CEDAR CITY PLANNING COMMISSION
MINUTES
March 15th, 2022

The Cedar City Planning Commission held a meeting on Tuesday, March 15th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Mary Pearson—Chair, Councilman Craig Isom, Jennie Hendricks, Jill Peterson, Ray Gardner, Adam Hahn, John Webster
Members absent –
Staff in attendance: City Attorney-Tyler Romeril, City Planner-Donald Boudreaux, City Engineer-Jonathan Stathis, and Onjulee Pittser
Others in attendance:

The meeting was called to order at 5:17 p.m.

ITEM/REQUESTED MOTION  LOCATION/PROJECT  APPLICANT/PRESENTER

1. Regular Items

1. Approval of Minutes (dated March 1st, 2022)
   (Approval)

   Craig motioned to approve the minutes from the March 1st meeting; Ray seconds; all in favor for unanimous vote.

2. PUBLIC HEARING

   Amended Plat
   (Recommendation)  2222 W. & 2228 W. Cove Canyon Cir.  Priscbrey/Platt & Platt
   Cove Canyon Subdivision
   Block 3 Lots 9 & 10

   Bob: This is 2 lots in Cove Canyon Circle. The dashed line is the platted lot line, and the 2 owners want to rotate the new lot line, so the south lot gets 18’ more frontage and north lot gets 18’ in the rear.

   Mary opened the public hearing; there were no comments; the public hearing was closed.

   Jennie motions for positive recommendation; Craig seconds; all in favor for unanimous vote.

3. Subd. – Vicinity
   (Recommendation)  3900 W. & 800 N.  Plum Creek/Platt & Platt
   Sugar Plum Subdivision

   Bob: No zone change will be necessary. It’s R-2-2. This is at 3900 W. and 800 N. near Monte Vista subdivision in the county. This is a proposed subdivision. It’s been reviewed by engineering. Mary:
   So, there are no changes to anything? Bob: Correct. Craig: You’ll have 2 accesses on 3900, and one on the bottom of 3700 W. Bob: Yes. Adam: Why does it jump from lot 61 to lot 252? Bob: Maybe that’s a mistake. I will find out tomorrow. Jill: How many lots are there? Bob: There’s about 60. Jill:

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Each with 2 units? **Bob:** Yes. It’s conforming to the zoning, and I don’t know how that numbering happened. **Mary:** Those are twin homes? **Bob:** Yes.

**Jennie motions for positive recommendation; Ray seconds; all in favor for unanimous vote.**

4. Subd. – Vicinity (Recommendation)
   W. 850 N.
   Mountainview Industrial Park
   Phase 1 & 2

**Jennie recused herself as she is involved in this project. Dallas:** This is zoned I&M 1. There are 2 parcels. There were a number of parcels that were done when IFA came through with the road improvements, and there’s 2 parcels, one on the north side and one on the south side. We’re just doing a vicinity plan. We’re calling the 4 lots on the north side Phase 1, and the south side is 8 lots we’re calling Phase 2.

**Craig motions for positive recommendation; Ray seconds; all in favor for unanimous vote.**

The meeting was adjourned at 5:24 p.m.

[Signature]
Onjuve Pittser, Executive Assistant