

**CEDAR CITY PLANNING COMMISSION**  
**MINUTES**

July 16, 2019

The Cedar City Planning Commission held a meeting on Tuesday July 16, 2019 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, Hunter Shaheen, Jill Peterson, Jennie Hendricks, Ray Gardner and Adam Hahn

Members absent:

Staff in attendance: Don Boudreau-City Planner, Tyler Romeril-City Attorney, and Michal Adams

Others in attendance: Dallas Buckner, Ron Larsen, Gordon & Mary Ann Goodall, Jim Burgess, Teri Kenny, Brent Drew

The meeting was called to order at 5:15 p.m.

<b><u>ITEM/ REQUESTED MOTION</u></b>	<b><u>LOCATION/ PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
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**I. Regular Items**

**1. Approval of Minutes (July 2, 2019)  
(Approval)**

**Jennie moved to approve the minutes of July 2, 2019 seconded by Jill and the vote was unanimous.**

**2. PUBLIC HEARING**

**PUD Vicinity  
(Recommendation)**

**900 S Cove Dr.  
Blackstone PUD**

**Development Team/3 Peaks Eng.**

Ron Larsen presented; said this was part of the entire Iron Horse RDO and by the Cedar Middle School. They came in with the vicinity of the subdivision here and this is the PUD portion that will be next to that. It is planned for 103 townhome units. They are showing this to be done in 4 phases, as they will see how it sells. The first phase was pointed out. Ron also pointed out the public roads that will be built along with the subdivision. Those 2 roads are needed in order to provide a second access into the subdivision. Not that they are over 80 lots, but for fire safety, they would prefer more than 1 access into the area.

As far as the townhomes, there are 3 styles, some have garages, some with carports. They all access from driveways in the back of the buildings and the front faces the little landscaped spaces with a small street and visitor parking. They have the City checking this and the larger building on the south end faces the street. They may flip that building around to face the interior. That is part of Phase 3.

Hunter asked if they had an estimated build out time? Ron thought they would do a phase of 4 buildings about every 2 years, so 7-8 years for all of this. A couple of these are only 1 story and most

are 2 story. They did have one 3 story and figured no one would want that so they did not put that one in. Some are 2 bedroom and some are 3 bedroom. Ron stated there will be a 6' high masonry wall all the way around this development.

Mary opened the public hearing.

Gordan Goodall wondered if there were any park area. Ron pointed out the spot that would be used as a park, and all the landscaping in the entire development that would be common space for the residents.

Craig said this was all consistent with the RDO plan. Ron stated that in POD 1 they are not even to half the units it could have been. These townhomes and the subdivision is all that will be in POD 1, the rest will be left as open space.

Jennie said all the streets within this PUD will be private. Ron pointed out the ones that front a street and if they remain that way, there will not be a block wall in front of those. Don stated how they just changed that ordinance regarding fencing around a PUD that fronts a City street. Ron should have this modified before it goes to City Council.

Mary closed the public hearing.

**Craig moved to send a positive recommendation to the City Council on this Blackstone PUD; seconded by Jennie and the vote was unanimous.**

**3. Subd.- Vicinity North Field Estates 1-5 Burgess/Dev. Solutions  
(Recommendation)**

Jim Burgess presented; he said they did a zone change on this earlier this year. It is under the freeway and north on Northfield Road. It will be the same thing as the area, where there are lots of twin homes. Some of this is owned by the adjacent land owner, and they are developing together. The only change is they first showed them as duplex lots, and now have split them so they can all be twin homes. They are doing the development across the street from here now. These are all public roads.

It was asked just how many units? Jim said there were about 50 lots. They will just sell lots and let builders build the twin homes.

**Craig moved to send a positive recommendation to the City Council on this North Field Estates Subdivision; seconded by Jennie and the vote was unanimous.**

**4. Zone Change AT to I&M-2 951 N Lund Hwy. Sartini/ GO Civil  
(Recommendation)**

Dallas Buckner presented and pointed out the 2-acre parcel of land just off Lund Highway. The whole swath is zoned AT and has been since it annexed. This parcel would like to change to the I&M-2 zone which is according to the General Land Use plan. It is across the road from the Airport and between Highway U-56 and 1600 North. Nells Fugal is using this area for yard storage now. Jennie wondered where this was in connection to the Sycamore Trails area. The area was explained, this is quite a ways south of there.

**Adam moved to send a positive recommendation to the City Council on this zone change, seconded by Craig and the vote was unanimous.**

**5. Subd.- Revised Vicinity  
(Recommendation)**

**Old Sorrell Ranch Phase 1 Armbrust/Watson  
Off Westview Drive**

Pulled.

The meeting adjourned at 5:30 p.m.

