

**CEDAR CITY PLANNING COMMISSION**  
**\*AMENDED\* AGENDA**

June 7<sup>th</sup>, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, June 7<sup>th</sup>, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The Agenda items are as follows:

<b><u>ITEM/REQUESTED MOTION</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
<b><u>I. Regular Items</u></b>		
1. Approval of Minutes (dated May 17 <sup>th</sup> , 2022) (Approval)		
2. Road Dedication (Recommendation)	3000 N. & Minersville Hwy.	RCQ LLC/Premier Design
3. PUBLIC HEARING Transportation Master Plan Amendment (Recommendation)	between 2400 N. & 3000 N. approx. 775 W.	Northfield Properties LC/ Premier Design
4. Minor Lot Subd. (Approval)	700 South Cross Hollow Rd.	Harker/GO Civil
5. PUBLIC HEARING Water & Storm Drain Master Plan Amendments (Recommendation)	approx. 1200 N. Lund Hwy. Pointe West Subdivision Phase 1	GO Civil
6. PUBLIC HEARING PUD – Vicinity (Recommendation)	200 N. 4500 W. off Hwy. 56 Iron West Townhomes PUD Phases 1 & 2	Burgess/GO Civil
7. Subd. – Vicinity (Recommendation)	approx. 200 N. (Hwy 56) & 4500 W. Iron West Twin Home Subdivision	Burgess/GO Civil
8. Road Dedication (Recommendation)	200 N. 4500 W. off Hwy. 56	Burgess/GO Civil
9. Minor Lot Subd. (Approval)	200 N. 4500 W. off Hwy 56 City Park Subdivision	Burgess/GO Civil

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| 10. Subd. – Vicinity<br>(Recommendation)   | approx. 1600 N. 3100 W.<br>Iron Willows Phase 3 | Eves/Platt & Platt                |
| 11. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>Medium Density Residential<br>(Recommendation) | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 12. PUBLIC HEARING<br>Zone Change: MPD to R-2-1<br>(Recommendation)  | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 13. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>High Density Residential<br>(Recommendation)   | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 14. PUBLIC HEARING<br>Zone Change: MPD to RN<br>(Recommendation)   | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 15. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>High Density Residential<br>(Recommendation)   | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 16. PUBLIC HEARING<br>Zone Change: AT to R-3-M<br>(Recommendation)   | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 17. PUBLIC HEARING<br>General Land Use Amend<br>Low Density Residential to<br>Central Commercial<br>(Recommendation)         | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 18. PUBLIC HEARING<br>Zone Change: AT to CC<br>(Recommendation)  | approx. 800 N. Lund Hwy.                        | Plum Creek/Platt & Platt          |
| 19. PUBLIC HEARING<br>General Land Use Amend<br>Central Commercial to<br>High Density Residential<br>(Recommendation)        | approx. 250 S. Cross Hollow Rd.                 | Armbrust & Brown/Platt<br>& Platt |

20. PUBLIC HEARING Zone Change: MU to R-3-M (Recommendation)	approx. 250 S. Cross Hollow Rd.	Armbrust & Brown/Platt & Platt
21. Minor Lot Subd. (Approval)	approx. 250 S. Cross Hollow Rd.	Armbrust & Brown/Platt & Platt
22. Minor Lot Subd. (Approval)	2901 S. Tipple Rd. Shurtz Canyon Commercial	Shurtz Canyon OZ, LLC/ Platt & Platt
23. PUBLIC HEARING PUD – Vicinity (Recommendation)	South of Rudd Road Marigold PUD	Leavitt Land/Red Hollow Engineering
24. PUBLIC HEARING General Land Use Amend Low Density Residential to Medium Density Residential (Recommendation)	approx. 2000 S. Scenic Dr. Middleton	Leavitt Land/3 Peaks Engineering
25. PUBLIC HEARING Zone Change: AT to R-2-1 (Recommendation)	approx. 2000 S. Scenic Dr. Middleton	Leavitt Land/3 Peaks Engineering
26. PUBLIC HEARING Zone Change: AT to R-1 (Recommendation)	approx. 2000 S. Scenic Dr. Middleton	Leavitt Land/3 Peaks Engineering
27. Minor Lot Subd. (Approval)	approx. 200 S. Scenic Dr. Middleton Minor Lot	Leavitt Land/3 Peaks Engineering
28. Subd. – Vicinity (Recommendation)	approx. 2000 S. Scenic Dr. Middleton Subdivision	Leavitt Land/3 Peaks Engineering

Cedar City Corporation does not discriminate based on race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding, or participating in the meeting, please notify the City no later than the day before the meeting and we will try to provide whatever assistance may be required.