

CEDAR CITY PLANNING COMMISSION
MINUTES

February 5, 2019

The Cedar City Planning Commission held a meeting on Tuesday February 5, 2019 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Mary Pearson–Chair, Craig Isom, Ray Gardner, Jennie Hendricks, , Hunter Shaheen and Adam Hahn

Members absent – Jill Peterson-excused

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

Others in attendance: Dallas Buckner-GO Civil, Ben Batty,

The meeting was called to order at

<u>ITEM/ REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/ PRESENTER</u>
--	--------------------------------	--

I. Regular Items

- 1- Approval of Minutes (January 22, 2019)
(Approval)**

Craig moved to approve the minutes of January 22, 2019, seconded by Jennie and the vote was unanimous.

- 2- Subd.- Minor Lot 1600 N Fairway Drive Ashworth/GO Civil
(Approval)**

Dallas Buckner with GO Civil presented and pointed out the area of the corner of 1600 North and Fairway Drive. This is the very north end of the Ashworth property. Right across the street from a mobile home park. It butts up against R-1 and is already zoned R-3. Kit said they will see another zone change in this area in the next few weeks.

Craig asked then, if this were just a line change? Kit said they will be creating 1 lot on the corner and leaving the remainder area as is. They are just dividing off that lot and the rest is all zoned R-3. Kit said this is a simple minor lot as all the frontage improvements are already in.

Craig moved to approve the minor lot subdivision on this corner for the Ashworth's, seconded by Jennie and the vote was unanimous.

- 3- Subd.- Minor Lot 953 & 955 N Ironwood Cir. Leydsman/Rosenberg & Assoc.
(Approval)**

Ben Batty presented and pointed out the police chief has the lot on the other side of this cul-de-sac. They are creating a duplex lot. He explained how there is an irrigation ditch running in this parcel and how they will move that over and take it along the rear of this new lot. They have a larger than normal easement in that rear lot line for this pipe. They have approval from the irrigation company

to do that. The power will come from lots on the north. The power company asked them to put in easements along both side lot lines for future lines. All other infrastructure is in the street. The zoning was asked about. Ben said this parcel and all the remainder that they also plan to develop in the future is zoned R-2-2.

Mary felt that was interesting that it was all R-1 then this area was R-2. Kit said the cul-de-sac is all improved with curb, gutter and sidewalk.

Craig moved to approve this minor lot, seconded by Adam and the vote was unanimous.

PUBLIC HEARING

- 4- General Land Use Amend Aprox. 1805 N Lund Mark I Dev./
Low to Medium Density Residential GO Civil Eng.
(Recommendation)**

Dallas with GO Civil presented and said this is a project for Mark Meisner, it will become Phase 4 of the Sycamore Trail PUD. It is being annexed in now. They are getting the County signatures and it will come in as the AT zone. They want to go to the R-2-2 and are working with Don on this. The density of this will be well below the density maximum of the R-2 zone.

It was brought up that the General Plan for all west of Lund highway is to be the R-1 zone.

Mary felt they can do items 4 & 5 together as they are the same property.

The latest document that Don has shows there to be a 4-plex in the mix. They need to be R-3 for the layout they have, with a 4-plex in there. You cannot put a 4-plex in the R-2-2 zone.

Mary wondered if they need to go back to the agenda, as it says they are changing this to the R-2-2 zone.

Tyler said as it was advertised as the R-2 zone, the neighbors may be upset if they just change this to the R-3 without notifying them again.

If they want to go with the R-3, they may need to notify all again.

Both items 4 & 5 need to go to another meeting.

They can renote again that this will go from the low to the HIGH density residential and come again to the next meeting.

- 5- Zone Change AT to R-2-2 Aprox. 1805 N Lund Mark I Dev./
(Recommendation) Sycamore Trails area GO Civil Eng.**

Item 4 & 5 were discussed together.

The meeting adjourned at 5:35 p.m.

Michal Adams, Executing Assistant