

**CEDAR CITY PLANNING COMMISSION**

**MINUTES**

May 19, 2020

The Cedar City Planning Commission held a meeting on Tuesday May 19, 2020 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Mary Pearson–Chair, Craig Isom, Jennie Hendricks, , Ray Gardner, Hunter Shaheen, Jill Peterson, Adam Hahn

Staff in attendance: City Attorney-Tyler Romeril, City Engineer-Kit Wareham, City Planner-Donald Boudreau, Paul Bittmenn and Michal Adams

Others in attendance: Bob Platt, Steve Woolsey, Verl Prestwich, Teri Kenney, Ron and Susan Nelson, Lisa Natwick

The meeting was called to order at 5:16 p.m.

Mary gave notice of items not on this meeting and encouraged all to look at future agenda for items they may be interested in.

**ITEM/REQUESTED MOTION**

**LOCATION/PROJECT APPLICANT/PRESENTER**

**I. Regular Items**

**1- Approval of Minutes (May 5, 2020)**

**(Approval)**

**Craig moved to approve the minutes of May 5, 2020, seconded by Adam and vote was unanimous.**

**2- Subd.- Minor Lot**

**2495 N Main St.**

**Cedar City Marketplace/**

**(Approval)**

**Cedar City Marketplace**

**Steve Woolsey**

Steve Woolsey presented and said he was representing Cedar City Marketplace. He pointed out the area and showed how they would like to make one lot on the end of the long parcel. All the public utility easements and roads are in place. This is just a formality to split off this parcel from the remainder.

Craig said so, this will be just the creation of the 1 lot off the fully extended area.

Mary wondered if there were any plans for this lot? Steve said it will be purchased by Western Ag., and he thinks they will have a design, he is not sure what they will put there; some type of commercial venture. At some point they will submit plans to the City for approval. At that point they will probably need to improve the road and install their utilities.

Jennie talked about the rest of this parcel, and if there would ever be access to it from Main Street.

Steve pointed out the road on the other side of this parcel, that was placed there because UDOT will not give access off Main Street in this area due to the large curve.

Kit said these roads were all figured by UDOT to minimize the access onto Main Street. They will all use this frontage road.

**Jennie moved to approve the minor lot for this parcel, seconded by Hunter and the vote was unanimous.**

**3- PUBLIC HEARING**

**General Plan Amendment  
Low Density to Mixed Use  
(Recommendation)**

**approx. 375 S Cross Hollow Rd.**

**Entrada Homes/  
Platt & Platt**

Bob Platt presented and pointed out the area or block of land. This is 4 acres and presently zoned Central Commercial. It is master planned to be low density. The request is to go to Mixed Use on this parcel. Therefore, they need to change both the General Land Use map and also the zone. He pointed out the church and Cody Drive. This butts up against Cross Hollow Road.

Mary pointed out so they want to go from the commercial to mixed use. She wondered if Bob could share any plans of what they want to do here. Bob was not sure, the potential buyer just wanted to see if they can get the zone changed first. There are no development plans at this time.

Mary stated they can discuss items 3 & 4 together as it is the same parcel of land.

Bob pointed out one other parcel in this area that is currently zoned mixed use.

Jill wanted to know what can be in mixed use as opposed to commercial.

Don said that mixed use can have both residential and commercial items. They can do it all as residential up to R-3 so the entire parcel could be used for that, or any less dense residential. Mixed Use also allows for commercial. The difference is things like the building height can be 35' in mixed use, but can go up to 50' in commercial. Mixed Use can also be all commercial using the standard setbacks. Mixed Use is fairly permissive, you can do things there that you can't in commercial. The Commercial zone is a little different, it has its own standard of setbacks, but does not allow residential unless the lower floor is all commercial then you can have residential on the upper floor. You can also go with 50% commercial in order to have 50% residential.

Mary opened the public hearing and seeing no comments, Mary closed the public hearing.

