

**CEDAR CITY PLANNING COMMISSION**  
**MINUTES**

October 1, 2019

The Cedar City Planning Commission held a meeting on Tuesday October 1, 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 Jill Peterson

Members absent: Adam Hahn-Excused

Staff in attendance: Don Boudreau-City Planner, Tyler Romeril-City Attorney, and Michal Adams

Others in attendance: Dallas Buckner, Sydney Nakken, Robert Nakken,

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 (September 19, 2019)  
(Approval)**

Hunter moved to approve the minutes of September 19, 2019, seconded by Craig vote was unanimous.

**2- Subd.- Minor Lot                      Approx. 2250 N North Field Rd.    Burgess/ DSG Inc.  
(Approval)**

**PULLED**

**3- PUBLIC HEARING  
General Plan Amend                      Approx. 1340 N North Field Rd.    Kordel Dev. /GO Civil  
Municipal Uses to CC  
(Recommendation)**

Dallas pointed out this area; it is the corner of 1325 North and North Field Road. It is currently zoned R-3-M and is surrounded by mostly R-3-M, even though most of the uses are for Doctor offices. They are looking at the whole corner which is the same owner. They are looking to re-zone all that from the R-3-M to CC for commercial uses. The General Plan is for Municipal and that is due to this being next to the hospital.

This item and item #4 are the same property and can be discussed together.

Craig said so this piece would extend what they have in the block to the east. All things surrounding this is R-3-M and the developer wants to do a commercial use. What about the other smaller piece?

Dallas said they would keep that as R-3.

Ray wondered what might be eliminated by changing this zone. Don said the General Land use describes Municipal Uses as hospitals, schools and that type. It is not a zone, but lots of those same

uses would be allowed in commercial as well. They don't have a zoning designation for Municipal, that is only on the General Land Use map. If they wanted to mix it up, they would go with Mixed Use (MU) zone. There they could do offices also.

Jill wondered if this would be a spot zone if it is surrounded by R-3. Dallas stated that even though the other lands are zoned R-3, they are all medical and offices now. So, they are already being used as commercial uses. Mary felt that would be more consistent with what was there now.

Mary opened the public hearing. This would be for items 3 & 4.

Seeing no comments, was there further discussion.

Most wanted to know what the plan was, or what they would be putting in that corner. Dallas said he knew all would want to know that, so he called the owner and asked if he could tell them. He plans for some sort of convenience store or small market with maybe some gas pumps. Basically, a small commercial area where they can all come and pick up groceries, snacks. Etc. That is the owner's intent.

He was asked just how large this piece it? Dallas said it was 1.16 acres. If he plans to put a small grocery or convenience store, they would need to change the zone.

Mary said so all things around this are zoned R-3? The major collector intersection was talked about. The zone map was looked at, and the hospital is actually zoned CC then things that front Main Street are zoned GC.

Jennie said the only concern is if they approve this zone change, then things change, the owner sells it, something else could go in there. Don said that yes. CC was pretty broad in the allowed uses. They could have retail, offices, etc. This is the only commercial zone the City has, besides GC which is very similar.

Jennie wondered then, if there was anything in that zone that would be contrary to the surrounding things. Don brought up and looked over the list of things allowed in commercial. They could also go with Mixed Use (MU). The only things not allowed would be anything in the industrial or manufacturing areas. Any neighborhood commercial would be allowed.

Mary said it does not feel like an island, it feels more like it squares things in this area off.

Ray asked why they were not including that little piece to the east and leaving that R-3. Dallas said the owner wants to keep that piece as R-3. Ray felt it was like a little peninsula that does not match all the rest.

Mary said they don't mind cleaning that up and change that also or do they want to leave it as R-3 for some reason. Dallas stated that is the same owner. Jennie asked if he can tell them the plans for that R-3. Dallas said the same owner of the building on the west side of that corner owns all this. He plans to put in a nightly rental that can be used for patients that have to travel and wants to maintain that as R-3. It would be small units where people could stay.

Robert Nakken said he represents the group that owns the buildings from there to Main Street. He just wondered about the process from here. He was told that the Planning Commission is a recommending body, they will send this along to the City Council who will make the final decision of this zone change. At that time, they should firm up what they want to do. That should be in 3-4

weeks from now.

