

**SPECIAL MEETING CEDAR CITY PLANNING COMMISSION**  
**MINUTES**

September 28, 2021

The Cedar City Planning Commission held a special meeting on Tuesday, September 28, 2021, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Mary Pearson–Chair, Craig Isom, Ray Gardner, Adam Hahn, Jill Peterson, John Webster

Members absent:

Staff in attendance: City Attorney-Tyler Romeril; City Engineer-Jonathan Stathis; Senior Engineer-Trevor McDonald, Donald Boudreau-City Planner and Michal Adams

Others in attendance: Brent Drew, Dallas Buckner, Tammy Vogt, Charles Hammon

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

Mary introduced the newest member of the Planning Commission, John Webster, who works with the Iron County School District.

**ITEM/REQUESTED MOTION      LOCATION/PROJECT      APPLICANT/PRESENTER**

**I. Regular Items**

**1. Approval of Minutes (September 7, 2021)**

**(Approval)**

**Craig moved to approve the minutes of September 7, 2021, seconded by Adam and the vote was unanimous.**

**2- Subd. – Minor Lot                      approx. 1300 N 5300 W                      Leavitt Land/Brent Drew**  
**(Approval)                                      Port 15**

Brent Drew of Leavitt Land said they were creating this 40-acre parcel for American Packaging out of Wisconsin. This company is coming here, and they will build on this 40-acre parcel. They have a contract for an additional 40 acres they may expand into in a few years. He explained how Port 15 is a large piece of land and they break off each parcel for each company as needed.

**Adam moved to approve this minor lot at Port 15, Seconded by Jill and the vote was unanimous.**

**3- Subd. – Vicinity                      1200 North Lund (approx.)                      Dave Nielson/GO Civil**  
**(Recommendation)                                      Red Hawk Village**

Dallas Buckner of GO Civil Engineering said this is the vicinity of all 3 phases of this subdivision. The property is all zoned R-2-2 with a small portion of about 300' along Lund Highway that is zoned I&M-1. Parcel 1 is to bring the road in and will leave a remaining parcel of I&M-1. In Phase 1 they are looking to do duplexes, then in Phase 2 and 3 there will be smaller R-2 lots with the R-2-1 style single family houses.

Adam asked about the road that looks to cut off to the north. Where is that road going. Dallas said that is

to be determined. As they only have the 1 access, after they get their 80 units, they will need a second access. There are a couple of options how to do that. The one that makes the most sense is to tie into Equestrian Pointe to the north or they can look at running a road all the way west. They have had a meeting with some of those property owners. There are some things that will need to be figured out before they do construction drawings for this. This is just to get the vicinity going and if they need to adjust in order for that second access then they can. The sewer and that second access will both need to be worked out.

It was brought up this would all need to be done before they could do Phase 2 due to the number of lots. Once they get up to that 80-lot number they will need a second access.

Jill asked about the duplex lots and how many units that would make. There are 31 lots so 62 units in that phase 1. Jill also said was this the one that needed a master-planned trail? Dallas said there is a plan for one out on Lunt Highway and a master-planned ditch along the north line so that is what the 20' easement along the north is for.

He pointed out how they show there to be parks on lots 11 and 83. These would also have some type of detention/retention basins integrated into them.

Don asked then, would they all need to have an HOA in order to maintain those? Probably as those would need to be privately maintained.

**Craig moved to send a positive recommendation to the City Council for this Subdivision Vicinity, seconded by Jill and the vote was unanimous.**

#### **4- PUBLIC HEARING**

**Subd.- Vacate a portion of Northfield Addition Subdivision Phase 1 including a portion of the street which also includes 2559 N, 2573 N, 2589 N, 2605 N, 2621 N, 2635 N , 2651 N and 2667 North Commerce Center Drive and B-1560-0005-0002; Cascade Dev./Excel Design (Recommendation)**

Mary said as items 4-7 all deal with the same land, they can discuss them all at the same time.

