



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

****AMENDED****
CEDAR CITY PLANNING COMMISSION
AGENDA

February 6th, 2024

The Cedar City Planning Commission will hold a meeting on Tuesday, February 6th, 2024, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah. The agenda items are as follows:

ITEM/REQUESTED MOTION **LOCATION/PROJECT** **APPLICANT/PRESENTER**

- Pledge of Allegiance

I. REGULAR ITEMS

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

- | | | |
|--|--|---------------------------------|
| 7. PUBLIC HEARING
Zone Change
R-1 to R-3-M
(Recommendation) | 2700 N 100 E | Smith/ Platt & Platt |
| 8. PUBLIC HEARING
Zone Change
R-1 to R-2-2
(Recommendation) | 2700 N 100 E | Smith/ Platt & Platt |
| 9. PUBLIC HEARING
Zone Change CC to R-3-M
(Recommendation) | 168 E College Ave | Ursini/ Platt & Platt |
| 10. PUBLIC HEARING
Amendment-
Transportation Master Plan
(Recommendation) | 1700 S Old Highway 91 | ONG Partners/ Platt & Platt |
| 11. Development Agreement | Pointe West PID
Approx. 1100 N 3900 W | CW Redhawk Village/
GO Civil |

II. CITY ITEMS

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

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