

CEDAR CITY PLANNING COMMISSION
MINUTES

October 4th, 2022

The Cedar City Planning Commission held a meeting on Tuesday, October 4th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Councilman Craig Isom, Adam Hahn, Jennie Hendricks, Ray Gardner, Carter Wilkey

Members absent: Jill Peterson, John Webster

Staff in attendance: City Engineer-Jonathan Stathis, City Attorney-Tyler Romeril, Executive Assistant-Onjulee Pittser

Others in attendance: Steve Schwartz, Jyl Shuler, Ann Clark, Lori Schwartz, Laura Henderson, Nash Baltzer, Garth Green, Dallas Buckner, Mike Platt, Nathan Bracken, Mark Leavitt, Blake Cozzens, Dane Leavitt, Teri Kenney, Kara Conrad.

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

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

I. REGULAR ITEMS

1. Approval of Minutes (dated September 20th, 2022)

(Approval)

Councilmember Isom motions to approve the minutes from the September 20th meeting; Ray seconds; all in favor for unanimous vote.

2. **PUBLIC HEARING**

Zone Change: AT to R-2-2 1860 N. 3100 W. Mortensen/GO Civil
(Recommendation)

Dallas: We're in the process of annexing into the city. This will get voted on by council next Wednesday. The GP cuts the property in half. The adjacent property is R-3-M, and the easterly is medium density. The developer would like to zone it R-2-2. **Adam:** Do we know the zoning of to the south? **Dallas:** Sycamore is R-2-1 and Phase 3, 4, 5 is all R-3-M. The detention basin is in GC. The City's GP has that feathering the R-3 up front and medium density to the east. **Jennie:** On the Sketch notes, you were creating an island. Is that an issue? **Dallas:** With the annexation it created the peninsula, but the County signed off on it. It's adjacent to the city and a major corridor. County approved the annexation. **Tyler:** That annexation was approved last week and should be recorded with the state in the next few weeks. **Carter:** Do we need to vote on this contingent on the annexation and filing with the State? **Tyler:** No. **Jonathan:** We've made a little administrative change in the GP. Dallas mentioned it where the front portion has a GP of high density, and the back half is medium

density. Since this zone change is for R-2-2 it falls within the allowed density of both categories, so it doesn't need a GP amendment. **Dallas:** I like the ability to keep the GP as is and reserve to go to high density instead of flip flopping. **Carter:** So, even if it's lower, they don't change the GP and leave it at the higher. **Dallas:** Someone could come in and buy it for high density and do the zone change without changing the GP. **Carter:** Is Tyler ok with this? **Tyler:** We've had deep discussions on it. **Carter:** And we're not changing the property owner's rights.

Adam opened the public hearing.

Steve Schwartz: I live south of the subject property. Have there been any traffic studies done with all this high density going in? There's Cedar Reserve with 76 units, and to the south is Cedar Springs that's for sale by the developer where it's rezoning another parcel, and both have been put up for sale by the developers. With the high density, have we taken a look at the traffic impacts? **Jonathan:** No, we haven't yet. The project is budgeted to do a traffic study at 1600 N. and Lund, to see if it warrants either a 4-way stop or a traffic signal, and at the intersection. We're in the middle of construction, so we can't do the study now. **Steve:** To me, it makes sense to do the study first rather than to do this. We're sandwiched high density multi-unit apartments. **Jonathan:** What they're proposing is R-2-2, which only allows duplexes and twin homes. **Steve:** They could be 2-story. I believe the traffic study should be done first. We have another R-2-2 development up for sale by the developer at Cedar Springs. They're not going to develop it. They'll try to sell it with the plans. Now, we're redoing another zone change for property near the one that developers are not developing. Have there been studies in the amount of building that's going on? I heard someone say that you're approaching 1,000 building permits, but if you talk to the residents, they won't agree with that. With interest rates going up, I think we're looking at a severe overbuilding situation and putting them in and not occupied. It will depress home prices. I am asking the commission to consider this zone change and the impacts it could have on residents that are seeing significant building.

Adam closed the public hearing.

Carter: Any type of traffic study done out there wouldn't necessarily be a road widening question more of what to do with a 4-way stop? **Jonathan:** That's what that study would be for. **Carter:** How wide is Lund? **Jonathan:** It's MP for 100'. **Carter:** It's one of the largest we have. That new development will need to be built according to the 100' ROW. **Jonathan:** They would have to widen Lund Hwy. according to the MP. With the construction on Lund, they'll be adding another travel lane going south of 1600 N. and doing some improvements at the intersection. It will be better once it's done.

Jennie motions for a positive recommendation for the Zone Change from AT to R-2-2; Councilmember Isom seconds; all in favor for unanimous vote.