Charles Hammon with Excel Design said this came here about 3 years ago. They all thought that Commerce Center Drive would extend on through to the north. The neighbors who live there to the north all came in and this set them back to square one without a second access to the apartments. They went back to the drawing board and there was just no way to have that access in every direction. Recently, Jim Blackner sold his parcel to them. He pointed out Cascade Springs Phase 1 which is existing. Years ago, they came in and were able to get the re-zone on what was to be Phase 2. That irregular shaped parcel. That is why it is already zoned and planned for that road to extend. That is sort of why this parcel is a strange shape. This is also in 2 zones. Most of it is R-3-M then the very west side is CC. All the property in red on the map is CC. What they are trying to do is all the lots in Northfield on this map as A-I, they would like to re-zone to the R-3-M and build the second phase of these apartments. Then across the street, they will eventually do some townhome style for rent. In order to meet the fire code, they need a second access, and they want to thank Jonathan and Don who have been good to work with and lots of help. They are proposing that this north end of Commerce Center Drive will then turn and go to the west. For the road dedication, that will not go any further to the north due to the neighbors who did not want any more traffic in their neighborhood. The same developer now owns both sides of this road. They will

redirect the road to the west, and you can see how this road now terminates at the County line. They have tried to annex this, but the County would not allow them to annex it. They say that would create another island of City in the County. They will allow them to dedicate the street. They would complete Commerce Center Drive going west, then loop that into the County portion of the property, and back down in order for Cascade Springs to have the 2 accesses. It is a long story and has been a long process.

Adam said so the City would have half of this horseshoe road and the County would have the other half. Charles said they really want to annex that parcel and they are currently working with Whitney on the north. The General Plan calls for that parcel to be R-2. They are trying to get with the County and get all that is designated as letter M and N to the north to all agree to annex, then it would not create an island. They would just be taking all that into the City. The County does not want them to annex until they can get both those other parcels to come in also. The process then is multi-faceted. Cascade Springs is full and there is a crunch on property, and they want to now do Phase 2. All around them is zoned commercial. There is residential to the north. They would like to annex west of this line at a future date and when they do that, will develop that as duplex and twin-home style.

Mary went to the map on the wall and pointed out all the different zoning. A-I parcels on the map will be re-zoned. She pointed out the 1 piece that is CC; Half of this is already zoned R-3-M. the other is commercial. The master plan is to include all that area.

Adam had Charles point out on this map exactly where the road will go. Charles pointed out the road, where it would turn to the west, and they are working with the County now so they can dedicate that other half in the county and that will give them the second access.

Charles also pointed out the land still owned by Mr. Roger Smith who has plans to do more residential on his property.

Mary opened the public hearing. Seeing no comments, Mary closed the public hearing.

**Adam made a motion for a positive recommendation for items 4-7 as discussed: the subdivision vacating, the Road Dedication of Commerce Center Drive, the General Land Use amendment from Medium to High Density Residential, and the Zone Change from CC to R-3-M. Seconded by Craig and the vote was unanimous.**

**5- Road Dedication Commerce Center Dr. N end Cascade Dev./ Excel Design  
(Recommendation)**

Discussed and voted on under Item #4

**6- PUBLIC HEARING  
General Land Use Change: 2620 N Commerce Center Cascade Dev./Excel Design  
Medium to High Density  
(Recommendation)**

Discussed and voted on under Item #4

**7- PUBLIC HEARING**

**Zone Change: CC to R-3-M    2620 N Commerce Center    Cascade Dev./Excel Design  
(Recommendation)**

Discussed and voted on under Item #4

**Staff Items**

**1- General Plan Review Update**

**Don B.**

Don B. said that he can now see a little light at the end of the tunnel. They sent out a schedule last week. Some on the steering committee have seen that. They did a zoom meeting to discuss the General Land Use map. RCC plans to come back in town on the 5<sup>th</sup> and after that they will get a townhall meeting scheduled. The text is pretty good; there are things that the Commission and also the Council want to work on. They can all support things as the City feels fit. They hope to have a map by late October before this Planning Commission. There are almost no meetings in November and December.

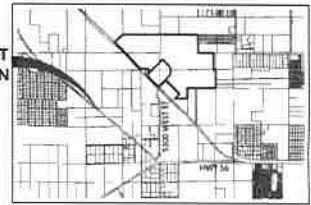
The meeting adjourned at 5:40 p.m.

  
Michal Adams, Executive Assistant

# PORT 15 UTAH, LLC/AMPAC MINOR LOT SUBDIVISION

LOCATED IN SECTIONS 1 AND 2, T36S, R12W, S18, CEDAR CITY, UTAH

PROJECT  
LOCATION



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, BRADLEY K. BRADLEY, a duly licensed Professional Land Surveyor in the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah, License No. 288645, and that the same is a true and correct copy of the original as shown to me by the client.