  
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Michal Adams, Executive Assistant

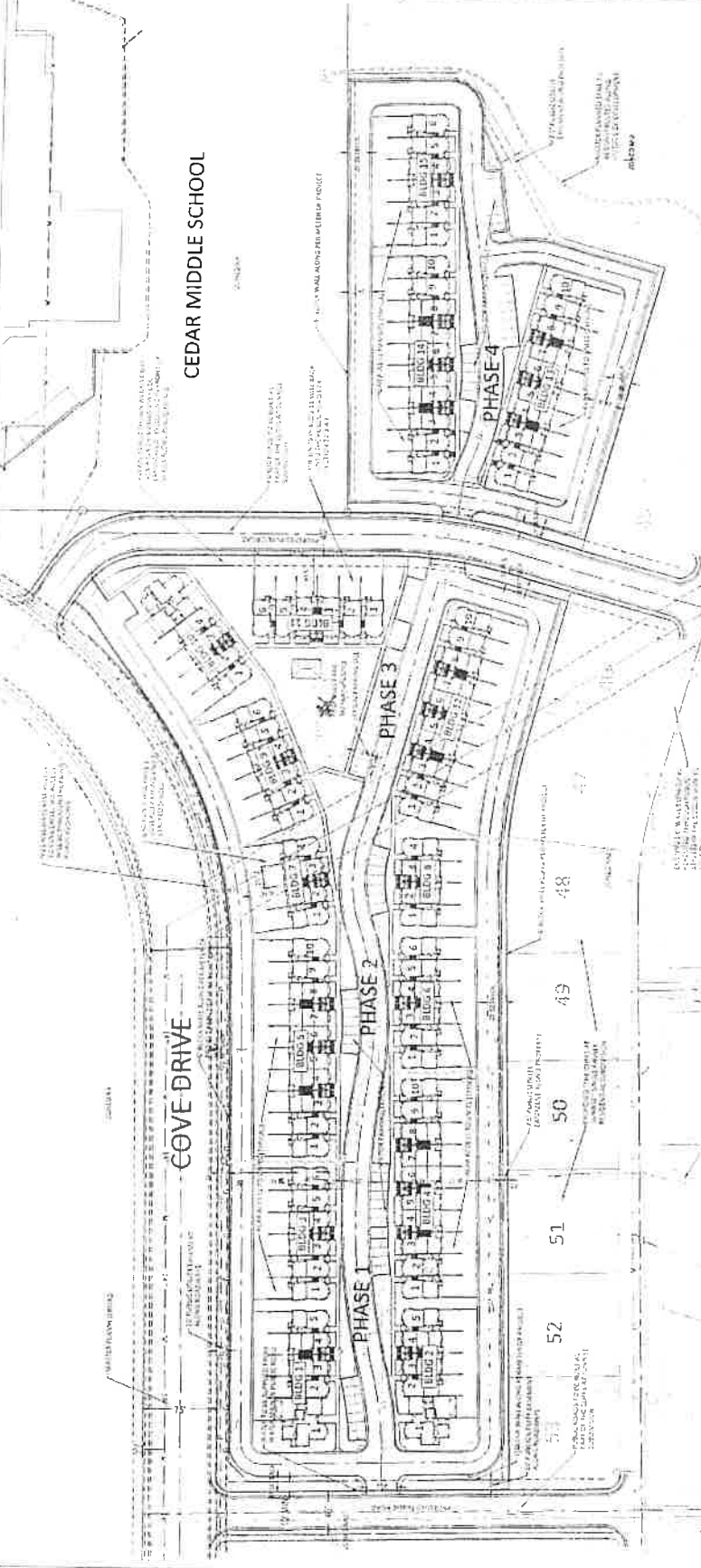
DATE	DESCRIPTION
11/15/11	ISSUED FOR PERMITS
08/15/11	ISSUED FOR PERMITS
05/15/11	ISSUED FOR PERMITS
02/15/11	ISSUED FOR PERMITS
11/15/10	ISSUED FOR PERMITS

**3 PEAKS ENGINEERING**  
 2115 ROCKY HILL ROAD  
 SUITE 100  
 ROCKY HILL, CT 06155-3929  
 PHONE: (860) 555-3929

THE  
 209 DEVELOPMENT TEAM LC  
 209 ACKSTONE  
 SUITE A  
 CEDAR CITY CT 06410

PROJECT NUMBER:  
 209-11-001  
 SCALE: 1" = 32'

SHEET NO.:  
 1 OF 1



SCALE IN FEET  
 0 10 20 30 40 50 60 70 80 90 100



**BLACKSTONE  
 PLANNED UNIT DEVELOPMENT  
 VICINITY PLAT**

**GENERAL NOTES**

1. THE PLANNED UNIT DEVELOPMENT (PUD) IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF ROCKY HILL, CONNECTICUT, AND THE ZONING REGULATIONS OF THE TOWN OF CEDAR CITY, CONNECTICUT.
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**OWNERS/DEVELOPER**

THE 209 DEVELOPMENT TEAM LC  
 209 ACKSTONE SUITE A  
 CEDAR CITY, CT 06410

**PARKING DESIGN**

THE PLANNED UNIT DEVELOPMENT (PUD) IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF ROCKY HILL, CONNECTICUT, AND THE ZONING REGULATIONS OF THE TOWN OF CEDAR CITY, CONNECTICUT.