**Craig made a motion to send a positive recommendation to the City Council for both the General Land Use amendment and the Zone Change. Seconded by Jennie and the vote was unanimous.**

**4- PUBLIC HEARING**

**Zone Change**

**R-3-M to CC**

**(Recommendation)**

**Approx. 1340 N North Field Rd. Kordel Dev. /GO Civil**

Discussed and voted on under Item #3.

The meeting adjourned at 5:35 p.m.



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Michal Adams, Executive Assistant



SCALE IN FEET  
0 10 20

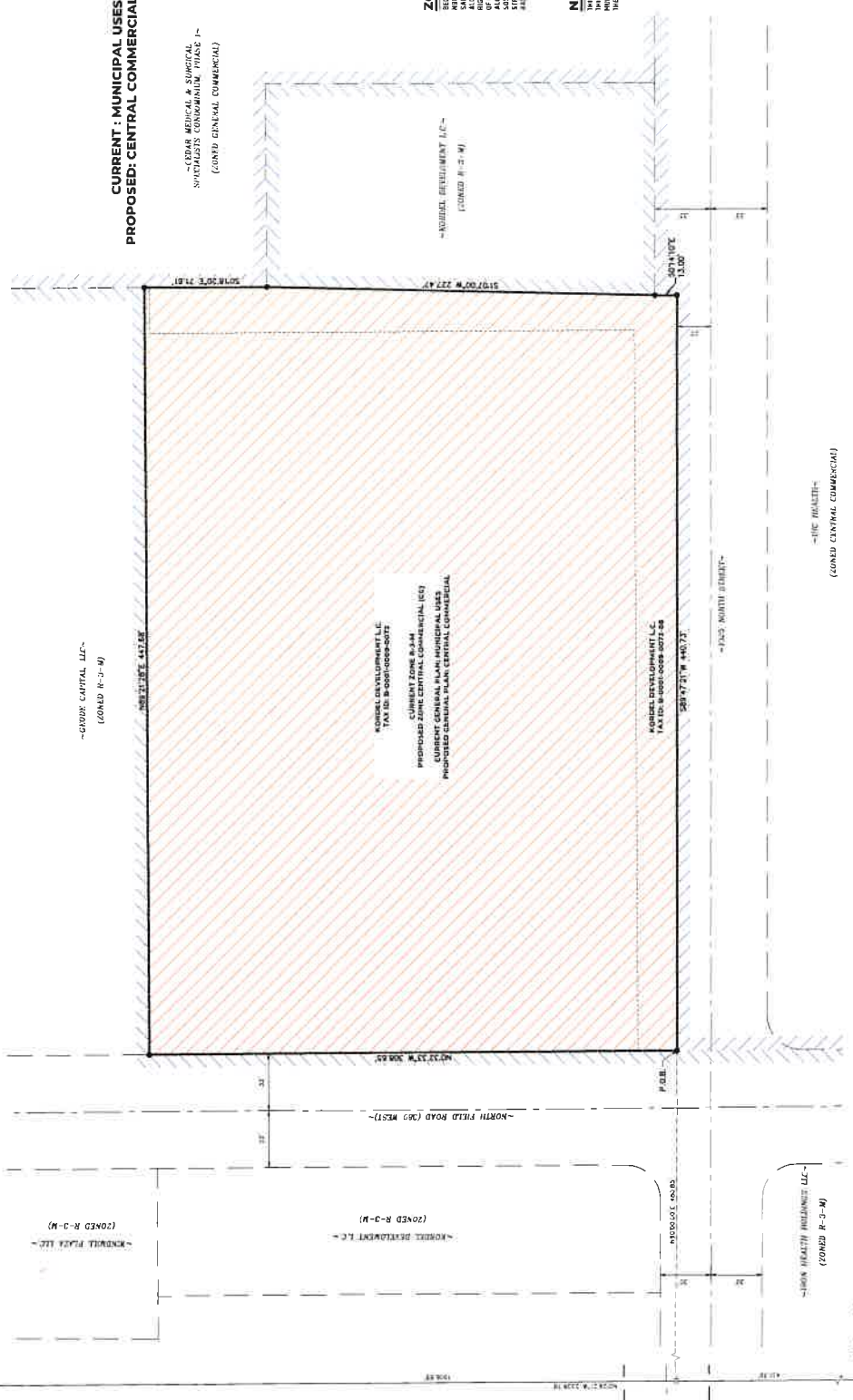
# ZONE CHANGE & GENERAL PLAN AMENDMENT FOR KORDEL DEVELOPMENT, L.C.