## NARRATIVE

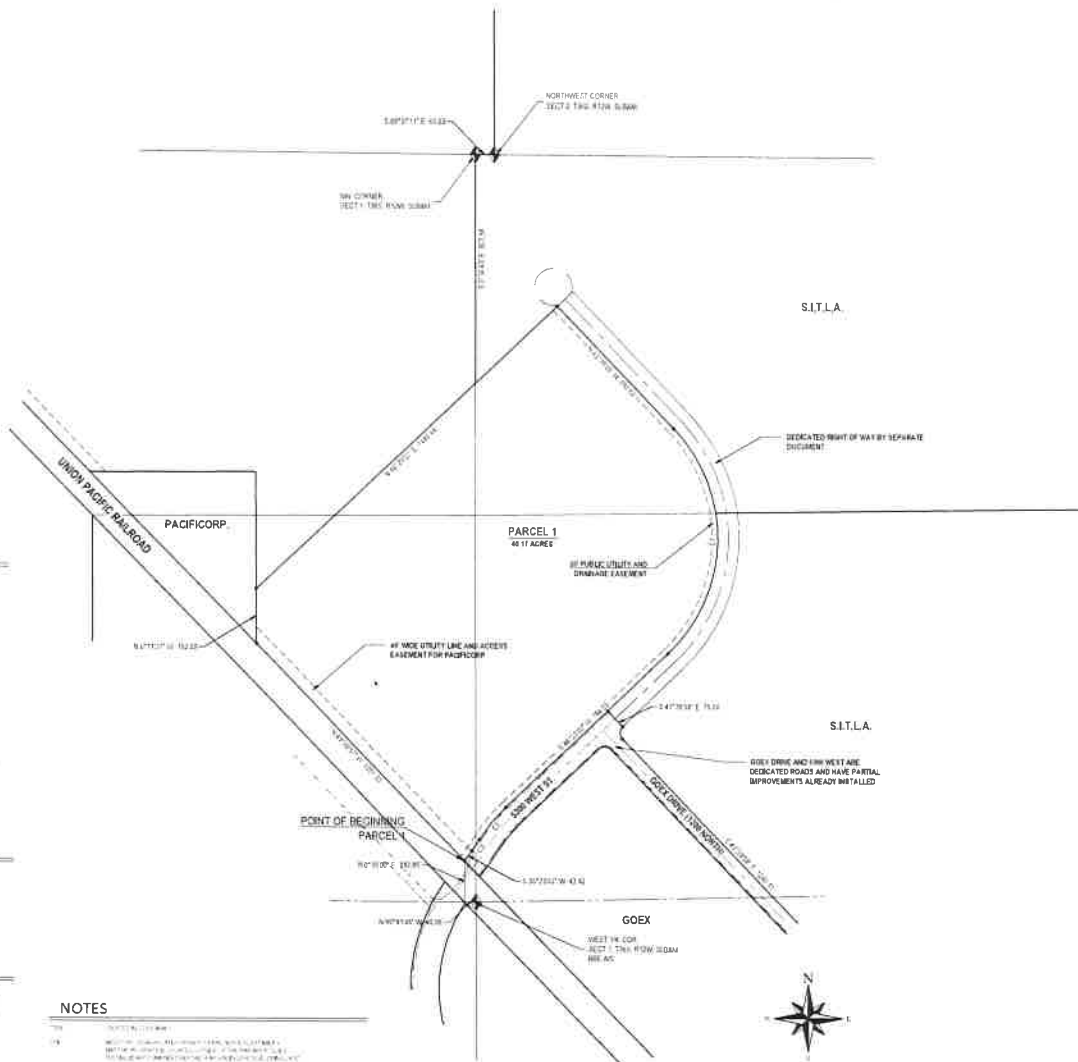
The purpose of this survey is to subdivide Parcel 1, 40.11 acres, into two lots. The survey was conducted on 06/15/2021. The survey was performed using a total station and a GNSS receiver. The survey was performed in accordance with the Utah Rules of Professional Land Surveying. The survey was performed in accordance with the Utah Rules of Professional Land Surveying. The survey was performed in accordance with the Utah Rules of Professional Land Surveying.

## REFERENCES

1. Utah Rules of Professional Land Surveying, 1997, as amended.  
2. Utah Rules of Professional Land Surveying, 1997, as amended.  
3. Utah Rules of Professional Land Surveying, 1997, as amended.