Craig mentioned that he knows there are people in this neighborhood that are looking for commercial items. Changing this to Mixed Use will not change that, they will get what the market dictates. Folks there are looking for more shopping opportunities without coming clear downtown. Jill wondered as this is a zone change if all the people were notified. Yes.

**Craig moved to send a positive recommendation for both items 3 & 4 the General Land Use and the zone change. Seconded by Jennie and the vote was unanimous.**

**4- PUBLIC HEARING**

**Zone Change CC to MU approx. 375 S. Cross Hollow Rd.  
(Recommendation)**

**Entrada Homes/  
Platt & Platt**

Discussed and voted on under Item #3

**5- PUBLIC HEARING**

**RDO – Bauer Meadows  
(Recommendation)**

**PULLED  
South Mountain Road**

**Joel Hansen/GO Civil**

## II. Staff Items

### 1- Subd.- Vicinity

#### (Recommendation)

### VA Way Subd.

#### VA Cemetery Area (1600 S)

### Staff

Kit presented and said all are aware that they are in the process of doing improvements for a VA Cemetery just back of Home Depot. This is one thing they are doing out there mostly to help fund putting in this road. This will be a regular subdivision with 4 lots. It will be a platted subdivision and all the lots will be sold to the public like any other subdivision. Kit talked about the area, the large water tank location, and how the VA Cemetery will be directly across the street from this small subdivision. This is on the west side and the cemetery is on the east side. The City owns this land; the VA purchased the land they now have for the cemetery.

Adam said so the City did all these improvements just like any other developer; does that mean they are now in competition with other developers? Kit said it was a way to help fund all these improvements, and it is just these 4 lots. There will be no more.

Jennie asked just how they would be sold? Put on the market with a price? Kit said they will be sold just like any other lots.

Tyler said whenever the City disposes of City property, just like any other sell; they would approach the City Council in a closed session, make offers, counter offer, etc., then go from there.

**Craig moved to send a positive recommendation of this vicinity plat to City Council; seconded by Jill with 4 voting aye and Adam and Hunter nay. The motion passed.**

The meeting adjourned at 5:35 p.m.



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Michal Adams, Executive Assistant

**NOTES:**

**ZONE**  
LOCATED IN ZONE (CC) CENTRAL COMMERCIAL

**SOIL**  
SOIL CONSISTS OF MEDIUM BENE GRAVELS TO SILTY SAND, WITH SOME CLAY.

**FLOOD ZONE**  
THE PROPERTY ON THIS PLAN IS LOCATED IN FLOOD ZONE C-2 PER FIRM PANEL #46002307008, DATED JULY 11, 1986, REVISED MARCH 28, 2001

**AP INFLUENCE**  
THIS PROPERTY LIES WITHIN THE AIRPORT INFLUENCE ZONE (A7)

# MINOR SUBDIVISION/RECORD OF SURVEY FOR: CEDAR CITY MARKET PLACE LLC

LOCATED IN THE SE 1/4 OF SECTION 26, T35S, R11W, S1, B.M.M.  
CEDAR CITY, IRON COUNTY, UTAH

**ROCKY MOUNTAIN POWER NOTE:**

ROCKY MOUNTAIN POWER APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF DETERMINING THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO LOCATE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY OTHER EASEMENTS, EMBODIING OR AMENDMENTS PROVIDED BY LAW OR CONTRACT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ENDORSEMENT OF ANY EASEMENTS OR RIGHTS IN THE PLAN, INCLUDING THOSE SET FORTH IN THE GENERAL DESCRIPTION AND THE REST AND WAYS. THIS APPROVAL IS LIMITED TO THE GENERAL DESCRIPTION AND THE REST AND WAYS. THIS APPROVAL IS NOT A GUARANTEE OF PARTICULAR FORMS OF ELECTRIC UTILITY SERVICE.

