CEDAR CITY PLANNING COMMISSION
MINUTES
February 18, 2020

The Cedar City Planning Commission held a meeting on Tuesday February 18, 2020 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Mary Pearson-Chair, Jennie Hendricks, Jill Peterson, Hunter Shaheen, Ray Gardner, Adam Hahn
Members absent Craig Isom-excused
Staff in attendance: City Engineer-Kit Wareham, City Attorney-Tyler Romeril, City Planner-Don Boudreau, and Michal Adams
Others in attendance: Teri Kenney, Bob Platt, Dallas Buckner,

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 (January 7 & January 21, 2020)
   (Approval)
   Jennie moved to approve the minutes of January 7, and January 21, 2020; seconded by Jill and the vote was unanimous.

2- Subd.- Minor Lot Approx. 1150 S 100 W Garden Towns 2/Platt & Platt
   (Approval)
   Bob Platt presented and pointed out the area. This is in the southeast end of town. It is 12 acres to be divided into a 4.2-acre parcel and a 7.8-acre parcel. They want to divide this up prior to any development. Bob said this has been checked, the mylar is here and the deeds are all signed.
   Kit said this will ultimately be housing. Yes. He wondered if this was near any of the flood channels in that end of town. Bob was not certain. They will address all that when this develops.
   The zone was questioned. It is in the R-3-M zone.
   Adam moved to approve this minor lot, seconded by Jennie and the vote was unanimous.

3- PUBLIC HEARING
   Address Correction The Canyon at Eagle Ridge 1 Meisner/GO Civil
   (Recommendation) from 21786 S. to 2186 S.
   Dallas Buckner of GO Civil presented. He said they inadvertently put an extra digit in this address. They need to take the 7 out to make this correct.
   Mary opened the public hearing. As there were no comments, Mary closed the public hearing.
   Hunter moved to send a positive recommendation of this address change to the City Council, seconded by Jennie and the vote was unanimous.
II. Staff Items

1- PUBLIC HEARING

Consider an ordinance revision clarifying where public notice signs are to be posted. Tyler R.

Tyler Romeril presented and said when anyone is doing a zone change, part of that process is the posing of a sign by the City. When one zone change came through, it was posted, and some residents claimed it was posted in the wrong place. To make things easier and instead of all points where City streets intersect, they will just post that on the property that will be re-zoned. This should be visible from all abutting streets. So, if this is on a corner, there would be 2 signs.

Mary said it made good and logical sense.

She opened the public hearing, and as there were no comments, Mary closed the public hearing.

In one spot on this ordinance is says sign(s) and not in the other. Tyler will add that “s” to the other to be consistent.

Ray moved to send a positive recommendation for this ordinance revision to the City Council seconded by Jill and the vote was unanimous.

The meeting adjourned at 5:25 p.m.

Michal Adams, Executive Assistant
CHAPTER 26
PLANNING AND ZONING
ARTICLE XII. AMENDMENTS

Section 26-XII-1. Procedure
Section 26-XII-2. Public Hearing Required Before Amending Notice

SECTION 26-XII-1. Procedure

This Zoning Ordinance, including the map, may be amended, but all proposed amendments shall be submitted first to the Planning commission for its recommendations, which recommendations shall be submitted to the City Council for its consideration within thirty (30) days. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be a public policy that amendments shall not be made to the Zoning Ordinance and map, except to promote more fully the objectives and purposes of this ordinance or to correct manifest errors. Any person seeking an amendment of the Zoning Ordinance shall submit to the Cedar City Community Development Director a written petition designating the change desired, the reasons therefor, and wherein the proposed amendment would further promote the objectives and purposes of the Zoning Ordinance, together with a fee of $25.00. The Community Development Director shall in turn transmit the petition to the Planning Commission. Upon the receipt of the petition, the Planning Commission shall consider the request.

Any application for a zone change must comply with the following notice requirements prior to Planning Commission consideration:

(1) five (5) business days’ notice by the Petitioner shall be given to all property owners of record within a 300-foot radius from the boundary of the proposed zone change. Said notice shall be sent certified mail by the Petitioner to said property owners, or hand-delivered to the property owners (certificate of hand-delivery to be filed with City Community Development Director) in accordance with the most current Iron County Assessment Roll;

(2) The posting of a sign(s) by the City on the property proposed to be re-zoned. The sign(s) shall be posted in a conspicuous place on the property proposed to be re-zoned. Said sign shall be visible from all abutting streets and must face every street surrounding the property, at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading “PROPOSED ZONE CHANGE NOTICE” with the zone change notice stapled below, and;

(3) the applicant shall pay an additional administration fee in the amount of $25.00.
The Planning Commission may call a public hearing before submitting recommendations to the City Council.

Before recommending an amendment to the ordinance, it must be shown that such amendment is reasonably necessary, is in the best interest of the public, and is in harmony with the objectives and purposes of this ordinance. Failure on the part of the Planning Commission to make recommendations within thirty (30) days shall be deemed to constitute approval of such proposed amendment unless a longer period is granted by the City Council. The fee provided herein shall not be remitted.