## LEGAL DESCRIPTION

**PARCEL 1** CONTAINS 40.11 ACRES  
BEGINNING AT A POINT 1089.10 FEET ALONG THE 1/4 SECTION LINE AND 1070.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 1, T36S, R12W, S18N1, SAID POINT BEING ON THE NORTHEASTLY BOUNDARY OF THE UNION PACIFIC RAILROAD ALSO BEING THE EASTING RIGHT-OF-WAY LINE OF JACKSON STREET THENCE ALONG SAID RAILROAD BOUNDARY N41°33'57" W 1953.32 FEET TO THE EAST LINE OF PACIFICORP PROPERTY BOUNDARY THENCE ALONG SAID BOUNDARY N0°11'27" W 41.84 FEET THENCE LEAVING SAID BOUNDARY THENCE ALONG TO THE CORNER LINE OF 3.30 FEET FRONT OF WAY THENCE ALONG SAID RIGHT OF WAY S43°23'58" E 50.40 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.50 FEET AND CENTRAL ANGLE OF 20°50'00" THENCE ALONG SAID CURVE N45°51' FEET THENCE S42°30'20" W 78.16 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 129°14' THENCE ALONG SAID CURVE 147.76 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 40.50 FEET AND A CENTRAL ANGLE OF 176°41' THENCE ALONG SAID CURVE 46.64 FEET THENCE S71°52'20" W 41.42 FEET TO THE POINT OF BEGINNING.



## UTILITY COMPANIES APPROVAL

APPROVALS FROM UTILITY COMPANIES (PACIFICORP, GOEX) are listed here with their respective dates and signatures.

## CITY ENGINEER APPROVAL

APPROVAL FROM CITY ENGINEER (JONATHAN STATHIS) is listed here with date and signature.

## PLANNING COMMISSION APPROVAL

APPROVAL FROM PLANNING COMMISSION is listed here with date and signature.

## NOTES

- 1. THE SURVEY WAS CONDUCTED ON 06/15/2021.
- 2. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE UTAH RULES OF PROFESSIONAL LAND SURVEYING.
- 3. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE UTAH RULES OF PROFESSIONAL LAND SURVEYING.
- 4. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE UTAH RULES OF PROFESSIONAL LAND SURVEYING.

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

JESSE BROWN SURVEYING  
CEDAR CITY, UTAH  
PHONE: (435) 465-3397



PROJECT:  
**AMPAC PARCEL**  
FOR  
**PORT 15 UTAH, LLC & SITLA**  
CEDAR CITY, IRON COUNTY, UTAH  
LOCATED IN SECT 1 & 2, T36S, R12W, S18N1

SHEET TITLE:  
**MINOR LOT SURVEY**

CHECK BY:  
DRAWN BY: 0-7-21  
SCALE: 1" = 100'

SHEET NO:  
**1 OF 1**

**PRELIMINARY**

PLAT NO: \_\_\_\_\_  
FILE DATE: \_\_\_\_\_  
RECEIPT NO: \_\_\_\_\_



# VACATING EXHIBIT OF: A PORTION OF NORTH FIELD ADDITION SUBDIVISION PHASE 1

VACATE LOTS 1 THRU 8, AND A PORTION OF COMMERCE CENTER DRIVE,  
LOCATED IN SECTION 26, T35S, R11W, S.L.B.M., CEDAR CITY, IRON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG. DELTA	
C1	107.33'	300.00'	106.75'	S18°38'06"E	20°29'31"
C2	38.99'	300.00'	38.96'	S4°29'46"E	7°26'48"
C3	40.81'	300.00'	40.58'	N85°29'30"E	7°42'21"
C4	113.44'	573.00'	113.26'	S4°43'56"W	11°20'36"
C5	28.82'	20.00'	26.39'	N47°20'12"E	82°33'09"
C6	36.15'	267.00'	36.12'	N89°29'29"E	7°45'24"