**UTILITY COMPANIES APPROVAL**

BY THE ABOVE NAMED PUBLIC UTILITY COMPANIES, DO HEREBY CERTIFY THAT WE APPROVE OF THIS MINOR SUBDIVISION AND DO NOT REQUIRE ANY ADDITIONAL EASEMENTS OTHER THAN THOSE SHOWN ON THIS PLAN.

UTILITY COMPANY	DATE
CENTURY LINK	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS COMPANY	DATE
TDS	DATE

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING FENCE
  - SECTION LINE
  - EASEMENT LINE
  - HATCHED AREA DENOTES SHARED ACCESS EASEMENT

- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769
- FOUND U.D.O.T. RIGHT-OF-WAY BRASS CAP MONUMENT
- FOUND WOOLSEY LAND SURVEYING REBAR CAP MONUMENT AND OR B.B.E. REBAR CAP MONUMENT
- CURRENT LAND ZONE DESIGNATION CENTRAL COMMERCIAL (C.C.)



**CURVE TABLE**

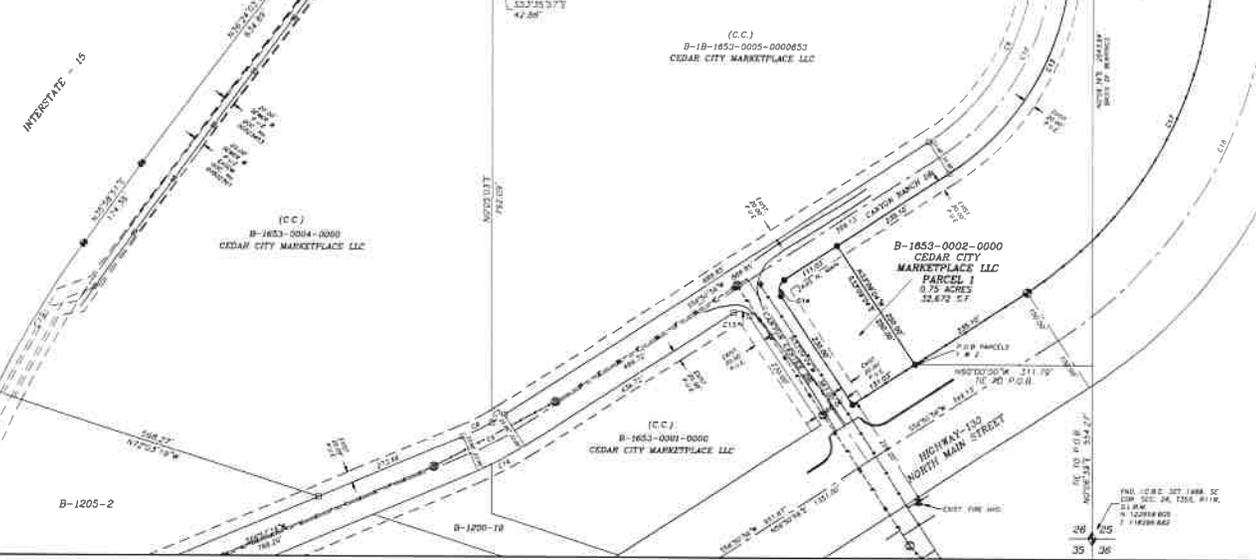
CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END.	DELTA
C1	20.72	88.88	88.88	88.88	17.2875°
C2	67.62	81.88	85.38	211.2875°	174.9437°
C3	68.28	81.88	88.12	52.8875°	187.6734°
C4	20.72	88.88	88.88	88.88	17.2875°
C5	481.28	481.21	488.84	94.875°	181.8828°
C6	25.44	481.28	23.44	94.875°	181.8828°
C7	38.88	481.28	38.88	94.875°	181.8828°
C8	481.28	481.21	488.84	94.875°	181.8828°
C9	68.28	81.88	88.12	52.8875°	187.6734°
C10	67.62	81.88	85.38	211.2875°	174.9437°
C11	20.72	88.88	88.88	88.88	17.2875°
C12	481.28	481.21	488.84	94.875°	181.8828°
C13	25.44	481.28	23.44	94.875°	181.8828°
C14	38.88	481.28	38.88	94.875°	181.8828°
C15	481.28	481.21	488.84	94.875°	181.8828°
C16	68.28	81.88	88.12	52.8875°	187.6734°
C17	67.62	81.88	85.38	211.2875°	174.9437°
C18	20.72	88.88	88.88	88.88	17.2875°
C19	481.28	481.21	488.84	94.875°	181.8828°
C20	25.44	481.28	23.44	94.875°	181.8828°

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	50.00'	N84°39'17"W
L2	50.00'	S19°39'48"E



**VICINITY MAP**



**SURVEYOR'S CERTIFICATE**

I, STEVEN BRENT WOOLSEY, PROFESSIONAL LAND SURVEYOR, NUMBER MYSELF, HOLD A LICENSE IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, UTAH STATE CODE, IN THE COUNTY OF IRON, UTAH, IN ACCORDANCE WITH SECTION 17-23-1.1, MONUMENTS WILL BE PLACED AS REPRESENTED IN THIS PLAN, THE LEGAL DESCRIPTIONS AND PLAN AND THE AREA DESCRIBED.

STEVEN BRENT WOOLSEY, P.L.S. #4938769

DATE

**NARRATIVE**

THIS MINOR SUBDIVISION/RECORD OF SURVEY WAS CREATED AT THE REQUEST OF CEDAR CITY MARKETPLACE LLC AND WESTERN AIR CREDIT TO CREATE TWO (2) PARCELS OF LAND LOCATED WITHIN IRON COUNTY 38A PARCELS #4-183-0002-0000

THE BASIS OF BEARINGS IS WOODS231E, 2643.64 FEET FROM THE SOUTHWEST CORNER TO THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

REFERENCES: CANYON BRANCH ROAD DECLARATION BY BULLOCK BROTHERS ENGINEERING, FILE NO. 1304, PAGES 1-4, DATED 10-10-2001; MINOR SUBDIVISION FOR CEDAR CITY MARKET PLACE LLC, BY WOOLSEY LAND SURVEYING, FILE NO. 2826, DATED 3-3-2017.

**PARCEL 1 DESCRIPTION:**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE NORTHWEST, BEARING THE SECTION LINE, 128.27 FEET, THENCE NORTHWEST, 211.19 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF US-89 STATE HIGHWAY-120 (NORTH MAIN STREET), THENCE SOUTHWEST, BEARING AND DISTANCE TO A CORNER, 121.23 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF CANYON CENTER DRIVE, THENCE DEPARTING SAID CORNER, BEARING S19°39'48"E AND BEARING 52.88 FEET, BEING THE EASTERN RIGHT-OF-WAY LINE OF SAID CANYON CENTER DRIVE, 22.80 FEET TO A CORNER, BEARING A BEARING OF 20.81 FEET AND A CENTRAL ANGLE OF 187.6734°, THENCE SOUTHWEST, BEARING AND DISTANCE TO A CORNER, 111.67 FEET, THENCE DEPARTING SAID LINE AND RUNNING S18°14"E, 25.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT PUBLIC UTILITIES EASEMENT ALONG THE SOUTHWESTERN AND NORTHWESTERN PROPERTY LINES, ADJACENT TO CANYON CENTER DRIVE AND CANYON BRANCH DRIVE, RESPECTIVELY, AND AS SHOWN ON THAT CERTAIN ROAD DECLARATION PLAN, FILE NO. 1304-244, DATED 10-10-2001, ON FILE IN THE OFFICE OF THE IRON COUNTY SURVEYOR.

