

CEDAR CITY PLANNING COMMISSION

MINUTES

October 20, 2020

The Cedar City Planning Commission held a meeting on Tuesday, October 20, 2020 at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

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

Members absent none

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

Others in attendance: Michael Platt, Arlo Fawson, Dan Roberts, Teri Kenney, Laura Henderson, Carter Wilkey

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

ITEM/REQUESTED MOTION LOCATION/PROJECT APPLICANT/PRESENTER

I.

Regular Items

1- Approval of Minutes (October 6, 2020)

(Approval)

Jennie moved to approve the minutes of October 6, 2020, seconded by Jill and the vote was unanimous.

**2- Subd.- Vicinity Approx. 1100 N. 3900 W. MD Dev./Platt & Platt
 (Recommendation) Iron Crest Subd.**

Michael Platt presented and said they have been working on this R-1 subdivision west of town, along 3900 West and at about 1000 North. They are planning to do this as .3 up to .7 acre lots. He pointed out the parcel of land. They will need to bring utilities in from U-56. Other things in this area were pointed out; Equestrian Pointe to the north, and Iron Springs Elementary further south on the other side of U-56.

Jennie stated that on the Sketch Review there was a quote that someone needs to take the water down to here from 1600 North; there are too many homes on this line now. Michael said that he, Robbie, and Jonathan went over all this; they are okay with the number of lots they are proposing here. That waterline will not need to be upsized at this time. Jennie wondered then, would that fall to someone else to upgrade the water system in this area? Kit said it was just like anything else; the sewer, water, etc., when they reach their capacity, they put in a different size line. It happens all the time.

Jill asked the number of lots. Michael thought that total this was around 45. They will do this in more than 1 phase. Michael said they are okay with the water. They have met on that and it is okay. **Craig moved to send a positive recommendation to the City Council for the Vicinity of the Iron Crest subdivision; seconded by Jennie and the vote was unanimous.**

**3- Subd.- Vicinity Crescent Hills Phase 4 Coronado/GO Civil
(Recommendation)**

Arlo Fawson of GO Civil presented. Adam wanted to recuse himself from this item. This is phase 4 along with the other 3 phases and is very similar to them. They will have R-2 with single family homes and a little bit of the R-2-2 with twin homes along the Genpak boarder. He pointed out where these duplexes would all be. Arlo said this is a little flat, and they will have larger lots once they hit that hillside. That will be the next phase. Jennie asked how far away from Blackrock this was. The maps were looked at and pointed out. They pointed out the property line of Coronado on the north. Mary stated that this is very similar, and the lots will be the same as the other 3 phases.

Jennie moved to send a positive recommendation to the City Council for the Vicinity of Crescent Hills Phase 4; seconded by Hunter and the vote was unanimous.

**4- Letter to deny annexation Approx. 5500 W. 800 N. Armbrust/Dan Roberts
(Recommendation)**

Dan Roberts presented and pointed out the property just west of Port 15. There is a new building just at the south end that has been developed in the county. That is on a separate 5-acre parcel. This is all master planned to be I&M in the future. Steve Armbrust who owns this land has a buyer who wants to build and did not want to go through the annexation process. The reason is the amount of time that it takes just to annex and the utilities out there to hook to. There is a pressurized sewer line there, and it is overloaded now. This piece is also more than 300' away from that sewer line. There is power out there now. They do not really need City services at this time. They would like to leave this in the County at this time and maybe annex in the future when it would be more feasible. Kit asked so they don't need any water. Dan said they could hook to the County and use a septic tank. Just a metal building is what they would like. He said the County has allowed 1 building to be built out there already.

Tyler will re-state what he has said before; Cities are meant to grow. If they deny this annexation, it will create a new boundary that they won't be able to get past. They can annex later, but only if the City does all the improvements for them. They have had no areas want to annex later and were willing to do all the improvements themselves. If they allow this, it will create a permanent boundary they will only go to and no further. Tyler also stated that if they began the annexation process like next week, they would be done before the snow thawed in the spring. Dan wondered if they did, where would they bring all the utilities to. He was told that any developer would need to extend the utilities to them in order to hook up.