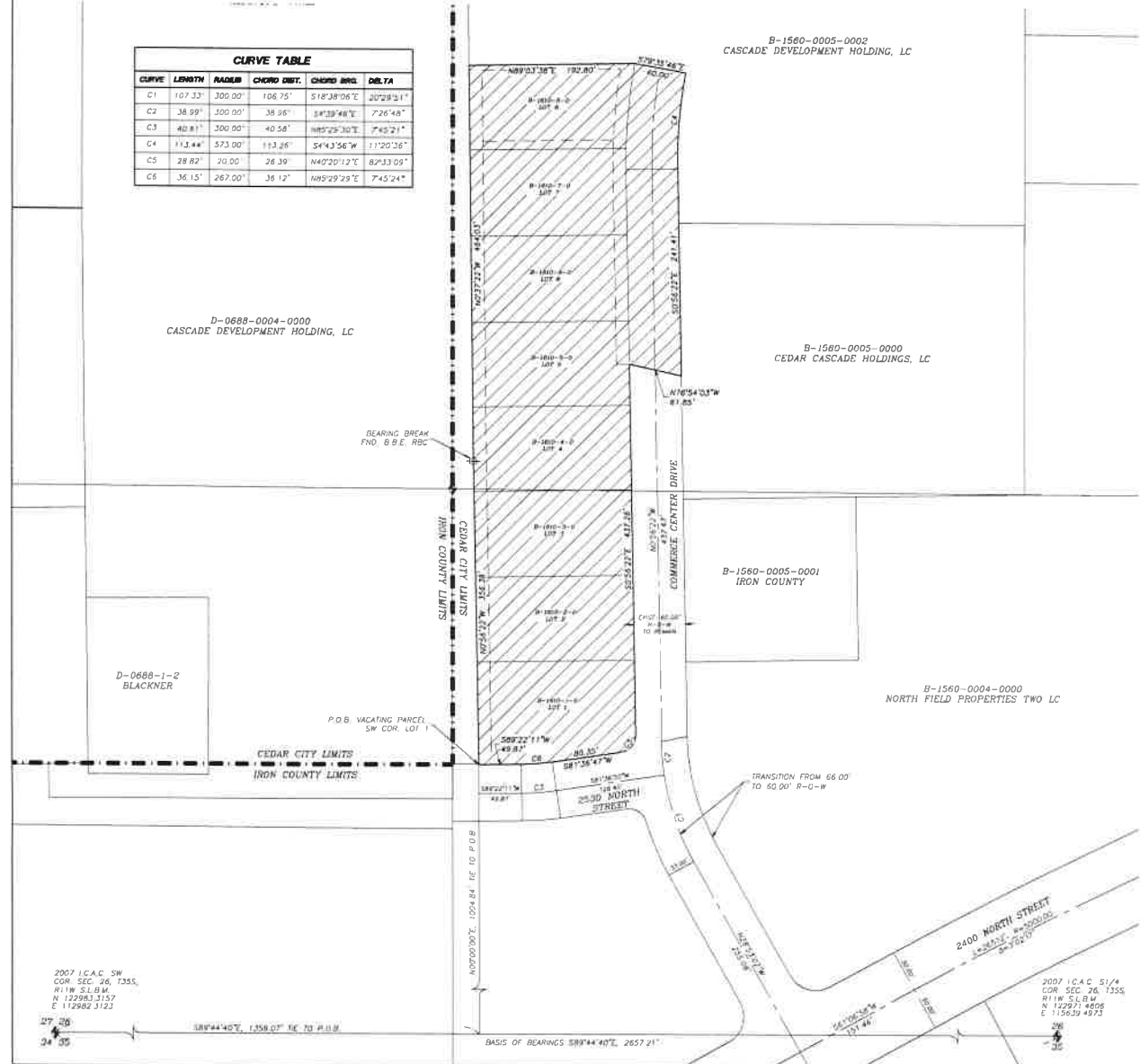


**LEGEND**

- VACATING LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER
- AREA BEING VACATED

**VACATING DESCRIPTION:**

BEGINNING AT THE SOUTHWEST CORNER OF NORTH FIELD ADDITION SUBDIVISION PHASE 1, SAID POINT OF BEGINNING BEING LOCATED S89°44'40"E, ALONG THE SECTION LINE, 1359.07 FEET AND N00°00'00"E, 1004.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: N00°56'22"W, 356.38 FEET; THENCE N00°37'22"W, 464.03 FEET TO THE NORTHWEST BOUNDARY CORNER OF SAID SUBDIVISION, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: N89°03'38"E, 192.80 FEET; THENCE S78°32'46"E, 80.00 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID SUBDIVISION, AND THE NORTHEAST CORNER OF COMMERCE CENTER DRIVE, SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 573.00 FEET, AND A CENTRAL ANGLE OF 11°20'36" (RADIAL LINE BEARS S19°35'46"E), THENCE SOUTHERLY ALONG SAID CURVE, ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION, AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE, 112.44 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY LINE AND SAID RIGHT-OF-WAY LINE, S00°56'22"E, 241.41 FEET; THENCE DEPARTING SAID SUBDIVISION BOUNDARY LINE AND RUNNING N76°54'03"W, 61.95 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE; THENCE S00°56'22"E, ALONG SAID RIGHT-OF-WAY LINE, 437.26 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, AND A CENTRAL ANGLE OF 8°12'09"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 28.82 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 2530 NORTH STREET, AND A POINT LOCATED ON THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 2530 NORTH STREET, AND ALONG SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: S81°30'47"W, 80.35 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET, AND A CENTRAL ANGLE OF 0°45'24"; THENCE WESTERLY ALONG SAID CURVE, 36.15 FEET, THENCE S89°22'11"W, 49.87 FEET TO THE POINT OF BEGINNING, CONTAINING 3.91 ACRES.



REVISIONS	DATE	BY

**WOOLSEY LAND SURVEYING, P.C.**  
 100 WEST JAMES NORTH  
 4340 SOUTH ILL. GULF  
 P.O. BOX 1000  
 HOUSTON, TEXAS 77001-1000  
 TEL: 281.291.1111  
 FAX: 281.291.1112  
 www.woolseyland.com

VACATING EXHIBIT OF:  
**A PORTION OF NORTH FIELD ADDITION SUBDIVISION PHASE 1**  
 VACATE LOTS 1 THRU 8, AND A PORTION OF COMMERCE CENTER DRIVE  
 LOCATED IN SECTION 26, T35S, R11W, S.L.B.M.

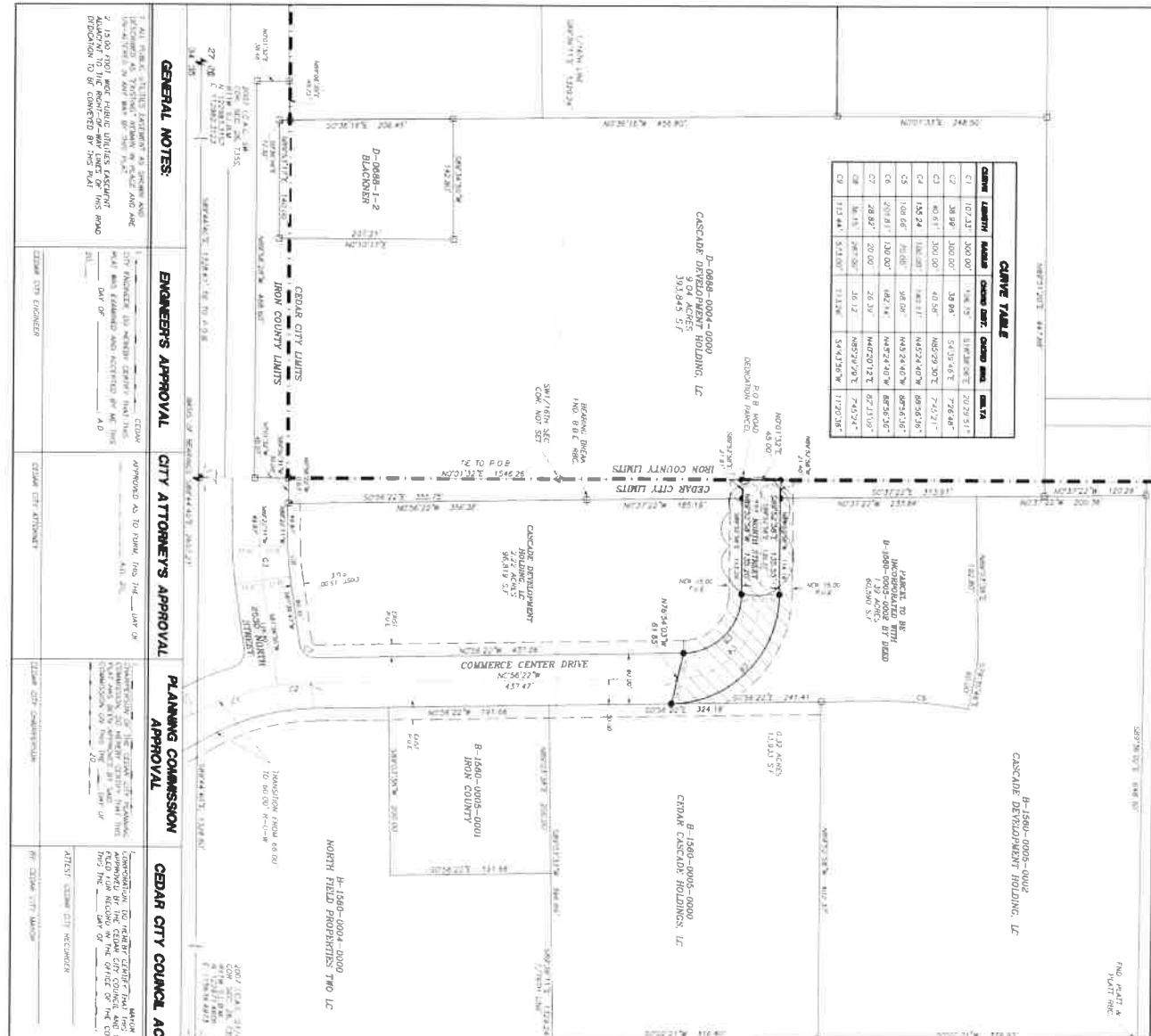
DATE PLOTTED: \_\_\_\_\_  
 SCALE: 1"=60'  
 JOB NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_

**1 OF 1**

2007 I.C.A.C. SW  
 COR. SEC. 26, T35S,  
 R11W, S.L.B.M.  
 N 122983.3157  
 E 112982.3123

2007 I.C.A.C. S1/4  
 COR. SEC. 26, T35S,  
 R11W, S.L.B.M.  
 N 122981.4698  
 E 112982.4973

CHAIN	LENGTH	AREA	CHAIN	AREA	CHAIN	AREA	CHAIN	AREA
C1	101.21	300.00	C7	108.75	317.80	C13	112.44	324.00
C2	38.99	100.00	C8	40.58	105.59	C14	125.24	368.87
C3	40.61	100.00	C9	42.14	105.59	C15	108.67	300.00
C4	40.58	100.00	C10	42.14	105.59	C16	28.87	79.52
C5	42.14	105.59	C11	43.71	111.18	C17	30.00	81.00
C6	43.71	111.18	C12	45.28	116.77	C18	31.57	84.38
						C19	33.14	87.75
						C20	34.71	91.12
						C21	36.28	94.49
						C22	37.85	97.86
						C23	39.42	101.23
						C24	40.99	104.60
						C25	42.56	107.97
						C26	44.13	111.34
						C27	45.70	114.71
						C28	47.27	118.08
						C29	48.84	121.45
						C30	50.41	124.82
						C31	51.98	128.19
						C32	53.55	131.56
						C33	55.12	134.93
						C34	56.69	138.30
						C35	58.26	141.67
						C36	59.83	145.04
						C37	61.40	148.41
						C38	62.97	151.78
						C39	64.54	155.15
						C40	66.11	158.52
						C41	67.68	161.89
						C42	69.25	165.26
						C43	70.82	168.63
						C44	72.39	172.00
						C45	73.96	175.37
						C46	75.53	178.74
						C47	77.10	182.11
						C48	78.67	185.48
						C49	80.24	188.85
						C50	81.81	192.22
						C51	83.38	195.59
						C52	84.95	198.96
						C53	86.52	202.33
						C54	88.09	205.70
						C55	89.66	209.07
						C56	91.23	212.44
						C57	92.80	215.81
						C58	94.37	219.18
						C59	95.94	222.55
						C60	97.51	225.92
						C61	99.08	229.29
						C62	100.65	232.66
						C63	102.22	236.03
						C64	103.79	239.40
						C65	105.36	242.77
						C66	106.93	246.14
						C67	108.50	249.51
						C68	110.07	252.88
						C69	111.64	256.25
						C70	113.21	259.62
						C71	114.78	262.99
						C72	116.35	266.36
						C73	117.92	269.73
						C74	119.49	273.10
						C75	121.06	276.47
						C76	122.63	279.84
						C77	124.20	283.21
						C78	125.77	286.58
						C79	127.34	289.95
						C80	128.91	293.32
						C81	130.48	296.69
						C82	132.05	300.06
						C83	133.62	303.43
						C84	135.19	306.80
						C85	136.76	310.17
						C86	138.33	313.54
						C87	139.90	316.91
						C88	141.47	320.28
						C89	143.04	323.65
						C90	144.61	327.02
						C91	146.18	330.39
						C92	147.75	333.76
						C93	149.32	337.13
						C94	150.89	340.50
						C95	152.46	343.87
						C96	154.03	347.24
						C97	155.60	350.61
						C98	157.17	353.98
						C99	158.74	357.35
						C100	160.31	360.72