**LAND USE TABLE**

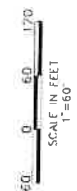
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	100,000	100%
2	PARKING	10,000	10%
3	OPEN SPACE	10,000	10%
4	UTILITIES	10,000	10%
5	ROADS	10,000	10%
6	OTHER	10,000	10%

**RBO PLAN**

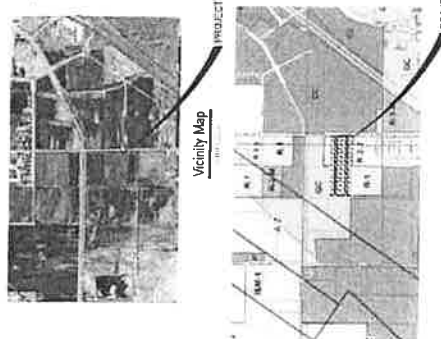
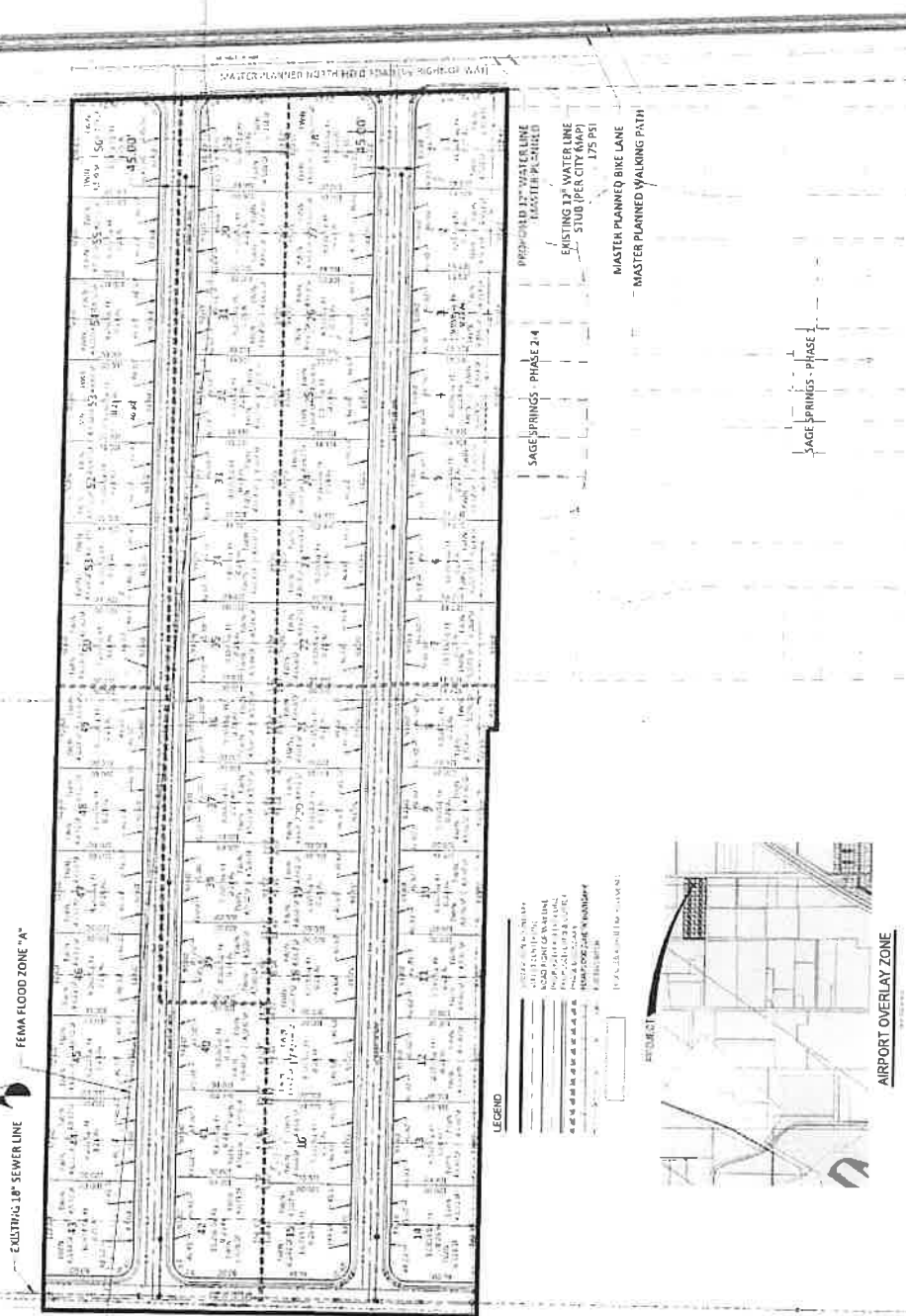
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# VICINITY PLAN for NORTHFIELD ESTATES