**PARCEL 2 DESCRIPTION:**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE NORTHWEST, BEARING THE SECTION LINE, 128.27 FEET, THENCE NORTHWEST, 211.19 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF US-89 STATE HIGHWAY-120 (NORTH MAIN STREET), THENCE DEPARTING SAID LINE AND RUNNING S18°14"E, 25.80 FEET TO A CORNER, BEARING AND DISTANCE TO A CORNER, 111.67 FEET, THENCE DEPARTING SAID LINE AND RUNNING S19°39'48"E, 52.88 FEET TO A CORNER, BEARING AND DISTANCE TO A CORNER, 121.23 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF CANYON CENTER DRIVE, THENCE DEPARTING SAID CORNER, BEARING S19°39'48"E AND BEARING 52.88 FEET, BEING THE EASTERN RIGHT-OF-WAY LINE OF SAID CANYON CENTER DRIVE, 22.80 FEET TO A CORNER, BEARING A BEARING OF 20.81 FEET AND A CENTRAL ANGLE OF 187.6734°, THENCE SOUTHWEST, BEARING AND DISTANCE TO A CORNER, 111.67 FEET, THENCE DEPARTING SAID LINE AND RUNNING S18°14"E, 25.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT PUBLIC UTILITIES EASEMENT ALONG THE WESTERN AND NORTHWESTERN PROPERTY LINES, ADJACENT TO CANYON CENTER DRIVE AND CANYON BRANCH DRIVE, RESPECTIVELY, AND AS SHOWN ON THAT CERTAIN ROAD DECLARATION PLAN, FILE NO. 1304-244, DATED 10-10-2001, ON FILE IN THE OFFICE OF THE IRON COUNTY SURVEYOR.

**PLANNING COMMISSION APPROVAL**

I, \_\_\_\_\_, CHAIRMAN OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY SAID COMMISSION ON THIS DATE.

**CITY ENGINEER'S APPROVAL**

I, RIT C. WAREHAM, CITY ENGINEER FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND ACCEPTED BY ME THIS DATE.

RIT C. WAREHAM - CITY ENGINEER

REVISIONS	DATE	BY

WOOLSEY LAND SURVEYING, P.C.  
Land Acquiring • Land Planning  
100 East 2000 South  
Salt Lake City, UT 84143-2000  
Tel: 801-261-7000  
Fax: 801-261-7001

MINOR SUBDIVISION/RECORD OF SURVEY FOR:  
**CEDAR CITY MARKETPLACE LLC**  
CEDAR CITY, IRON COUNTY, UTAH  
LOCATED IN THE SE 1/4 OF SECTION 26, T35S, R11W, S1, B.M.M.

DATE	3-29-2018
SCALE	1" = 60'
SHEET NO.	1 OF 1





**LEGEND**

- SECTION CORNERS AS NOTED
- STREET MONUMENTS SET
- CORNER NOT SET
- REBAR A CAP (TO BE SET)

Line #	Direction	Length
L1	N44° 49' 58.28"W	3.98
L4	N44° 49' 58.28"W	55.50
L3	S44° 10' 01.72"E	43.20
L2	N44° 49' 58.28"W	3.98
L7	N89° 37' 23.00"W	145.00*
L8	N1° 22' 37.00"E	234.66
L5	N44° 49' 58.28"W	66.00

Curve #	Length	Radius	Delta	Chord (Pto-Cto)	Chord Length
C0	13.56	15.00	90°00'00"	N88° 48' 58"W	21.21
C4	81.15	77.50	87°12'30"	N22° 13' 47"W	59.56
C3	18.91	100.00	43°12'30"	N22° 13' 47"W	16.88
C2	96.66	122.00	88°12'15"	N22° 13' 47"W	54.17
C1	23.38	18.89	90°00'00"	N0° 10' 02"E	24.25

**SURVEYOR'S CERTIFICATE**

I, CLAY TOLBERT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334261, HOLD A LICENSE IN ACCORDANCE WITH TITLE 66, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION, LOCATED IN CEDAR CITY, IRON COUNTY, UTAH IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THE LEGAL DESCRIPTION AND PLAT ARE CORRECT.



