

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

November 28<sup>th</sup>, 2023

The Cedar City Planning Commission will hold a meeting on Tuesday, November 28<sup>th</sup>, 2023, 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 November 7<sup>th</sup>, 2023)  
(Approval)
2. Dates for Planning Commission Meetings for 2024  
(Approval)
3. PUBLIC HEARING  
Ordinance Text Amendment                      Remove Section 26-IX-4(E)(15)                      Brant Parker  
(Recommendation)                      Home occupations
4. PUBLIC HEARING  
Amended Plat                      Green Street and 110 West                      Carter/ Platt & