



# Cedar City

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**Mayor**  
 Garth O. Green

**Council Members**  
 Robert Cox  
 W. Tyler Melling  
 R. Scott Phillips  
 Ronald Riddle  
 Carter Wilkey

**City Manager**  
 Paul Bittmenn

## CEDAR CITY PLANNING COMMISSION AGENDA

February 6<sup>th</sup>, 2024

The Cedar City Planning Commission will hold a meeting on Tuesday, February 6<sup>th</sup>, 2024, 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>
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- Pledge of Allegiance

### **I. REGULAR ITEMS**

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|--|---|--------------------------------|
| 1. Approval of Minutes (dated January 16 <sup>th</sup> , 2024)<br>(Approval)   |   |                                |
| 2. PUBLIC HEARING<br>PUD- Vicinity<br>(Recommendation)   | 4375 W Center St.<br>Iron Hawk PUD                                | Lyle/ GO Civil                 |
| 3. PUBLIC HEARING<br>General Plan Amendment<br>Rural Estate Residential to<br>Medium Density Residential<br>(Recommendation) | approx. 175 W 3000 N<br>1.15 acres                                | Smith/ GO Civil                |
| 4. PUBLIC HEARING<br>Zone Change from<br>RE to R-2-2<br>(Recommendation)   | approx. 175 W 3000 N<br>1.15 acres                                | Smith/ GO Civil                |
| 5. Easement on City Property<br>(Recommendation)   | E-0235-0236-0000<br>Quichapa Creek Channel                        | Iron County/<br>Richard Wilson |
| 6. PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation)  | Section 26-IX-4 (E)(2)<br>Fencing heights for<br>home occupations | Brant Parker                   |

- |  |                       |                             |
|--|-----------------------|-----------------------------|
| 7. PUBLIC HEARING<br>Zone Change<br>R-1 to R-3-M<br>(Recommendation)               | 2700 N 100 E          | Smith/ Platt & Platt        |
| 8. PUBLIC HEARING<br>Zone Change<br>R-1 to R-2-2<br>(Recommendation)               | 2700 N 100 E          | Smith/ Platt & Platt        |
| 9. PUBLIC HEARING<br>Zone Change CC to R-3-M<br>(Recommendation)                   | 168 E College Ave     | Ursini/ Platt & Platt       |
| 10. PUBLIC HEARING<br>Amendment-<br>Transportation Master Plan<br>(Recommendation) | 1700 S Old Highway 91 | ONG Partners/ Platt & Platt |

## **II. CITY ITEMS**

- |   |  |                  |
|---|--|------------------|
| 1. PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation) | Section 32-8-(B)(3)<br>Section 32-8 (C)(6) prev.(G)<br>Section 26-IV-4 (G)<br>Section 26-IX-4 (E)(2)<br>Fencing Requirements | Jett/McUne       |
| 2. PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation) | Section 26-VIII-5<br>Notification Requirements for<br>Master Planned Public Infrastructure                                   | Wilkey/ McUne    |
| 3. Engineering Standards Revision<br>(Recommendation)             | Section 3.3.2<br>Alteration of Irrigation<br>Company Facilities  | Jonathan Stathis |
| 4. Engineering Standards Revision<br>(Recommendation)             | Detail S3<br>Interior Drop for Pressure<br>Sewer Inlets  | Jonathan Stathis |

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