3. PUBLIC HEARING

General Land Use Amend: 158 N. 700 W. Staheli/Platt & Platt
from Medium Density
Residential to SUU Student
Housing District (SHD)
(Recommendation)

Adam: Items #3-6 will be handled together. **Robert Jensen:** I'm a real estate construction attorney and working with Spencer. Typically, highway commercial is off the main street and the exit on 200 N. There's a new commercial building that's zoned SHD. The bottom of the building will be retail and the top 2 floors are student housing. This is not completed, but it's close. Students are already living in the 2nd and 3rd floors. Soon there will be commercial and retail introduced on the main level. The unique principal of the SHD allows parking within 300-400 ft. of the parcel. Parking is becoming a critical issue. Spencer's been in negotiations with a premier restaurant and hoping to put that there, occupying a good portion of the main floor. One problem is that it was originally intended to be Velocity's design center with a nominal need for parking, but with the restaurant on the main floor, that increases the parking substantially. We're asking that these 2 parcels within the 300-400' distance be rezoned, and the GP amended so that also be SHD and to be a part of the development. This block between 600 & 700 W. is nearly all a church parking lot. The only items remaining that are developable are this one and the one to the north. That lot south of the development 1/3 of it is already zoned Highway Commercial. On the other side, there's one lot. You have a block that has 4 different zones. Highway Commercial, R-3, and the parking lot. This lot fits well with the SHD of the main project. It's not incongruent with anything around it. It will allow a parking area there so that students can park near the restaurant and other commercial retail may work there. **Adam:** For 160 N., what's currently in use? **Robert:** It's a residential rental property. All of the properties are rented out except 128 N. and 131 N. that are owner occupied. **Carter:** Except 114 N. There's a house in the church parking lot. **Adam:** 160 N. is residential and so is 177 N. to the east. **Robert:** That's an R-3 duplex. It's zoned R-3, and the GP has it as SHD. Part of the issue was to make sure to have enough parking. That's why the SHD ordinance allows parking within 300-400'. **Adam:** The current parking lot that's connected to property, is that the only parking is in front of the building? **Craig:** It's behind. **Mike Platt:** It's the parcel south of Goodyear. **Adam:** What on-premises parking is there? **Jyl Schuler:** None. **Robert:** My understanding is that it's nominal. **Carter:** There's nothing behind the building. **Mike:** There are 51 or 52 stalls along 200 N. **Adam:** How many apartment units are in the building? **Mike:** There's 77 occupants/bedrooms. The SHD is not done by unit; it's done by occupants. **Adam:** How many are allowed to park on the property? **Mike:** If they get there first, they could park there. **Adam:** The goal is to not allow them to park on property and make them park on these other properties. Is that the goal? **Mike:** I don't know if that's the goal or not. **Robert:** The preference would be with a significant restaurant there and with the retail. That's the goal.

Councilmember Isom: How did we get this far with the anticipation of the business on the bottom and housing up above? Aren't we mixing both? **Mike:** When we brought this through, our parking calculation was based on what we anticipated the retail space to be. Between that time and now, the original owner of the retail had backed out. So now if there's someone else that wants a bigger space on the main level, we need to accommodate that. **Carter:** Restaurants require more parking. **Mike:** From an engineering standpoint we had to modify a drive through because a certain restaurant didn't come through. We had a chance to make it more uniform. **Jonathan:** My understanding is that when the building permit was issued, the bottom portion was issued as a shell. We didn't not know what use it would be and wasn't included in the parking calc. As they come in to improve the units, they'll have to come through and get a building permit for a tenant improvement for each unit, and they would have to satisfy the required parking for the use. **Mike:** When we brought in the plans, we had an idea of what we thought it would be. **Carter:** For the parking there, is some designated for commercial or is it just the students? **Jonathan:** I don't know. **Mike:** The way you need to look at it is the entire piece of a pie. If a restaurant or doctor's office comes in below and we do the calcs, those stalls can be in front of the building or at 161 N. Main St. It's within walking distance. **Carter:** But when the developer

came forward and said he wants to put in parking stalls based on that retail and now he wants to bring in a restaurant that requires more. He needs more parking. **Mike:** Yes. **Adam:** What I don't want is that we approved the building permit for a building with unfinished spaces with insufficient parking once those spaces were completed. **Carter:** Depending on what they brought in. **Adam:** Even if they finished them off as regular retail spaces for the smallest footprint possible, there's not enough. **Jonathan:** They have the satellite parking across the street. **Mike:** Our civil plans showed the parking calc on what we thought they needed. **Carter:** If he put in all retail, does he have enough for that? **Adam:** Between the satellite and on-site parking? **Jonathan:** I don't know. **Adam:** What bugs me is that I don't want properties getting brought to us and we approve it, then suddenly there's not enough parking. So now, all the students will have to park further away, and that's the next complaint we'll get because students will be parking on the street. **Mike:** It's not any different than 700 W. The only streets that students don't park on is Dewey Ave. This will be like every other street around SUU. **Adam:** We'll get the complaint that we're not fixing the problem of people parking on the streets. We tried to fix that with the new parking requirements. I want to make sure that we're not moving forward with keeping that same issue going. We're pushing people to park half a block away. They'll park on the street or the closest possible. **Mike:** The satellite parking has to be within a certain distance of the project. The stoplight on 300 W., I saw college students walking north on that street to get to their residences. This is closer to the university, and it helps with the parking. People are pulling out, tenants are not going through with the plans, the owner's finding other options. There's different parking ordinances for different types. You won't get tenant improvements or C of O until parking is sufficient. If that's the case, it's up to them to find a new tenant. **Carter:** As it stands, we wouldn't have approved the building permit in the first-place. the parking that's there is sufficient to put in retail tenants. The only reason we're doing this is we're trying to get a new type of tenant that requires more parking. **Tyler:** That's my understanding.

Carter: This feels like an emergency for him is now an emergency for us. **Councilmember Isom:** We need to acknowledge that if you have a business activity mixed with housing parking, there's a time in the day when I don't want adequate parking for the height of both of those things. Our ordinances are missing that MU opportunity. Cars will come and go during the day for business purposes and will be usable for students at night. The magnitude of how that will work needs to be considered. **Mike:** There's a spot in the ordinance that addresses that on the commercial side. Day use and night use parking can overlap. **Robert:** I think it's important to recognize this is a critical zone for the city. Commercial will change in 6 months. It may be something else. There's got to be some flexibility. If he has the ability to bring a premier restaurant to Cedar City and uses it, this is a perfect place for it. If he can, make sure there's enough parking and he's trying to make that effort. For the idea of parking on the street, you can issue parking permits. The SHD ordinance is designed to say that. **Adam:** But we don't appreciate what Mr. Jones is doing. Mainly the concerns that we're approving buildings to be built without adequate parking. That's going to be a discussion I will have with the city engineer. **Mike:** Are we forcing some to have too many and some not enough? The ordinance isn't perfect. **Adam:** Parking is the biggest complaint that we get here. **Robert:** I would expect when this was approved that it had the right parking. The original idea for this would be a design center. That won't have a huge demand. Restaurants have more of a demand. **Mike:** Cedar is growing, and the university is growing. We have to figure something out that's in the best interest for everyone. **Robert:** City Council seems like they are looking forward to the future in an overlay saying to focus on the SHD zone. You would see that would go to the south and wrap around the university. There's a pocket of residential between highway commercial and the university. This block is primarily a huge parking lot. The block to the west has 2 homes that are occupied by owner and all others are rentals. I expect that

they are prime properties that will fall into the SHD at some point. You have commercial, one SHD and are asking for one more. I think it fits with the GP and uses around it. **Carter:** But you're not asking for a zone change to put in parking lot. You can do that with this property. Once this happens he's within his right to do whatever he wants on that property. Nobody could say no to him. We're not looking at this to rezone this for parking lot, but I think he's asking for that. We have at times in the city, but I'm not saying that is the intention. We need to look at all the options that are available to the property owner. That's how we look at it, not just what he's asking for. The new owner may want to do something else. **Robert:** That's wise to recognize those possibilities. The small lots will have a hard time building anything big and you need parking. The present use your approving is parking. **Carter:** Is there off-premises parking in R-3-M or in SHD? **Tyler:** We do not allow satellite parking. It's only in R-1, R-2-1 and R-2-2. **Carter:** If it was R-3-M, he could do the same thing. **Adam:** And both require a general land use amendment. **Carter:** I look at the future. One has a 1-ft. setback and a smaller parking requirement than the other. **Robert:** When you go to get this appraised and the properties are unified in the same zone, it appraises differently and allows for long-term financially. The issue is parking and getting it appraised. **Ray:** I don't think the argument of sharing parking between daytime and nighttime holds up here. With the SHD it gives students a place to live within walking distance. Their car stays within their parking. We're causing a parking congestion no matter how we look at it. **Jennie:** The SHD zone was not designed to accommodate satellite parking as a function of the ordinance. It does, but the SHD in spirit was designed to create additional housing opportunities for students, not for satellite parking when they want to do a restaurant. These are 2 parcels, and we're spot zoning. Those are serious concerns. **Adam:** These are growing pains with the MU. **Jennie:** This is all SHD. It used to be Highway Service. **Adam:** Isn't this type of building only allowed in SHD where it's got commercial and residential? **Jennie:** No. This is SHD and it was modified at the request of Mr. Jones to allow commercial in SHD. **Adam:** I agree with you, Jennie.

Adam opened the public hearing to address items #3-6.

Jyl Schuler: I'm in the parking lot. I see our neighborhood disintegrating to weeds and non-painted surfaces on the outside. I don't know how some look on the inside. Some landlords who are only there at the end of the month to pick up the check and leave. Across the street from me are 2 rental homes; one is being improved putting in a new furnace and landscaping and sprinklers. The house next to that is single-family and they're redoing the entire house. I used to go across the street to mow them because they looked so bad. I do not want an SHD spot zone for parking lots. It sets a precedent that you'll have to deal with for years. If they buy the property and the owner sells to them and they put asphalt on it, that's one thing. But to put an overlay zone on an R-2-2 now with the idea that it will happen anyway is wrong. I've been talking to students walking down the sidewalk. The traffic has increased dramatically. I ask them if they have a car? Most say yes. "Where do you park?" "In the north end of the LDS parking lot." They were told they could not park in what is assumed to be the 52 stalls out front. I talked to about 70+ students and there were 50+ cars. You can go out on any evening in the north end of the church parking lot and the one that's paved and south of Goodyear, and you'll see that there's no chance that 52 stalls would handle 70+ student residents. I've been out there numerous times, and half of them still drive to the university. You don't have to put SHD within blocks of SUU. The kids are mobile. They don't care; they will drive. Spot zoning makes me crazy. I can't do anything if someone sells and puts asphalt on it. It's not in the best interest of the neighborhood. Most of those homes were built in the 50's. I would ask you to deny this SHD spot zone. It's bad planning. **Laura Henderson:** I would echo what Jyl said. You'd be setting a dangerous precedent. The boundaries of the SHD zone have been established. It was a lot of hard work. It's not perfect, but

if we keep making exceptions for whomever and whatever they want, we set a dangerous precedent.