Craig said so the sewer out there is over 300' away? They would probably allow a septic system in that case.

Dan also wondered if the City would allow them to hook to the County water if they were in the City? He was told that is not the City's call.

They looked over the map including the Annexation Boundary maps and lines.

Craig was wondering just how 1 building was built out there in the County without needing the same letter to not annex.

Mary talked more about the parcels and which were in and out of the City limits. If they were to

bring all this acreage, they may need to annex that smaller 5-acre parcel that the 1 building is on now.

Tyler brought up Buena Vista as a good example of not wanting to annex. They wanted to use City water but would need to bring all their streets up to City standards if they annexed. They penciled all that out, and it never makes sense. Dan pointed out the area and all that out in this area is supposed to be in the City. Dan went on to point out all the buildings and developments out in this area that should be in the City but are still in the county.

Jill pointed out those other businesses are all in the annexation boundary. Yes.

North of this land, Dan said there are some solar farms also.

Jennie felt that they still should not deny any annexation. They have a plan; they should stick with this plan.

Jennie moved to send a negative recommendation to the City Council on this letter to deny annexation; seconded by Ray the vote was 4 ayes, with 2 nays. The motion passed.

5- PUBLIC HEARING

General Plan Amendment

Approx. 1800 N. 3500 W. Coughlin/GO Civil

Low Density to Rural Estate

(Recommendation)

Mary stated as items 5 & 6 are the same parcel, they can be discussed together.

Arlo Fawson with GO Civil presented; he pointed out the parcel that is just north and west of Hunter Glenn. The General Land Use plan is for this area to be R-1 but they want to go less dense than that and do it all as RE. Mary said the RE is without curb and sidewalk. Yes.

Jennie wondered if the access would be from 1600 North. Arlo said they were looking at coming from the west and as this will push the area over the 80 lots, they would need another access. They are looking at a few options for another access. As they will exceed 80 lots for this area, they cannot move forward without a second access. Iron Willows is just to the east, and they can go that way and there is 1 other option.

Mary brought up the 1 comment that they were sent earlier today. (see attached)

Arlo stated they are just trying to go less dense. They could leave it as is, develop as R-1 and be denser.

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

Adam moved to send a positive recommendation to the City Council for both items 5 & 6, seconded by Jill and the vote was unanimous.

6- PUBLIC HEARING

Zone Change AT to RE

Approx. 1800 N. 3500 W. Coughlin/GO Civil

(Recommendation)

Discussed and voted with item #5

Staff Items

1- General Plan Review Update

Staff

Don B. presented and said this would be really brief; last week they had their 1st steering committee meeting; it was more of a meet and greet. Talked about how things will flow, and the importance of their assignment.

They all wanted to know who was on this committee; Don said they have so far Carter Wilkey, Hunter Shaheen, Tom Cardon, Steve Nelson, Kris Vickers, Mary Pearson, and Mindy Benson.

Don said to keep your eyes open, they will be sending a questionnaire and getting things out on the web site.

Before the meeting was ended, Mary wanted to pay some gratitude to Kit for all his work with the City. He has been with the City many years, and they have had a lot of growth in this time, and she has seen many positive changes happen in these many years. Everyone congratulated Kit on his retirement next week.

The meeting adjourned at 5:45 p.m.

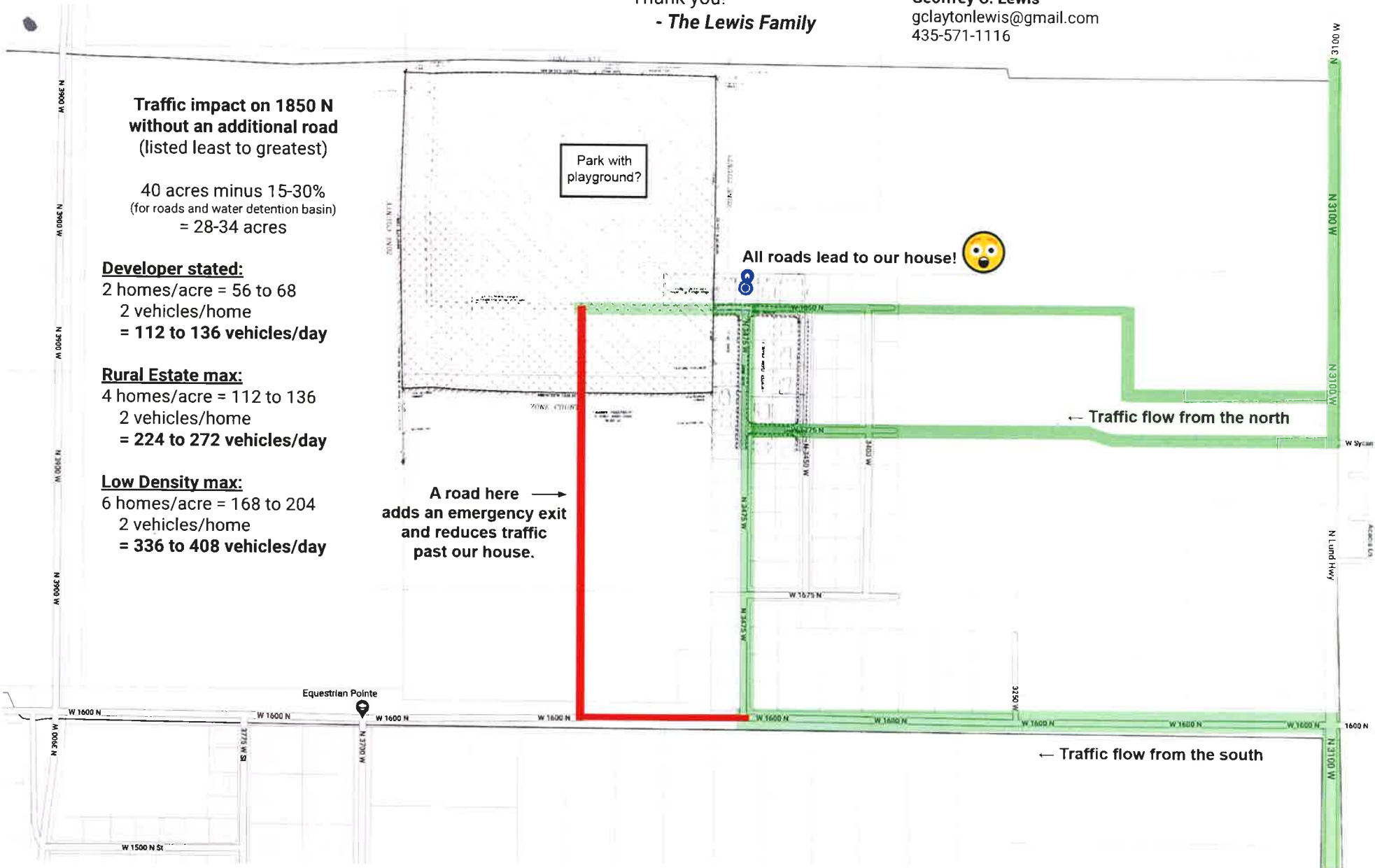


Michael Adams, Executive Assistant

How our family anticipates the proposed zoning + construction will affect our neighborhood: We support the zoning change from Low Density to Rural Estate. However, we are still concerned that unless another road (or roads) are put in, we are concerned that our doorstep will become a major nexus for traffic. Additionally, evacuation in case of an emergency would be limited to just one exit point. We are also concerned about the amount of houses being built in the Hunter Glen area without access to parks and playgrounds. Equestrian Pointe has a great park, but it's too far away for children in our neighborhood to access. In addition to the City Master Planned Walking Path, please consider requiring a park with a playground like so many other neighborhoods in Cedar City enjoy.

Thank you!
- The Lewis Family

Geoffrey C. Lewis
 gclaytonlewis@gmail.com
 435-571-1116



Traffic impact on 1850 N without an additional road (listed least to greatest)

40 acres minus 15-30%
 (for roads and water detention basin)
 = 28-34 acres

Developer stated:

2 homes/acre = 56 to 68
 2 vehicles/home
 = **112 to 136 vehicles/day**

Rural Estate max:

4 homes/acre = 112 to 136
 2 vehicles/home
 = **224 to 272 vehicles/day**

Low Density max:

6 homes/acre = 168 to 204
 2 vehicles/home
 = **336 to 408 vehicles/day**

Park with playground?

All roads lead to our house! 😬

A road here → adds an emergency exit and reduces traffic past our house.

← Traffic flow from the north

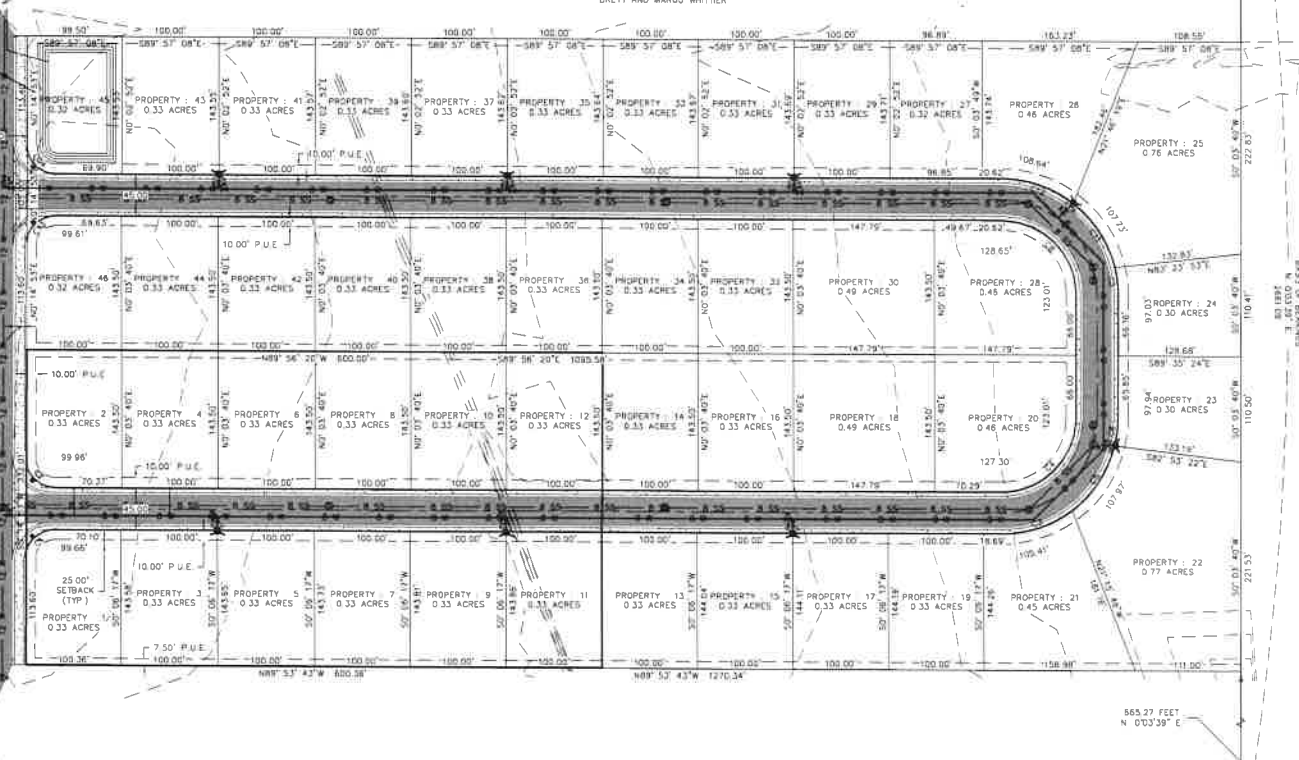
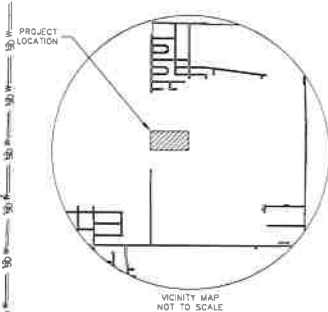
← Traffic flow from the south

