



Cedar City

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Mayor
 Garth O. Green

Council Members
 Terri W. Hartley
 Craig E. Isom
 W. Tyler Melling
 R. Scott Phillips
 Ronald Riddle

City Manager
 Paul Bittmenn

CEDAR CITY PLANNING COMMISSION AGENDA

July 19th, 2022

The Cedar City Planning Commission will hold a meeting on Tuesday, July 19th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The Agenda items are as follows:

<u>ITEM/REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
I. <u>REGULAR ITEMS</u>		
1. Appointment of New Chairperson for Planning Commission		
2. Approval of Minutes (Dated July 5 th , 2022) (Approval)		
3. PUBLIC HEARING Transportation Master Plan Amendment Regarding Right-of-Way Widths (Recommendation)	approx. 1400 S. Old Hwy. 91	Hitchcock/Ensign Engineering
4. Partial Easement Vacation (Recommendation)	The Canyon at Eagle Ridge Phase 3 – Eagle Ridge Dr.	Meisner/GO Civil
5. Minor Lot Subd. (Simple) (Approval)	2800 S. 5700 W.	Middleton/GO Civil
6. PUBLIC HEARING Zone Change: MPD & AT to R-1 (Recommendation)	approx. 800 N. Lund Hwy. (21.71 acres)	Plum Creek/Platt & Platt
7. PUBLIC HEARING General Land Use Amend - From Low Density Residential To Medium Density Residential (Recommendation)	approx. 800 N. Lund Hwy. (22.71 acres)	Plum Creek/Platt & Platt
8. PUBLIC HEARING Zone Change: MPD & AT to R-2-2 (Recommendation)	approx. 800 N. Lund Hwy. (22.71 acres)	Plum Creek/Platt & Platt

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| 9. PUBLIC HEARING
General Land Use Amend -
From Low Density Residential
To Medium Density Residential
(Recommendation) | approx. 800 N. Lund Hwy.
(19.45 acres) | Plum Creek/Platt & Platt |
| 10. PUBLIC HEARING
Zone Change: AT to R-2-1
(Recommendation) | approx. 800 N. Lund Hwy.
(19.45 acres) | Plum Creek/Platt & Platt |
| 11. PUBLIC HEARING
General Land Use Amend -
From Low Density Residential
To High Density Residential
(Recommendation) | approx. 800 N. Lund Hwy.
(14.89 acres) | Plum Creek/Platt & Platt |
| 12. PUBLIC HEARING
Zone Change: AT to RNZ
(Recommendation) | approx. 800 N. Lund Hwy.
(14.89 acres) | Plum Creek/Platt & Platt |
| 13. PUBLIC HEARING
General Land Use Amend -
From Low Density Residential
To High Density Residential
(Recommendation) | approx. 800 N. Lund Hwy.
(19.79 acres) | Plum Creek/Platt & Platt |
| 14. PUBLIC HEARING
Zone Change: AT to R-3-M
(Recommendation) | approx. 800 N. Lund Hwy.
(19.79 acres) | Plum Creek/Platt & Platt |
| 15. PUBLIC HEARING
General Land Use Amend -
From Low Density Residential
To Central Commercial
(Recommendation) | approx. 800 N. Lund Hwy.
(8.10 acres) | Plum Creek/Platt & Platt |
| 16. PUBLIC HEARING
Zone Change: AT to CC
(Recommendation) | approx. 800 N. Lund Hwy.
(8.10 acres) | Plum Creek/Platt & Platt |
| 17. Consider a Development
Agreement With Plum Creek LLC
(Recommendation) | approx. 800 N. Lund Hwy. | Plum Creek/Platt & Platt |

- 18. PUBLIC HEARING
 General Land Use Amend - approx. 200 S. 1400 W. (1.03 ac.) Boud/Platt & Platt
 From High Density Residential
 To SUU Student Housing District (SHD)
 (Recommendation)

- 19. PUBLIC HEARING
 Zone Change - approx. 200 S. 1400 W. (1.03 ac.) Boud/Platt & Platt
 From R-3-M to SHD
 (Recommendation)

- 20. PUBLIC HEARING
 General Land Use Amend - approx. 260 S. 1400 W. (1.00 ac.) Boud/Platt & Platt
 From High Density Residential
 To SUU Student Housing District (SHD)
 (Recommendation)

- 21. PUBLIC HEARING
 Zone Change - approx. 260 S. 1400 W. (1.0 ac.) Boud/Platt & Platt
 From R-3-M to SHD
 (Recommendation)

- 22. PUBLIC HEARING
 General Land Use Amend - approx. 200 S. 1400 W. (17.15 ac.) Boud/Platt & Platt
 From High and Medium Density
 Residential To SUU Student
 Housing District (SHD)
 (Recommendation)

- 23. PUBLIC HEARING
 Zone Change - approx. 200 S. 1400 W. (17.15 ac.) Boud/Platt & Platt
 From R-3-M to SHD
 (Recommendation)

II. CITY ITEMS

- 1. Consider an Easement to Rocky Mountain Power Industrial Road Parkway project from 300 West to Airport Road City Staff/Christian Bennett

- 2. PUBLIC HEARING
 Consider an Ordinance Change amending Section 32-9 Regarding Grading Permits for Subdivision and PUD General Requirements (Recommendation) Tyler Romeril

- 3. PUBLIC HEARING
 Consider an ordinance change amending Chapter 26 Article V concerning Parking for In-Home Daycares/Schools (Recommendation) Tyler Romeril

4. PUBLIC HEARING

Consider an ordinance change amending Chapter 26 Article IX concerning Home Occupations (Recommendation)

Tyler Romeril

5. Training on the Municipal Officers' and Employees' Ethics Act And the Open and Public Meetings Act

Tyler Romeril

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