



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 7th, 2023

The Cedar City Planning Commission will hold a meeting on Tuesday, November 7th, 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 17 th , 2023)
(Approval) | | |
| 2. Street Name Change/
Addition
(Recommendation) | 896 N 2175 W
Happy Factory Lane | Smith/Cooley |
| 3. PUBLIC HEARING
Vicinity Plan- PUD
(Recommendation) | 53 Aime Avenue
Aime Avenue PUD | Fausett/ Platt & Platt |
| 4. PUBLIC HEARING
General Plan Amendment
Low Density Residential
to Central Commercial
(Recommendation) | 3200 N Canyon Ranch Drive
Cedar Bluff Subdivision | Esplin Land Holdings/
Alliance Consulting Eng. |
| 5. PUBLIC HEARING
General Plan Amendment
Low Density Residential
to High Density Residential
(Recommendation) | 3200 N Canyon Ranch Drive
Cedar Bluff Subdivision | Esplin Land Holdings/
Alliance Consulting Eng. |
| 6. PUBLIC HEARING
Zone Change from
Annexed Transition to
Central Commercial
(Recommendation) | 3200 N Canyon Ranch Drive
Cedar Bluff Subdivision | Esplin Land Holdings/
Alliance Consulting Eng. |

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|---|--|---|
| 7. PUBLIC HEARING
Zone Change from
Annexed Transition
to R-3-M
(Recommendation) | 3200 N Canyon Ranch Drive
Cedar Bluff Subdivision | Esplin Land Holdings/
Alliance Consulting Eng. |
| 8. PUBLIC HEARING
Development Agreement
(Recommendation) | 3200 N Canyon Ranch Drive
Cedar Bluff Subdivision | Esplin Land Holdings/
Alliance Consulting Eng. |
| 9. PUBLIC HEARING
Annexation
(Recommendation) | 3900 W 1225 N
41.70 Acres | Ashdown/ L.R. Nelson
Consulting Engineers, LLC |

II. CITY ITEMS

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| 1. Disposal of City Property
(Recommendation) | 2100 N. Bulldog Rd
approx. 30 acres at old WWTP | Paul Bittmenn |
| 2. PUBLIC HEARING
Ordinance Text Amendment
Landscaping for
Water Conservation
(Recommendation) | Section 26-VI-2 | Don Boudreau |
| 3. PUBLIC HEARING
Comprehensive Update to
Water Master Plan
(Recommendation) | City-wide | Jonathan Stathis/Hansen,
Allen & Luce |
| 4. PUBLIC HEARING
Ordinance Text Amendment
Subdivision Ordinance
(Recommendation) | Chapter 32 | Randall McUne |
| 5. Engineering Standards
Revision
(Recommendation) | Sections 2.3, 3.2, 3.3, 3.4, 3.5 | 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.