

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 it 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

GARDEN TOWNS 2, LLC
MINOR LOT SUBDIVISION FOR

PLATT & CIVIL ENGINEERS & SURVEYORS
195 N. 100 E. CEDAR CITY, UTAH 84203
PHONE: 435-588-8557
FAX: 435-588-8557

DRAWN BY: M. FELTON
CHECKED BY: M. FELTON
APPROVED BY: M. FELTON
DATE: 11/15/2020

SCALE: 1" = 80'
SHEET 1

SUBSCRIBE CERTIFICATE
I, **ROBERT B. PLATT**, PROFESSIONAL ENGINEER AND SURVEYOR NUMBER 18469, HOLD A LICENSE IN ACCORDANCE WITH THE CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS ACT AND AM HEREBY CERTIFYING THAT THE INFORMATION CONTAINED HEREIN IN ACCORDANCE WITH SECTIONS 17-21-27 AND 17-21-28, HEREBY CERTIFY ALL UNRECORDED ENCUMBRANCES ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.



DATE: 11/15/2020
BY: M. FELTON
UTAH P.L.S. # 114659

LEGAL DESCRIPTIONS

ORIGINAL PARCEL BOUNDARY

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE S87°13'07" W, 443.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, THENCE S20°15'07" W, 420.00 FEET TO THE POINT OF BEGINNING, THENCE S78°02'27" W, 794.20 FEET, THENCE S67°54'27" W, 420.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, THENCE N77°11'07" W, 727.41 FEET TO THE POINT OF BEGINNING, CONTAINS 12.19 ACRES OF LAND.

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE S87°13'07" W, 443.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, THENCE S20°15'07" W, 420.00 FEET TO THE POINT OF BEGINNING, THENCE S78°02'27" W, 794.20 FEET, THENCE S67°54'27" W, 420.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, THENCE N77°11'07" W, 727.41 FEET TO THE POINT OF BEGINNING, CONTAINS 4.26 ACRES OF LAND.

SUBJECT TO A 10-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH SIDE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, EASEMENT ALONG THE WEST SIDE OF THE ABOVE DESCRIBED PROPERTY.

ALSO SUBJECT TO A 7.5' WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH SIDE OF THE ABOVE DESCRIBED PROPERTY.

PARCEL 2:

BEGINNING AT A POINT LOCATED 488.0237 FEET ALONG THE 1/4TH LINE 813.87 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE S87°13'07" W, 443.55 FEET, THENCE N87°06'34" W, 202.31 FEET TO A POINT LOCATED 488.0237 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 420.00 FEET AND A CHORD OF 311.81 FEET, THENCE S87°02'27" W, 420.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, THENCE S67°54'27" W, 420.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, THENCE S78°02'27" W, 794.20 FEET, THENCE S67°54'27" W, 420.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, THENCE S87°02'27" W, 420.00 FEET TO THE POINT OF BEGINNING, CONTAINS 7.93 ACRES OF LAND.

THIS RECORD OF SURVEY AND MAJOR LOT SUBDIVISION ALONG THE NORTHERN SIDE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, HAS BEEN PREPARED AT THE REQUEST OF THE CLIENT, GARDEN TOWNS 2, LLC. THEY ARE THE OWNERS OF THE SUBJECT PROPERTY AND THIS RECORD OF SURVEY HAS BEEN PREPARED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

THE RECORD OF SURVEY AND MAJOR LOT SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF THE CLIENT, GARDEN TOWNS 2, LLC. THEY ARE THE OWNERS OF THE SUBJECT PROPERTY AND THIS RECORD OF SURVEY HAS BEEN PREPARED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

DATE OF SURVEY: 11/15/2020

CITY ENGINEER:

COUNTY PLANNING COMMISSION APPROVAL:

LOCAL HEALTH DEPARTMENT APPROVAL:

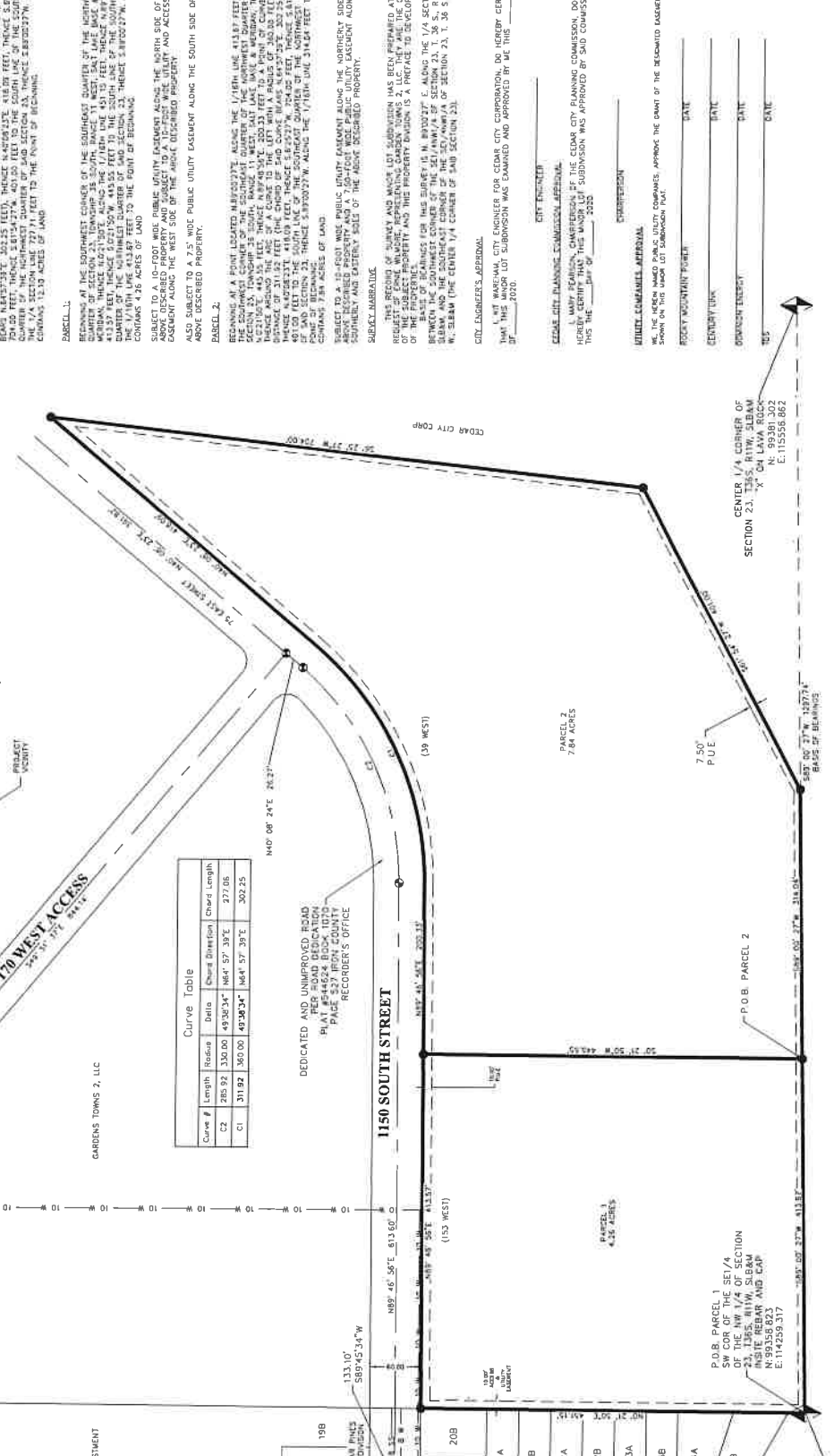
UTAH COUNTY ENGINEER APPROVAL:

PLAT NUMBER: 18469

- NOTES:**
1. THE PROPERTY IS ZONED R-3-M PER THE CITY OF CEDAR CITY.
 2. THE PROPERTY IS IN FLOOD ZONE "X" PER FEMA FIRM PANEL NUMBER 17082C0101.
 3. THE PROPERTY IS LOCATED IN AREAS OF HIGH (HIGHLY SUSCEPTIBLE SOILS) AND MEDIUM (MODERATELY SUSCEPTIBLE SOILS) DEVELOPMENT RESTRICTIONS. INFORMATION INDICATING RESTRICTIONS ON OTHER DEVELOPMENT UNREASABLE AND SO (SUSCEPTIBLE SOILS) DEFINED AS: SOILS WITH A SHALLOW TO MODERATELY THICK TO THICK PER CEDEAR CITY HYDROCONSTRUCTION MAP.

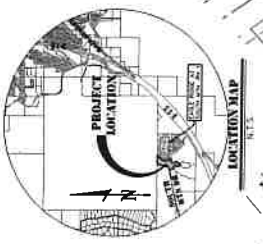
LEGEND

- MONUMENTS ARE DANKED BY SET STAKES (OR) YELLOW PLASTIC CAP STAMPED PLATT & SURVEYORS
- OTHER CORNERS ARE AS NOTED HEREON

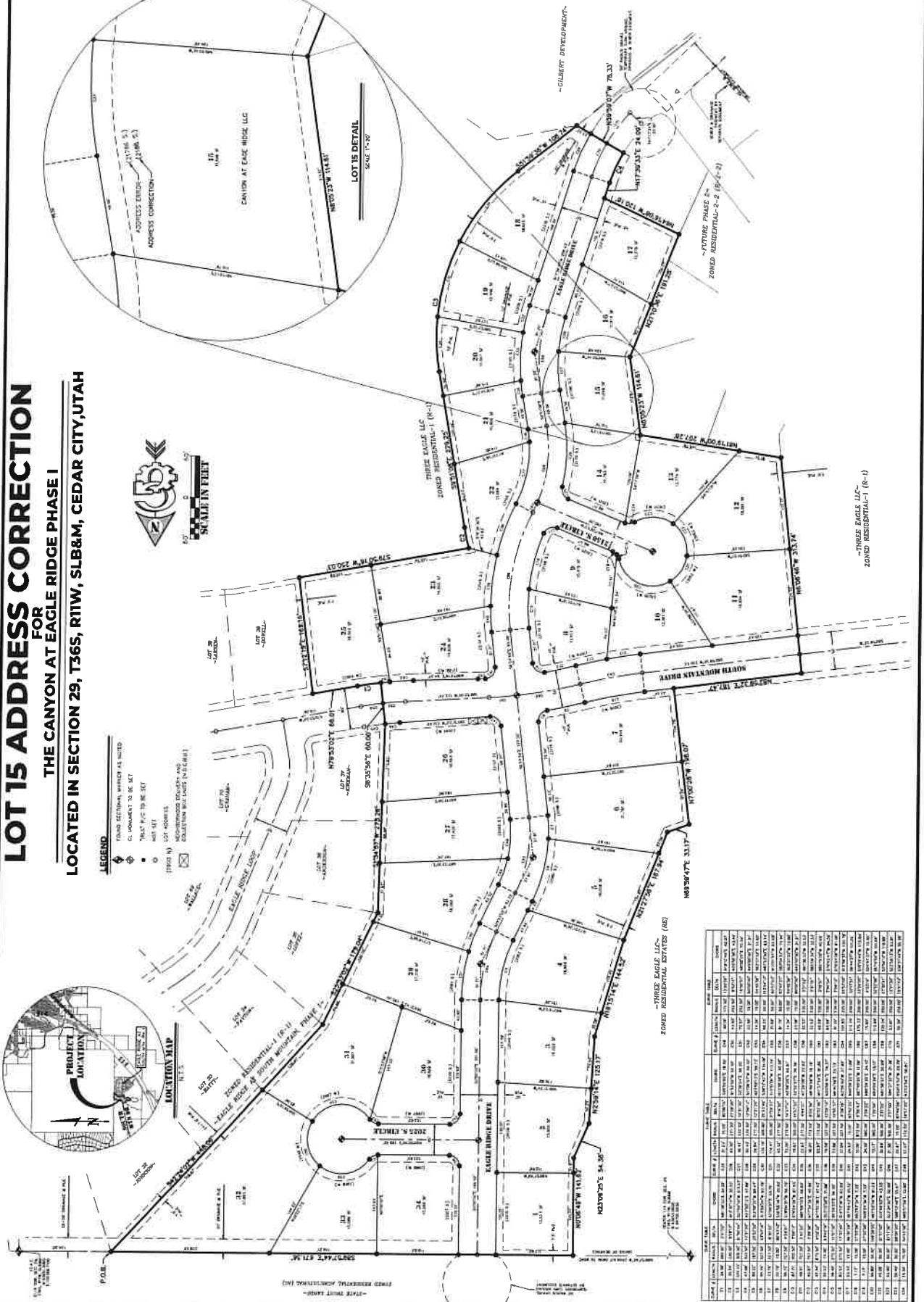
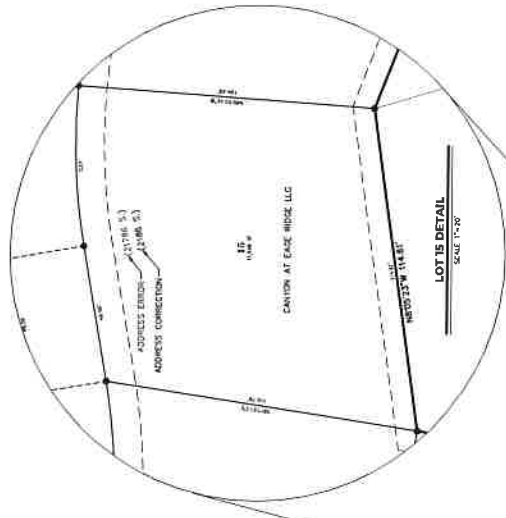


P:\MapInfo\Winnow\South Rim Townhomes\DWG\Minor Lot Subdivision.dwg

LOT 15 ADDRESS CORRECTION FOR THE CANYON AT EAGLE RIDGE PHASE I LOCATED IN SECTION 29, T36S, R11W, SLB&M, CEDAR CITY, UTAH



- LEGEND**
- ROAD SECTION MARKER AS NOTED
 - C. CLOSURE TO BE SET
 - TRAIL P.C. TO BE SET
 - W. SET
 - POST (N) LOT CORNER
 - MONUMENTED CORNER AND COLLATERAL WALLS (AS SHOWN)



LOT #	OWNER	AREA (SQ. FT.)	AREA (AC.)	PERMITS	STATUS
1	THREE EAGLE LLC	10,000	0.23		
2	THREE EAGLE LLC	10,000	0.23		
3	THREE EAGLE LLC	10,000	0.23		
4	THREE EAGLE LLC	10,000	0.23		
5	THREE EAGLE LLC	10,000	0.23		
6	THREE EAGLE LLC	10,000	0.23		
7	THREE EAGLE LLC	10,000	0.23		
8	THREE EAGLE LLC	10,000	0.23		
9	THREE EAGLE LLC	10,000	0.23		
10	THREE EAGLE LLC	10,000	0.23		
11	THREE EAGLE LLC	10,000	0.23		
12	THREE EAGLE LLC	10,000	0.23		
13	THREE EAGLE LLC	10,000	0.23		
14	THREE EAGLE LLC	10,000	0.23		
15	THREE EAGLE LLC	10,000	0.23		
16	THREE EAGLE LLC	10,000	0.23		
17	THREE EAGLE LLC	10,000	0.23		
18	THREE EAGLE LLC	10,000	0.23		
19	THREE EAGLE LLC	10,000	0.23		
20	THREE EAGLE LLC	10,000	0.23		
21	THREE EAGLE LLC	10,000	0.23		
22	THREE EAGLE LLC	10,000	0.23		
23	THREE EAGLE LLC	10,000	0.23		
24	THREE EAGLE LLC	10,000	0.23		
25	THREE EAGLE LLC	10,000	0.23		
26	THREE EAGLE LLC	10,000	0.23		
27	THREE EAGLE LLC	10,000	0.23		
28	THREE EAGLE LLC	10,000	0.23		
29	THREE EAGLE LLC	10,000	0.23		
30	THREE EAGLE LLC	10,000	0.23		
31	THREE EAGLE LLC	10,000	0.23		
32	THREE EAGLE LLC	10,000	0.23		
33	THREE EAGLE LLC	10,000	0.23		
34	THREE EAGLE LLC	10,000	0.23		
35	THREE EAGLE LLC	10,000	0.23		
36	THREE EAGLE LLC	10,000	0.23		
37	THREE EAGLE LLC	10,000	0.23		
38	THREE EAGLE LLC	10,000	0.23		
39	THREE EAGLE LLC	10,000	0.23		
40	THREE EAGLE LLC	10,000	0.23		
41	THREE EAGLE LLC	10,000	0.23		
42	THREE EAGLE LLC	10,000	0.23		
43	THREE EAGLE LLC	10,000	0.23		
44	THREE EAGLE LLC	10,000	0.23		
45	THREE EAGLE LLC	10,000	0.23		
46	THREE EAGLE LLC	10,000	0.23		
47	THREE EAGLE LLC	10,000	0.23		
48	THREE EAGLE LLC	10,000	0.23		
49	THREE EAGLE LLC	10,000	0.23		
50	THREE EAGLE LLC	10,000	0.23		

**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.