Adam closed the public hearing.

Carter: Outside of this property, what other properties are zoned SHD outside of the original SHD overlay? **Jonathan:** That's a good question. I'm not sure we can tell on the map. This is the land use. All the blue is SHD. I don't have the original SHD. **Carter:** The ones that have been switched will show up on the general land use map. I'll need to do some research.

Jennie motions for a negative recommendation for the General Land Use Amendment from Medium Density Residential to SHD; Ray seconds; all in favor for unanimous vote.

Tyler: If the developer wants to take the negative recommendation to City Council, he has that right. You'll want to follow the process through. You won't receive another notice like you did for tonight.

- 4. PUBLIC HEARING
 Zone Change: R-2-2 to SHD 158 N. 700 W. Staheli/Platt & Platt
 (Recommendation)

Jennie motions for a negative recommendation for the Zone Change from R-2-2 to SHD; Ray seconds; all in favor for unanimous vote.

- 5. PUBLIC HEARING
 General Land Use Amend: 141 N. 700 W. Jones/Platt & Platt
 from Medium Density Residential to SUU Student
 Housing District (SHD)
 (Recommendation)

Jennie motions for a negative recommendation for the General Land Use Amendment from Medium Density Residential to SHD; Ray seconds; all in favor for unanimous vote.

- 6. PUBLIC HEARING
 Zone Change: R-2-2 to SHD 141 N. 700 W. Jones/Platt & Platt
 (Recommendation)

Jennie motions for a negative recommendation for the Zone Change from R-2-2 to SHD; Ray seconds; all in favor for unanimous vote.

- 7. PUBLIC HEARING
 Subdivision Plat Amendment 2754 N. & 2756 N. Clark Pkwy. Specialized Enterprises/
 (Recommendation) Gemini Meadows Subdivision Platt & Platt

Carter: I need to disclose that I live within 300' of this property. **Mike:** They came to us after the

concrete was poured and the footings set, and discovered they were a couple feet off. We worked through a solution with Drew at the Building Department and Clay, the City surveyor, to adjust the center lot line and have both lots still conform to the current zoning. **Carter:** Do they still have the setbacks they need? **Mike:** Yes, just the center of the home is off. **Jennie:** In Sketch, it looks like it wasn't resolved in that meeting and the setbacks were an issue. **Mike:** We are showing setbacks on this map. Before they get their C of O, this was flagged and we're correcting it. **Jennie:** Are you ok with this? **Jonathan:** Yes. We moved the line to where it's at and it fits within the ordinance. **Ray:** Is the lot size big enough? **Jonathan:** It's 70' across, and there's less than 35' on the one side. The ordinance reads as long as it meets the full width. **Carter:** The original lot is 70'. **Jennie:** Even on a twin home? **Mike:** The lot line is the center, and the PUE jogs up and that's where the 2' comes into play. Frontage stays the same. **Adam:** How far into construction are they? **Carter:** They're done. The ordinance talks about a minimum of 3,500 sq. ft. per lot, but they still have setback and frontage. These lots are 70x100. When you set the middle line, you need to be dead on. **Jennie:** What are we being asked to be vote on? **Mike:** To show property line. **Jennie:** So, we could vote to make a positive recommendation on moving the lot line, but it still wouldn't meet the ordinance requirements. **Carter:** Would it meet on the one side? **Jonathan:** I'm not sure of. **Ray:** What do we say? **Jennie:** No one asks that question. **Mike:** We wouldn't have gotten this far if we didn't meet the ordinance. **Jonathan:** We looked at the lot line and the dividing line was good. It says 7,000 sq. ft. It doesn't say 3,500 on each side. **Carter:** There is a special ordinance for Gemini Meadows only. These are twin home lots. Gemini Meadows has its own ordinance for the lot line requirement, and it says it has to be 3,500 sq. ft. each. According to this, it doesn't comply. Twin homes have to have at least 4,500 sq. ft., and these don't. That maybe something to look into. **Adam:** Can we push this forward with not being clear on if it meets ordinance? **Tyler:** The issue that staff's put in is are we not going to give a C of O? It's the same issue we had by the old hospital. An empty lot, two homes built on each side, they didn't pull a measuring tape, they just pulled a line from one foundation to the other; set it, they realized after they built it and was 2' off in the setback. Are we not going to allow them? Staff has said lesson learned. If you do it again, you're not going to get favorable treatment, because now we know it's intentional. We need to say cut our losses and move forward. **Carter:** I spoke to someone in the building of this and that's exactly what they did. They pulled a tape off the neighboring home instead of going off center line. They thought they were all the same size. It put it off by a little bit. **Jennie:** If we give this a positive recommendation we modify the plat, but it could still be not in compliance with the ordinance, does it go to the BOA? **Tyler:** No. It goes to City Council. It could, but the first thing they ask is if it's self-imposed. If it is, they shouldn't get variance.

