



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

February 15th, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, February 15th, 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 January 18, 2022) (Approval)		
2. PUBLIC HEARING Annexation (Recommendation)	property located at the SW corner of 3000 North & 175 W., approx. 1.75 acres	Smith/Platt & Platt
3. PUBLIC HEARING Zone Change from R-1 TO R-3-M	2530 North & 400 West Cedar Breaks Townhomes	Sorensen/Alpha Eng.
4. PUBLIC HEARING PUD – Vicinity (Recommendation)	2530 North & 400 West Cedar Breaks Townhomes	Sorensen/Alpha Eng.
5. PUBLIC HEARING PUD - Amended Plat Lots 7 & 8 (Recommendation)	1960 N. Mahogany Circle Ashdown Forest PUD Phase 6	Swann/Platt & Platt
6. PUBLIC HEARING Subd. – Amended Plat (Recommendation)	2354 W. 850 N. Coal Creek Industrial Subd. Phase 4	Brous/GO Civil
7. Subd. – Vicinity (Recommendation)	South Mountain Drive The Estates at South Mountain Phase 3	HBG Dev./GO Civil
8. Subd. – Vicinity (Recommendation)	South Mountain Drive The Bluff at South Mountain Phase 2	Hanson/GO Civil

Administration
586-2953

Airport
867-9408

Building and Zoning
865-4519

Economic Development
586-2770

City Engineer
586-2963

Parks & Recreation
865-9223

Public Works
586-2912

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| 9. Subd. – Vicinity
(Recommendation) | approx. UT Hwy 56 & S. 4700 W.
Iron West Leigh Farm Subdivision Phases 1-5 | Burgess/GO Civil |
| 10. Subd. – Vicinity
(Recommendation) | in the vicinity of 2500 W. Meadow St.
Crescent Hills Subdivision Phase 5 | Onado/GO Civil |

II. Staff Items

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| 1. Discussion on the New Definitions the ADU Ordinance regarding Sections 26-I, 26-V, 26-III-2(B).2 | Donald Boudreau |
| 2. Consider approving an amendment to the SUU Housing District (SHD) zone ordinance regarding a lot area requirement. | Tyler Romeril |

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