LOCATED IN THE NW 1/4 OF SECTION 2, T36S, R11W, SLB8&M, CEDAR CITY, UTAH

PROJECT  
LOCATION



VICINITY MAP  
N.T.S.



CURRENT MUNICIPAL USES:  
-CEDAR MEDICAL & SURGICAL  
SPECIALISTS COMMERCIAL PHASE 1~  
(ZONED GENERAL COMMERCIAL)

PROPOSED: MUNICIPAL COMMERCIAL

CURRENT GENERAL LAND USE MAP  
N.T.S.



**ZONE CHANGE DESCRIPTION (3.16B AC)**  
BEGINNING AT A POINT AND 23.17' W, 43.70' FEET ALONG THE SECTION LINE AND  
PROCEEDING SOUTHWEST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING  
SAG BOUND BEING ON THE EAST BOUNDARY OF SAID SECTION LINE TO THE POINT OF BEGINNING  
ALONG BOUNDARY OF WHAT LINE AND 22.23' W, 20.65' FEET; THENCE DEPARTING SAID  
POINT OF BEGINNING ALONG SAID BOUNDARY OF WHAT LINE AND 22.23' W, 20.65' FEET  
OF CEDAR MEDICAL & SURGICAL SPECIALISTS COMMERCIAL PHASE 1, PHASE 1, THENCE  
SOUTH 89.99° 27.17' AT 11.27' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID  
STREET; THENCE ALONG SAID NORTH LINE 84.9° 15' 10.00' FEET; THENCE 89.97° 47.21' W,  
PROCEEDING TO THE POINT OF BEGINNING.

**NARRATIVE**  
THIS ZONE CHANGE WAS REQUESTED BY KORDEL DEVELOPMENT, L.C. THE PURPOSE OF  
THIS ZONE CHANGE IS TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL DEVELOPMENT  
MULTIPLE UNIT RESIDENTIAL COMMERCIAL USES AS SET FORTH IN THIS MAP AND LAND  
THE CURRENT GENERAL LAND USE FOR MUNICIPAL USES TO GENERAL COMMERCIAL.

**LEGEND**

- EXISTING ZONE BOUNDARY
- PROPOSED ZONE BOUNDARY

**CITY ENGINEER'S APPROVAL**  
I, LARRY FEARSON, CHIEF ENGINEER OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE  
CHANGE & GENERAL PLAN AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS  
THE OFFICIAL RECORD OF THE CITY OF CEDAR CITY, UTAH.  
DATE OF APPROVAL: \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**  
I, TERRY ROBINSON, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE  
REVIEWED THE ZONE CHANGE & GENERAL PLAN AMENDMENT AND THAT I AM SAVING THE  
REQUIREMENTS OF CEDAR CITY CORPORATION. I AM HEREBY RECOMMENDING FOR APPROVAL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**PLANNING COMMISSION APPROVAL**  
I, MARY FEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY  
CERTIFY THAT THIS ZONE CHANGE & GENERAL PLAN AMENDMENT HAS BEEN APPROVED BY SAID  
COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF ACCEPTANCE**  
I, MARY FEARSON, CHIEF ENGINEER OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE  
CHANGE & GENERAL PLAN AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS  
THE OFFICIAL RECORD OF THE CITY OF CEDAR CITY, UTAH.  
DATE OF APPROVAL: \_\_\_\_\_

DATE	FILE NO.	SCALE	DATE

BY: TERRY ROBINSON - CITY ATTORNEY

BY: MARY FEARSON - CHAIRPERSON

BY: LARRY FEARSON - CHIEF ENGINEER

BY: MARY FEARSON - CHIEF ENGINEER



KORDEL DEVELOPMENT, L.C.  
FOR  
ZONE CHANGE AND GENERAL PLAN AMENDMENT

LOCATED IN THE NW 1/4 OF SECTION 2, T36S, R11W, SLB8&M, CEDAR CITY, UTAH  
#4201 888-992-1888 WWW.GO CIVIL.ENG