Adam opened the public hearing; no comments were made; the public hearing was closed.

Carter motions for a positive recommendation for the Subdivision Plat Amendment for Gemini Meadows Subdivision; Councilmember Isom seconds; all in favor for unanimous vote.

- | | | |
|---|--|---|
| 8. Mobile Home Park. – Vicinity
(Recommendation) | approx. 3300 W. & 600 N.
Farmview Estates MHP | Gannett/Clearwell/
MetroWest Communities |
|---|--|---|

Councilmember Isom motions to table this item until the next PC meeting on Oct. 18th; Carter seconds; all in favor for unanimous vote.

II. CITY ITEMS

1. PUBLIC HEARING

Ordinance Text Amendment – Chapter 26, Section IX
regarding Home Occupations
(Recommendation)

Kristy DeGraaf

Tyler: I called this proponent to be here, but she's not. We'll just pull this from the agenda and if she contacts me then I'll get her back on.

No action was taken at this time on this item.

2. PUBLIC HEARING

Ordinance Text Amendment – Chapter 26, Section III
regarding the SUU Student Housing District (SHD)
(Recommendation)

Don Boudreau

This item was pulled from the agenda and will be placed on the next PC agenda for Oct. 20th.

The meeting was adjourned at 6:21 p.m.



Julie Pittser, Executive Assistant



SCALE IN FEET

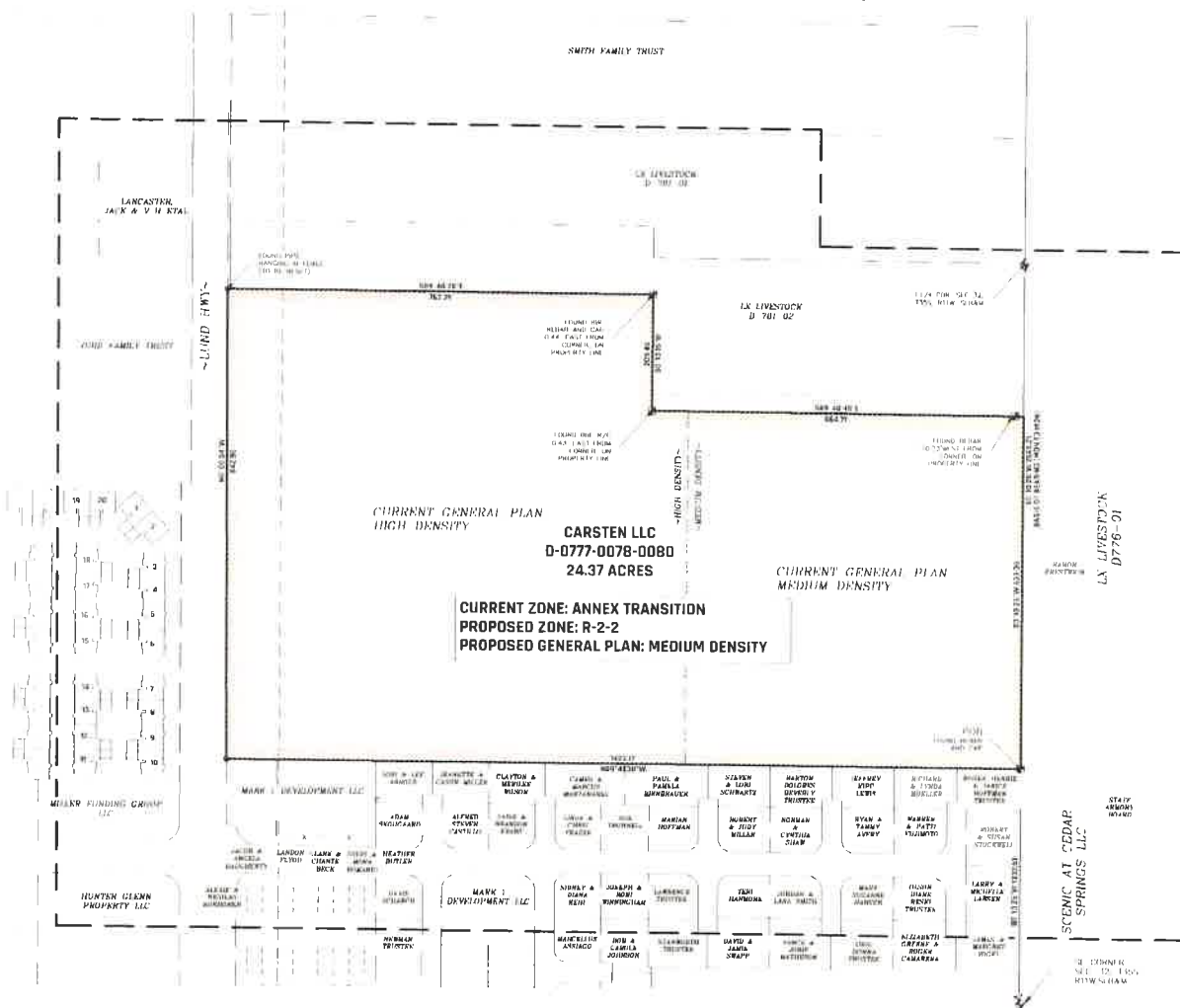
ZONE CHANGE & GENERAL PLAN AMENDMENT FOR CARSTEN LLC