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	79.55	122.50	37.21	N71° 27' 28"E	78.18
C4	121.74	77.50	90.00	N45° 03' 40"E	109.80
C5	83.50	122.50	39.05	N33° 19' 37"E	81.89
C6	29.37	122.50	13.74	N0° 55' 50"E	29.30
C7	28.31	122.50	13.24	N0° 33' 32"W	28.25
C8	121.74	77.50	90.00	N44° 56' 20"W	109.80
C11	83.24	122.50	38.93	N32° 38' 42"W	81.85
C12	80.88	122.50	37.83	N71° 01' 30"W	78.42
C13	47.03	30.00	89.81	S45° 09' 17"W	42.36
C14	47.22	30.00	90.19	S44° 50' 44"E	42.50

EAST 1/4
CORNER S 6
T 36 S., R 11 W
SL&M I C B C
N: 115246 5655
E: 96923 0119



PLATT &
PLATT, INC.
CIVIL ENGINEERS & SURVEYORS
193 N. 100 E., CEDAR CITY, UTAH 84720
PHONE 435-586-8131
FAX 435-586-8567
APPROVED
4/9/14



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.03	30.00	89.81	S45° 09' 16"W	42.36
C2	46.34	30.00	88.51	S45° 42' 33"E	41.87

ROGER M. BROWN
ZONE:
R-2-2

SE COR SEC 6
36 S., R 11 W
SL&M I C B C
N: 112585 477
E: 96920 191

- PROJECT NOTES**
1. DEVELOPER: NO DEVELOPMENT
 2. THE PROJECT CONTAINS 19.37 ACRES
 3. THE PROJECT IS ZONED R-1
 4. THE PROJECT IS LOCATED IN THE 500 YEAR FLOOD ZONE (FLOOD ZONE X) - 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.
 5. THE PROJECT IS LOCATED IN THE TRAFFIC PATTERN ZONE (TPZ)
 6. THE PROJECT IS LOCATED IN AN AREA THAT HAS YET TO BE MAPPED ON THE CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP
 7. THE PROJECT IS TO BE COMPLETED IN MULTIPLE PHASES
 8. EXISTING 12-INCH WATER LINE AT THE INTERSECTION OF 1250 NORTH AND 3050 WEST
 9. THE EXISTING WATER PRESSURE IS APPROXIMATELY 125 PSI ACCORDING TO THE CEDAR CITY EPANET MODEL
 10. EXISTING 21-INCH SEWER LINE AND MANHOLE NORTH OF THE INTERSECTION OF 3050 WEST AND 800 NORTH
 11. CONTOUR INTERVAL IS 1 FOOT
 12. WATER RIGHTS FOR THIS PROPERTY HAVE BEEN CONVEYED TO THE CITY
 13. APPROVAL OF THIS SUBDIVISION IS SUBJECT TO A FINAL DRAINAGE PLAN
 14. MASTER PLANNED TRAIL WILL NEED TO BE WITHIN AN EASEMENT AND MAY REQUIRE ADDITIONAL RIGHT-OF-WAY. THIS WILL BE DETERMINED DURING THE CONSTRUCTION PHASE OF THE PROJECT

BASIS OF BEARINGS

ELEVATIONS, BASIS OF BEARINGS, AND BASIS OF COORDINATE FOR THESE PLANS ARE FOR THE CEDAR CITY ENGINEER'S GPS BASE STATION AND CALIBRATION. THE VERTICAL BASIS FOR THIS SURVEY IS THE CEDAR CITY BASE ELEVATION DATUM WHICH CORRESPONDS TO ELEVATION 5938.40 ON TOP OF THE BRASS CAP MONUMENT AT THE CENTER 1/4 CORNER OF SECTION 16 THE CEDAR CITY DATUM IS BASED ON NAVD 29