\* CLAY TOLBERT - P.L.S. # 334261

**NARRATIVE**

COORDINATES AND BEARINGS ARE BASED ON THE CEDAR CITY ENGINEERS COORDINATE CONTROL NETWORK USING THE CITY'S C.P.S. BASE AND CALIBRATION.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE SECTION LINE BEING SOUTH 89° 31' 05" WEST AND 810.64 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89° 22' 37" WEST 439.03 FEET; THENCE NORTH 19° 31' 27" WEST 163.00 FEET; THENCE NORTH 00° 22' 37" EAST 234.66 FEET; THENCE SOUTH 45° 10' 02" WEST 98.44 FEET; THENCE NORTH 44° 49' 58" WEST 46.90 FEET; THENCE NORTH 45° 10' 02" EAST 230.44 FEET; THENCE SOUTH 44° 49' 58" EAST 76.11 FEET; THENCE SOUTH 02° 22' 37" WEST 24.64 FEET TO THE POINT OF BEGINNING. CONTAINS 18,127.38 S.F. OR 41.55 ACRES.

**OWNERS DEDICATION**

THE UNDERSIGNED, CEDAR CITY CORPORATION, OWNER OF ALL THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN HEREINAFTER AS VA WAY SUBDIVISION, DO HEREBY DEDICATE AND CONVEY TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020

MAILE L. WILSON - MAYOR

**CORPORATE ACKNOWLEDGMENT**

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

MAILE L. WILSON  
MAYOR

(SEAL)  
ATTEST:

RENON SAVAGE  
RECORDER

STATE OF UTAH } ss.  
COUNTY OF IRON }

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF UTAH, FULLY COMMISSIONED AND BOUND AS SUCH, PERSONALLY APPEARED MAILE L. WILSON, KNOWN TO ME TO BE THE MAYOR OF CEDAR CITY CORPORATION AND RENON SAVAGE, ANCESTOR TO ME, TO BE THE CITY ENGINEER OF CEDAR CITY CORPORATION AND ACKNOWLEDGED TO ME THAT SHE THE SAID MAILE L. WILSON AND SHE THE SAID RENON SAVAGE EXECUTED THE FOREGOING INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN AND ON OATH STATE THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE WRITTEN.

NOTARY PUBLIC

**CERTIFICATE OF RECORDING**

I, CASPI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS FINAL PLAT OF VA WAY SUBDIVISION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

COUNTY RECORDER - CASPI JEFFRIES

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_

**UTILITY COMPANY APPROVAL**

WE THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS SHOWN ON THIS FINAL PLAT OF THE SUBDIVISION AND GUARANTEE THE INSTALLATION OF OUR UTILITY.

- ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_
- CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_
- DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_
- UTS \_\_\_\_\_ DATE \_\_\_\_\_

**POSTAL SERVICE APPROVAL**

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR THE NEIGHBORHOOD DELIVERY AND COLLECTION BOX.

