

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 Boudreau, 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**

I. 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. Cove Canyon Subdivision Block 3 Lots 9 & 10	Prisbrey/Platt & Platt
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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)
- | | | |
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| | 3900 W. & 800 N.
Sugar Plum Subdivision | Plum Creek/Platt & Platt |
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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:**

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	Bauer Rd. LLC/GO Civil
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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.


Onjulee Pittser, Executive Assistant