**LEGEND**

**SURVEYOR'S CERTIFICATE**

**SURVEYOR'S NARRATIVE**

**ROAD DEDICATION DESCRIPTION**

**OWNER'S DECLARATION**

**ACKNOWLEDGMENT**

**TREASURER APPROVAL**

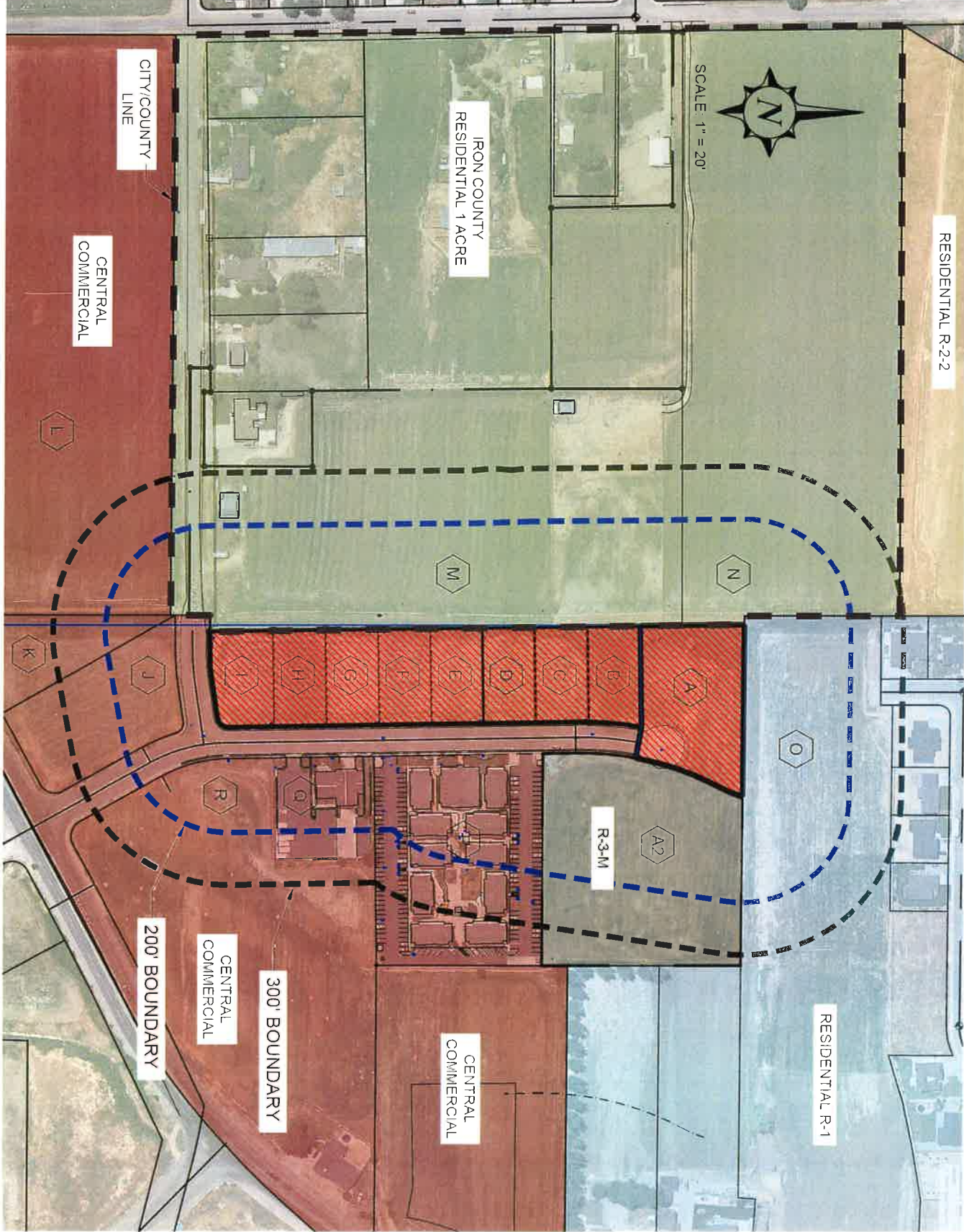
**CEDAR CITY COUNCIL ACCEPTANCE**

**CITY ATTORNEYS APPROVAL**

**ENGINEER'S APPROVAL**

**GENERAL NOTES:**





	PROJECT TITLE ZONE CHANGE MAP	SHEET NO. 1 OF 1
		DATE 10/27/20
DRAWN BY G.M.	CHECKED BY G.M.	REVISIONS NO. DATE DESCRIPTION
PROJECT NO. 19-048-20	DATE PLOTTED 10/27/20	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**CASCADE SPRINGS**  
**CASCADE SPRINGS DEVELOPMENT**  
**COMMERCE CENTER DRIVE**  
**CEDAR CITY, UTAH**  
 LOCATED IN THE S.W. 1/4 OF SEC. 26, T35S, R11W, S16M

**EXCEL DESIGN ASSOCIATES**  
 "ENGINEERING EXCELLENCE"  
 DESIGN - ENGINEERING - LAND PLANNING  
 201 NORTH WALL DRIVE, SUITE 400, ST. GEORGE, UTAH 84790  
 TEL: (435) 619-4300 FAX: (435) 604-4300  
 E-MAIL: [charlie@excelsd.com](mailto:charlie@excelsd.com) WEB SITE: [www.excelsd.com](http://www.excelsd.com)