SE 1/4 SEC 32, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, IRON COUNTY, UT

PROJECT LOCATION



VICINITY MAP



1. PETERSEN ROBERT & TERI
2. HINDLEY LEE L A
3. LINDSEY DAVID
4. HARTZ DONALD CARL & MARIE LEE
5. CARPIS CHRISTOPHER & MARY
6. TAYAL ROBERT & MARQUETTE
7. DAVIS AMY E
8. HORNICK JAVI & ESTA
9. MIAM MARDEL L
10. TARR MICHAEL BLAN
11. CARP SEAN
12. BRYAN LEAN & JANE
13. KEFNEY TROY & SHANNON
14. HILL KATHERINE MARIE & SPLAM CLINTON JAMES
15. WOOD RICHARD & BONICA
16. HILL JOHN & ELIZABETH
17. KOSBERGEN HENRY & SHANNON
18. HUNT LINDA & ARYCE
19. MANDERICK HAILEY
20. WALKER JAMES W TRUST, WALKER KATHALIN W TRUSTEE, WALKER ELROY W TRUSTEE

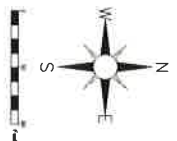


ZONE CHANGE & GENERAL PLAN AMENDMENT FOR CARSTEN LLC.

DATE	SHEET

SE 1/4 SEC 32, TOWNSHIP 35 SOUTH, RANGE 11 WEST, IRON COUNTY, UT

**GENERAL PLAN AND ZONE CHANGE FOR
141 NORTH 700 WEST AND 158 NORTH 700 WEST**
WITHIN SE1/4 SECTION 10, T.35 S., R. 11 W., S188M
CEDAR CITY, IRON COUNTY, UTAH



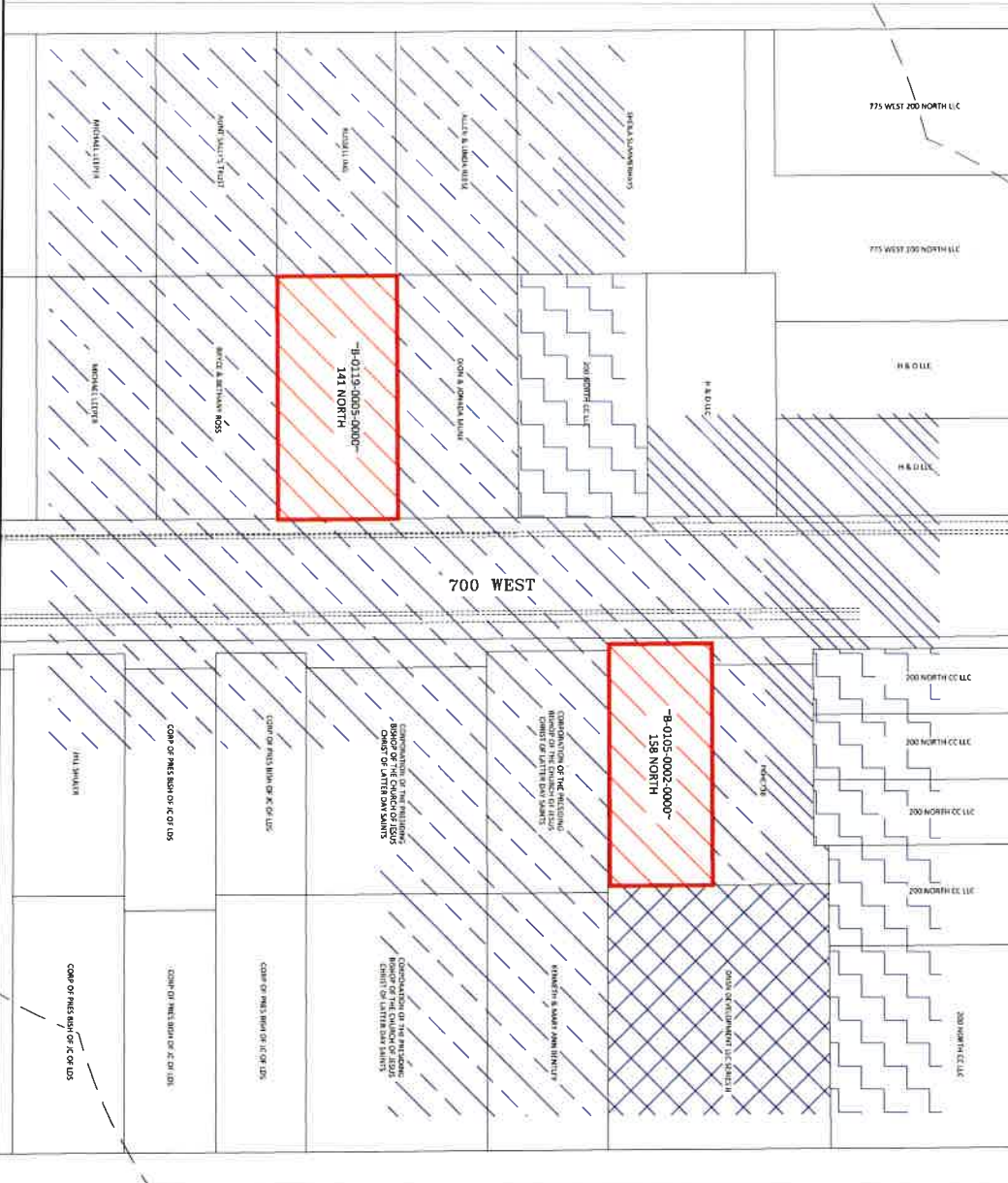
VICINITY PLAN
N.T.S.

