield Rd
The Lofts at Northfield PUD | Mackert/ Platt & Platt |
| 7. PUBLIC HEARING
Vicinity Plan – PUD
(Recommendation) | 53 N Aime Ave | Fausett/ Platt & Platt |
| 8. PUBLIC HEARING
General Land Use Amendment
From Low Density Residential
to Medium Density Residential
(Recommendation) | 1182 N Hovi Hills Dr | Ellis/ Adams |

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|---|--|---|
| <p>9. PUBLIC HEARING
 Zone Change
 From RA to R-2-2
 (Recommendation)</p> | <p>1182 N Hovi Hills Dr</p> | <p>Ellis/Adams</p> |
| <p>10. PUBLIC HEARING
 General Plan Amendment
 Low Density Residential
 to Central Commercial
 (Recommendation)</p> | <p>3200 N Canyon Ranch Drive</p> | <p>Esplin Land Holdings/
 Alliance Consulting Engineers</p> |
| <p>11. PUBLIC HEARING
 General Plan Amendment
 Low Density Residential
 to High Density Residential
 (Recommendation)</p> | <p>3200 N Canyon Ranch Drive</p> | <p>Esplin Land Holdings/
 Alliance Consulting Engineers</p> |
| <p>12. PUBLIC HEARING
 Zone Change
 From AT to CC
 (Recommendation)</p> | <p>3200 N Canyon Ranch Road</p> | <p>Esplin Land Holdings/
 Alliance Consulting Engineers</p> |
| <p>13. PUBLIC HEARING
 Zone Change
 From AT to R -3 – M
 (Recommendation)</p> | <p>3200 N Canyon Ranch Road</p> | <p>Esplin Land Holdings/
 Alliance Consulting Engineers</p> |
| <p>14. PUBLIC HEARING
 Zone Change
 From AT to RN
 (Recommendation)</p> | <p>3200 N Canyon Ranch Road</p> | <p>Esplin Land Holdings/
 Alliance Consulting Engineers</p> |
| <p>15. Presentation</p> | <p>Subdivision Ordinance
 Chapter 32</p> | <p>City Engineer/City Attorney</p> |

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