POSTAL SERVICE SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

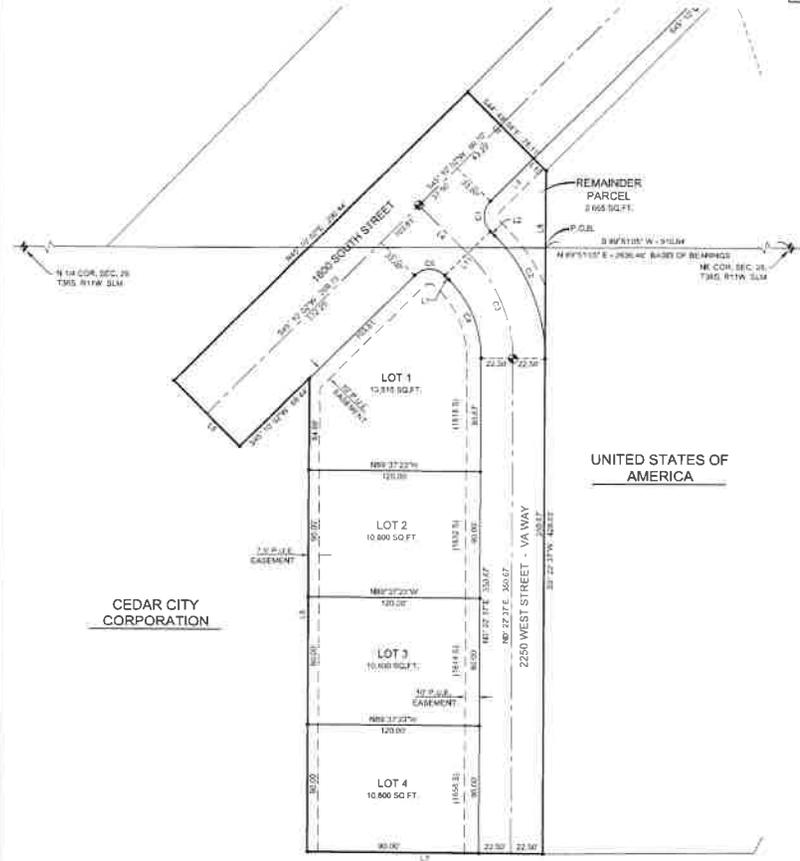
**UTILITIES NOTE**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVICE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN INDICATION OR WARRANTY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES WHICH MAY BE INCURRED BY THE APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

**PROJECT NOTES**

1. THE PROJECT IS ZONED AS RA (RESIDENTIAL AGRICULTURAL).
2. THE PROJECT IS NOT LOCATED IN A AIRPORT INFLUENCE ZONE.
3. THE PROJECT IS LOCATED IN "LOGS ZONE X" AREAS DETERMINED TO BE OUTSIDE THE CIVIL ANNUAL FLOOD CONTROL FLOODPLAIN FROM FEMA FIRM PANEL 18401C183C. PRELIMINARY REVIEW DATE: SEPTEMBER 24, 2014
4. THE EXISTING WATER PRESSURE IN THE VICINITY OF THIS PROPOSED SUBDIVISION IS (~40 PSI).
5. THE SOILS WITHIN THE PROJECT LOCATION ARE CLASSIFIED AS SOILS USUALLY NOT SUBJECT TO HYDRIC-CORRECTION PROBLEMS, TERRESTRIAL PLANT LIFE BEDROCK AT SHALLOW DEPTH OR COARSE BEDROCKS CONTAINING LOW PERCENTAGE OF FINE MATERIAL PER THE CEDAR CITY UTAH RELATIVE HYDRIC-CORRECTION SUSCEPTIBILITY MAP.



**CERTIFICATE OF ACCEPTANCE**

I, MAILE L. WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

ATTEST: CITY RECORDER - RENON SAVAGE MAILE L. WILSON - MAYOR

**PLANNING COMMISSION APPROVAL**

I, BARRY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BARRY PEARSON - CHAIRMAN

**CITY ENGINEERS APPROVAL**

I, KIT C. WAREHAM, CITY ENGINEER FOR CEDAR CITY CORPORATION DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

KIT C. WAREHAM - CEDAR CITY ENGINEER

**CITY ATTORNEY'S APPROVAL**

I, TUCKER ROMERL, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

TUCKER ROMERL - CITY ATTORNEY

DATE: 2/27/2019  
CHECKED: C.T.

SCALE: 1" = 40'  
DRAWN: T.B.M.

REVISIONS:  
DATE BY DESCRIPTION

CEGAR CITY  
10 NORTH MAIN STREET  
CEDAR CITY, UTAH 84208  
PH. (435) 566-9983

FINAL PLAT FOR  
VA WAY SUBDIVISION  
LOCATED IN THE NW1/4 OF SEC. 28, T36S, R11W, S14M

SHEET NO  
1 OF 1  
FILE: