



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

November 1st, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, November 1st, 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>
I. <u>REGULAR ITEMS</u>		
1. Approval of Minutes (dated October 18 th , 2022) (Approval)		
2. Consider Rural Opportunity Grant for the Economic Development Dept. (Recommendation)		Danny Stewart
3. PUBLIC HEARING Subd. – Amended Plat (Recommendation)	763 E. Cobblecreek Dr. Fiddlers Canyon Subd. Block 1, Lot 9, Unit 4 & Lot 7, Phase 11	Hunter/Hansen/Watson Engineering
4. PUBLIC HEARING PUD – 2 nd Amended Plat (Recommendation)	415 N. Main St. #206 Depot Plaza Condominiums PUD	AFP Holdings/Watson Engineering
5. PUBLIC HEARING Zone Change: R-3-M to SHD (Recommendation)	104 N. 400 W.	Jones/Platt & Platt
6. PUBLIC HEARING Zone Change: R-3-M to SHD (Recommendation)	130 N. 400 W.	Jones/Platt & Platt
7. PUBLIC HEARING Zone Change: R-3-M to SHD (Recommendation)	136 N. 400 W.	Jones/Platt & Platt

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| 8. PUBLIC HEARING
Zone Change: R-1 to HS
(Recommendation) | approx. 3100 N. 100 E. | Bauer/Platt & Platt |
| 9. PUBLIC HEARING
General Lane Use Amend -
from Central Commercial
(CC) to Mixed Use (MU)
(Recommendation) | 1425 N. Main St.
North Cedar Business Center | Szu/GO Civil |
| 10. PUBLIC HEARING
Zone Change: GC to MU
(Recommendation) | 1425 N. Main St.
North Cedar Business Center | Szu/GO Civil |
| 11. PUBLIC HEARING
Zone Change: AT to RE
(Recommendation) | approx. 2000 W. 3100 N. | Payne/GO Civil |
| 12. PUBLIC HEARING
RDO Amendment
(Recommendation) | approx. 3200 W. So. Mountain Dr.
Bauer Meadows RDO Pod 8 | Three Eagle LLC/H&B
Capital/GO Civil |
| 13. PUBLIC HEARING
Zone Change: R-1 to R-3-M
(Recommendation) | approx. 3200 W. So. Mountain Dr.
Amended Bauer Meadows RDO
Pod 8 | Three Eagle LLC/H&B
Capital/GO Civil |
| 14. PUBLIC HEARING
Zone Change: R-1 to CC
(Recommendation) | approx. 3200 W. So. Mountain Dr.
Amended Bauer Meadows RDO
Pod 14 | Three Eagle LLC/H&B
Capital/GO Civil |

II. CITY ITEMS

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| 1. Comprehensive Update to Storm Drain Master Plan
(Recommendation) | Sunrise Engineering/
Jonathan Stathis |
| 2. Transportation Master Plan Amendment -
1600 North (north of the Airport)
(Recommendation) | Jonathan Stathis |
| 3. Water Master Plan Amendment -
1600 North (north of the Airport)
(Recommendation) | Jonathan Stathis |

4. Active Transportation Master Plan Amendment -
1600 North (north of the Airport)
(Recommendation)

Jonathan Stathis

5. Trails Master Plan Amendment –
1600 North (north of the Airport)
(Recommendation)

Jonathan Stathis

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.