LEGAL DESCRIPTION APN: 8-0105-0002-0000
COMMENCING 46.91 RODS NORTH OF A POINT 43.68 RODS WEST
OF THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH,
RANGE 11 WEST, MERIDIAN 11 NORTH, THENCE EAST 8 RODS, THENCE
NORTH 3.41 RODS TO THE POINT OF COMMENCEMENT.

LEGAL DESCRIPTION APN: 8-0119-0005-0000
SOUTH 7.5 FEET OF LOT 9, ALL OF LOT 10, AND NORTH 7.2 FEET OF
LOT 11, BLOCK 1, WHEAT W. LUMP SUBDIVISION

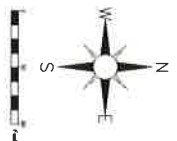
PROPERTY DETAILS
OWNER: BOTH PROPERTIES ARE OWNED BY SPENCER JONES
CURRENT ZONE: BOTH PROPERTIES ARE ZONED R-2-Z
PROPOSED ZONE: BOTH PROPERTIES ARE PROPOSED TO BE ZONED
UNDER THE STUDENT HOUSING DISTRICT (SHD)

- EXISTING ZONE (SHD)
- EXISTING ZONE (R3-M)
- EXISTING ZONE (HS)
- EXISTING ZONE (R2-2)
- PROPOSED ZONE (SHD)



	<p>GENERAL PLAN AND ZONE CHANGE MAP FOR 141 NORTH 700 WEST AND 158 NORTH 700 WEST 141 N 700 W WITHIN SE1/4 SECTION 10, T.35 S., R. 11 W., S188M CEDAR CITY, IRON COUNTY, UTAH</p>		<p>PLATT & PLATT, INC CONSULTING CIVIL ENGINEERS LAND SURVEYORS 305 N. HILL CEDAR CITY, UT 84702 TEL: (435) 586-5151 FAX: (435) 586-5577 EMAIL: PLATT@PWIWEST.COM</p>
<p>DATE: 04/11/17 DATE: 04/11/2022 SCALE: 1" = 40'</p>	<p>PAGE: 1 OF 1</p>		

**GENERAL PLAN AND ZONE CHANGE FOR
141 NORTH 700 WEST AND 158 NORTH 700 WEST**
WITHIN SE1/4 SECTION 10, T.35 S., R. 11 W., S188M
CEDAR CITY, IRON COUNTY, UTAH



VICINITY PLAN
N.T.S.

LEGAL DESCRIPTION APN: 8-0105-0002-0000
COMMENCING 46.91 RODS NORTH OF A POINT 43.68 RODS WEST
OF THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH,
RANGE 11 WEST, MERIDIAN 11 WEST, IRON COUNTY, UTAH,
THENCE SOUTH 3.41 RODS, THENCE EAST 8.80 RODS, THENCE
NORTH 3.41 RODS TO THE POINT OF COMMENCEMENT.

LEGAL DESCRIPTION APN: 8-0119-0005-0000
SOUTH 7.5 FEET OF LOT 9, ALL OF LOT 10, AND NORTH 7.2 FEET OF
LOT 11, BLOCK 1, WHEAT W. LUMP SUBDIVISION

PROPERTY DETAILS
OWNER: BOTH PROPERTIES ARE OWNED BY SPENCER JONES
CURRENT ZONE: BOTH PROPERTIES ARE ZONED R-2-Z
PROPOSED ZONE: BOTH PROPERTIES ARE PROPOSED TO BE ZONED
UNDER THE STUDENT HOUSING DISTRICT (SHD)

- EXISTING ZONE (SHD)
- EXISTING ZONE (R3-M)
- EXISTING ZONE (HS)
- EXISTING ZONE (R2-2)
- PROPOSED ZONE (SHD)





RONALD E. PLATT
REGISTERED PROFESSIONAL ENGINEER
No. 1147
Exp. 12/31/2022
No. 1147
Exp. 12/31/2022

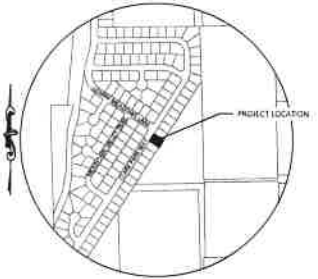
**GENERAL PLAN AND ZONE CHANGE MAP FOR
141 NORTH 700 WEST AND 158 NORTH 700 WEST**
141 N 700 W WITHIN SE1/4 SECTION 10, T.35 S., R. 11 W., S188M
CEDAR CITY, IRON COUNTY, UTAH



PLATT & PLATT, INC.
CONSULTING
CIVIL ENGINEERS
1402 JEFFERSON
355 N. HILL
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PAGE: 1 OF 1

AMENDED PLAT OF LOT 80, GEMINI MEADOWS SUBDIVISION WITHIN THE SW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M CEDAR CITY, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 36459, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND CALCULATIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS AMENDED PLAT OF LOT 80, GEMINI MEADOWS SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF SEAN WHARTON OF CEDAR CITY, UTAH.