LEGEND

- PROJECT BOUNDARY
- EXISTING 48-INCH SEWER MANHOLE
- PROPOSED 48-INCH SEWER MANHOLE
- EXISTING 8-INCH SEWER LINE
- PROPOSED 8-INCH SEWER LINE
- FUTURE 8-INCH SEWER LINE
- EXISTING 8-INCH WATER LINE
- PROPOSED 8-INCH WATER LINE
- FUTURE 8-INCH WATER LINE
- MASTER PLANNED 12-INCH WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING DITCH

LEGAL DESCRIPTION

BEGINNING AT A POINT SITUATED N 0°03'39" E. ALONG THE SECTION LINE 1330.55 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 36 S., RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN THENCE S. 0°03'39" W. ALONG THE SECTION LINE 665.27 FEET, THENCE N 89°53'43" W. 1270.34 FEET, THENCE N 07°45'31" E. 664.01 FEET, THENCE S 89°57'08" E. 1268.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.37 ACRES

VICINITY PLAN
IRON CREST SUBDIVISION
WITHIN THE SE 1/4 SECTION 6, T. 36 S., R. 11 W. SL&M
CEDAR CITY, IRON COUNTY, UTAH
SCALE
1" = 60'
SHEET
1

LEGEND

	PROPOSED PROPERTY CORNER
	EXISTING STRUCTURE
	EXISTING WATER METER
	EXISTING WATER LINE (W/1/2" MIN. DIA.)
	EXISTING WATER VALVE
	EXISTING WATER LINE (W/1/2" MIN. DIA.)
	EXISTING STREET MANHOLE
	EXISTING WATER METER
	EXISTING EASEMENT
	EXISTING LIGHT POLE
	PROPOSED EASEMENT
	EXISTING EASEMENT

SCALE IN FEET

SCALE	LENGTH
1" = 10'	100'
1" = 20'	200'
1" = 30'	300'
1" = 40'	400'
1" = 50'	500'
1" = 60'	600'
1" = 70'	700'
1" = 80'	800'
1" = 90'	900'
1" = 100'	1000'

NO.	DATE	DESCRIPTION
1	11/15/20	PRELIMINARY PLAN
2	12/15/20	REVISED PLAN
3	01/15/21	REVISED PLAN
4	02/15/21	REVISED PLAN
5	03/15/21	REVISED PLAN
6	04/15/21	REVISED PLAN
7	05/15/21	REVISED PLAN
8	06/15/21	REVISED PLAN
9	07/15/21	REVISED PLAN
10	08/15/21	REVISED PLAN
11	09/15/21	REVISED PLAN
12	10/15/21	REVISED PLAN
13	11/15/21	REVISED PLAN
14	12/15/21	REVISED PLAN
15	01/15/22	REVISED PLAN
16	02/15/22	REVISED PLAN
17	03/15/22	REVISED PLAN
18	04/15/22	REVISED PLAN
19	05/15/22	REVISED PLAN
20	06/15/22	REVISED PLAN
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97	11/15/28	REVISED PLAN
98	12/15/28	REVISED PLAN
99	01/15/29	REVISED PLAN
100	02/15/29	REVISED PLAN



VICINITY PLAN FOR CRESCENT HILLS, PHASE 4

LOCATED IN SECTION SW/4 OF SECTION 9, T36S, R11W, S18&M, CEDAR CITY, UTAH



PHASE 4 DESCRIPTION 14.88 AC

PHASE 4 IS A 14.88 AC SUBDIVISION OF THE CRESCENT HILLS DEVELOPMENT. THE PHASE 4 TRACT IS BOUND BY THE WEST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE WEST, THE EAST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE EAST, THE SOUTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE SOUTH, AND THE NORTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE NORTH. THE PHASE 4 TRACT IS BOUND BY THE WEST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE WEST, THE EAST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE EAST, THE SOUTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE SOUTH, AND THE NORTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE NORTH. THE PHASE 4 TRACT IS BOUND BY THE WEST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE WEST, THE EAST LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE EAST, THE SOUTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE SOUTH, AND THE NORTH LINE OF THE CRESCENT HILLS DEVELOPMENT TO THE NORTH.