Located in Section 34 & 35, Township 35 South, Range 11 West, SLB&M



**SITE DATA:**  
 L&L SURVEY  
 11/15/2012  
 2270000 11/15/2012  
 2270000 11/15/2012  
 2270000 11/15/2012



### CURRENT ZONING MAP Project Is Zoned R-2-2

- NOTES**
1. THE TRACTS HAVEN PLAN SHOWS A LIKE LANE AND A WALKING PATH ALONG HIGHWAY 11.
  2. AN EXISTING 12" MASTER PLANNED WATER LINE IS LOCATED ON THE WEST LINE OF THE PROJECT. PROJECT FLOODS WILL BE DIRECTED TO THIS LINE.
  3. WATER SHALL CONNECT TO A 12" LINE ALONG THE HILL ROAD.
  4. THE MASTER PLANNED WALKING PATH SHALL BE LOCATED ON THE HILL ROAD PROPERTY.
  5. THE TRACTS HAVEN PLAN SHOWS A LIKE LANE AND A WALKING PATH ALONG HIGHWAY 11.
  6. A PORTION OF THIS PROJECT FALLS WITHIN FLOOD ZONE A OF THE FLOOD LINE (FOR MORE INFORMATION REGARDING FLOOD ZONE A, PLEASE REFER TO THE CITY OF NORTHFIELD MASTER PLANNED WALKING PATH REPORT DATED WITHIN THE THREE YEAR FLOOD ZONE PROJECTS WITHIN THE AIRBORNE REFERENCE ZONE AND THE FLOOD ZONE MAP. FLOOD ZONE A IS A FLOOD ZONE WHICH IS SUBJECT TO FLOODING DURING THE RAINY SEASON. FLOOD ZONE A IS A FLOOD ZONE WHICH IS SUBJECT TO FLOODING DURING THE RAINY SEASON. FLOOD ZONE A IS A FLOOD ZONE WHICH IS SUBJECT TO FLOODING DURING THE RAINY SEASON.
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  9. NO VEHICULAR ACCESS TO LOTS WORK FROM THE BIKE LANE.
  10. BEFORE FINAL PLAN APPROVAL, THE CITY ENGINEER SHALL REVIEW ALL UTILITY CROSSINGS AND RECORD TO THE CITY ENGINEER'S OFFICE.
  11. ADDITIONAL PUBLIC UTILITY CROSSINGS ON RESIDENTIAL LOTS.
  12. APPROXIMATE FLOOD UTILITY LAYOUT ON THE WEST LINE OF SUBJECT WALKING PATH.
  13. APPROXIMATE BIKE LANE AND WALKING PATH LAYOUT ON THE WEST LINE OF SUBJECT WALKING PATH.
  14. ALL LOTS LOCATED WITHIN THIS SUBDIVISION ARE ALLOWED WITH INDIVIDUAL WHICH EXCEEDED THE LOT OR BI ZONING REQUIREMENTS.

**OWNER/DEVELOPER**  
 D&G DEVELOPMENT, INC.  
 1150 W. HAYDEN AVENUE  
 SUITE 100  
 DENVER, CO 80202

**CITY ENGINEER'S APPROVAL**  
 I HAVE REVIEWED THE SUBDIVISION MAP AND THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND I AM ISSUING THIS CERTIFICATE OF ACCEPTANCE ON THIS DATE: 11/15/2012

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 I HAVE REVIEWED THE SUBDIVISION MAP AND THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND I AM ISSUING THIS CERTIFICATE OF ACCEPTANCE ON THIS DATE: 11/15/2012

**PLANNING COMMISSION APPROVAL**  
 I HAVE REVIEWED THE SUBDIVISION MAP AND THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S REQUIREMENTS AND I AM ISSUING THIS CERTIFICATE OF ACCEPTANCE ON THIS DATE: 11/15/2012

**CITY ATTORNEY'S APPROVAL**  
 I HAVE REVIEWED THE SUBDIVISION MAP AND THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY ATTORNEY'S REQUIREMENTS AND I AM ISSUING THIS CERTIFICATE OF ACCEPTANCE ON THIS DATE: 11/15/2012