DATE: _____



ROBERT B. PLATT
UTAH P.L.S. #16459

SURVEY NARRATIVE

THIS AMENDED PLAT HAS BEEN PREPARED AT THE REQUEST OF SEAN WHARTON. THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE TWIN HOME DIVISION LINE OF LOT 80, GEMINI MEADOWS SUBDIVISION TO COMPLY WITH THE CENTER OF THE EXISTING STRUCTURE ON SAID LOT 80.
BASIS OF BEARINGS IS N 34°15'51" E, 70.00 FEET BETWEEN A FOUND P.N. NAIL AND NOTCH IN CURB AT THE PROJECTION OF THE PROPERTY LINES AS PER THE ORIGINAL PLAT OF GEMINI MEADOWS SUBDIVISION RECORDED IN THE OFFICE OF THE IRON COUNTY RECORDER. THIS BASIS OF BEARINGS CONFORMS WITH THE CEDAR CITY ENGINEERS GPS BASE STATION AND CALIBRATION.

LEGAL DESCRIPTIONS:

NE1/2: BEGINNING AT NORTHWEST CORNER OF LOT 80, GEMINI MEADOWS SUBDIVISION; THENCE S 55°44'09" E, 100.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 80; THENCE S 34°15'34" W, 33.54 FEET; THENCE N 55°48'02" W, 90.56 FEET; THENCE S 34°15'51" E, 1.42 FEET; THENCE N 55°44'06" W, 10.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CLARK PARKWAY; THENCE N 34°15'51" E, ALONG SAID RIGHT-OF-WAY LINE 35.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 3390 SQUARE FEET OF LAND.

SW1/2: BEGINNING AT THE SOUTHWEST CORNER OF LOT 80, GEMINI MEADOWS SUBDIVISION; THENCE N 34°15'51" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CLARK PARKWAY 35.00 FEET; THENCE S 55°44'09" E, 10.00 FEET; THENCE N 34°15'51" E, 1.42 FEET; THENCE S 55°48'02" E, 90.56 FEET; THENCE S 34°15'34" W, 36.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 80; THENCE N 55°44'09" W, 100.57 FEET TO THE POINT OF BEGINNING.
CONTAINS 3649 SQUARE FEET OF LAND.

CITY ENGINEER APPROVAL:

I, JONATHAN STATHIS, CITY ENGINEER FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT AND HEREBY APPROVE THE SAME.

DATE: _____ CITY ENGINEER

CITY ATTORNEY APPROVAL:

I, TYLER ROMERIL, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____, 2022.

DATE: _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL:

I, ADAM HARRI, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED BY SAID COMMISSION ON THE THE _____ DAY OF _____, 2022.

DATE: _____ CHAIRPERSON

CERTIFICATE OF ACCEPTANCE:

I, GARTH O. GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2022 AND IS HEREBY ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER.

DATE: _____ MAYOR

LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING TWIN HOME DIVISION LINE
- - - PROPOSED TWIN HOME DIVISION LINE
- P.N. NAIL
- FOUND REBAR AND CAP AS NOTED
- DENOTES 5/8" DIAMETER BY 20' REBAR WITH A YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #16459

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2022.

DATE: _____ COUNTY RECORDER

CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

OWNER'S CERTIFICATE

SPECIALIZED ENTERPRISES, LLC, THE OWNER OF LOT 80, GEMINI MEADOWS SUBDIVISION, HEREBY APPROVE OF THIS AMENDED PLAT TO MODIFY LOT 80, GEMINI MEADOWS SUBDIVISION AS SHOWN HEREON.

SEAN WHARTON, MEMBER

ACKNOWLEDGEMENT:

ON THIS THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME SEAN WHARTON, MEMBER, SPECIALIZED ENTERPRISES, LLC, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNER'S CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH BY AMP NOT REQUISITED BY ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-2-16

NOTES:

- THE PROPERTY IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING (BASED ON THE FEMA FLOOD INSURANCE RATE MAP, IRON COUNTY, UTAH (UNINCORPORATED AREAS) COMMUNITY PANEL NUMBER 4900730725B, EFFECTIVE DATE: JULY 17, 1986.
- LOT 80, GEMINI MEADOWS SUBDIVISION IS LOCATED OUTSIDE OF THE CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP.

LINE #	LENGTH	DIRECTION
L1	18.00'	S55°44'09"E
L2	1.42'	N34°15'51"E

P. PLATT & P. PLATT, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 1001 E
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@PANDPLATT.COM



DATE	BY	REVISION

**AMENDED PLAT OF
LOT 80, GEMINI MEADOWS SUBDIVISION**
WITHIN THE SW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULST
CHECKED BY: R.B. PLATT
DATE: Sep 23, 2022
SCALE: 1" = 10'
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