- NOTES**
1. PUBLIC UTILITY EXISTING WITHIN THE PROJECT AREA SHALL BE MAINTAINED AND NOT MOVED OR DELETED UNLESS NECESSARY FOR THE PROJECT. ALL UTILITIES SHALL BE MAINTAINED AND NOT MOVED OR DELETED UNLESS NECESSARY FOR THE PROJECT.
 2. BUILDING SETBACKS ARE 5' ALONG THE FRONT, 5' MIN. ON THE SIDE, AND 5' ON THE REAR.
 3. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 4. ALL UTILITIES SHALL BE MAINTAINED AND NOT MOVED OR DELETED UNLESS NECESSARY FOR THE PROJECT.
 5. PROPERTY IS BOUND TO THE SOUTH BY THE CRESCENT HILLS DEVELOPMENT. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 6. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 7. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 8. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 9. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.
 10. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH ZONING ORDINANCE AND THE UTAH SUBDIVISION ACT.

SOIL AREA NOTES

SOILS ARE CLASSIFIED AS _____ AND _____.

SOILS ARE CLASSIFIED AS _____ AND _____.

SOILS ARE CLASSIFIED AS _____ AND _____.



VICINITY PLAN FOR CRESCENT HILLS, PHASE 4
FOR DNADD INVESTMENTS, LLC

LOCATED IN SECTION SW/4 OF SECTION 9, T36S, R11W, S18&M, CEDAR CITY, UTAH

GO CIVIL ENGINEERING
990 N. 800 W. CEDAR CITY, UT 84721
PH: (435) 588-5592 WWW.GO-CIVIL.COM

DATE:	11/15/20
SCALE:	AS SHOWN
DRAWN BY:	J. WILSON
CHECKED BY:	J. WILSON

Attachment "A"
TO DENR DATED
September 14, 2000





COTTONWOOD AREA ZONE CHANGE & GENERAL PLAN AMENDMENT

FOR BLACK DIAMOND HOLDINGS LLC

LOCATED IN THE SOUTH WEST 1/4 OF SECTION 32 T35S, R11W, S18&M, CEDAR CITY, UTAH
1850 NORTH 3500 WEST, CEDAR CITY, UTAH, 84721

CITY ATTORNEY'S APPROVAL

I, JAMES H. HARRIS, CITY ATTORNEY FOR THE CITY OF CEDAR CITY, UTAH, DO HEREBY CERTIFY THAT THE CITY ENGINEER'S APPROVAL OF THE PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER'S APPROVAL IS A NECESSARY STEP IN THE PROCESS OF OBTAINING THE NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT.

TECHNICAL CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, JAMES H. HARRIS, CITY ATTORNEY FOR THE CITY OF CEDAR CITY, UTAH, DO HEREBY CERTIFY THAT THE PLANNING COMMISSION HAS REVIEWED THE PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT AND HAS APPROVED IT. THE PLANNING COMMISSION'S APPROVAL IS A NECESSARY STEP IN THE PROCESS OF OBTAINING THE NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT.

PLANNING COMMISSION

CERTIFICATE OF ACCEPTANCE

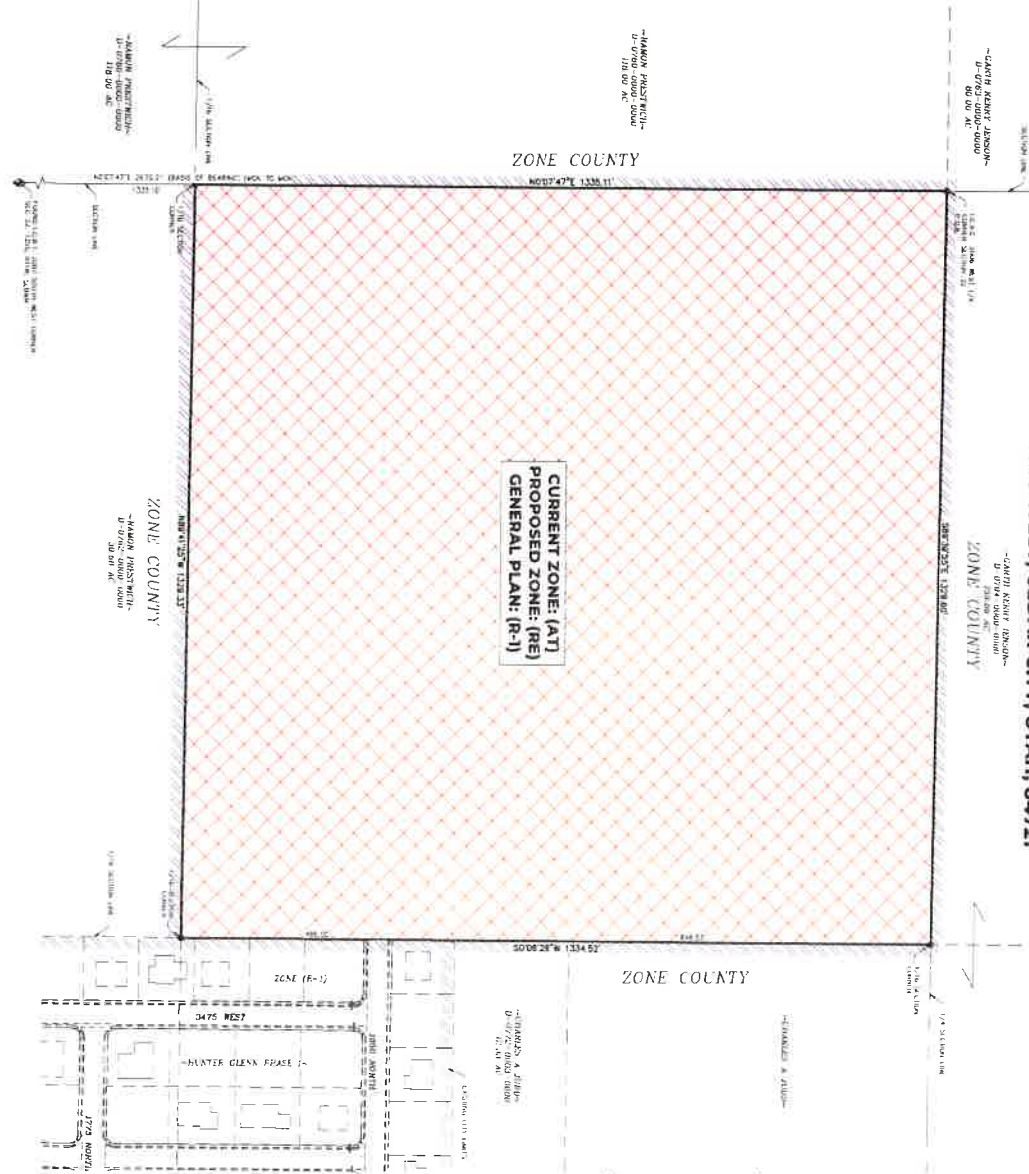
I, JAMES H. HARRIS, CITY ATTORNEY FOR THE CITY OF CEDAR CITY, UTAH, DO HEREBY CERTIFY THAT THE CITY ENGINEER'S APPROVAL OF THE PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER'S APPROVAL IS A NECESSARY STEP IN THE PROCESS OF OBTAINING THE NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT.

CITY ENGINEER

CITY ENGINEER'S APPROVAL

I, JAMES H. HARRIS, CITY ATTORNEY FOR THE CITY OF CEDAR CITY, UTAH, DO HEREBY CERTIFY THAT THE CITY ENGINEER'S APPROVAL OF THE PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER'S APPROVAL IS A NECESSARY STEP IN THE PROCESS OF OBTAINING THE NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT.

CITY ENGINEER



ZONE CHANGE DESCRIPTION (40,739 AC)

THE PROPOSED ZONE CHANGE IS A RECLASSIFICATION OF THE PROPOSED ZONE FROM ZONE (A1) TO ZONE (RE). THE PROPOSED ZONE CHANGE IS A NECESSARY STEP IN THE PROCESS OF OBTAINING THE NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT.

NARRATIVE

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LEGEND

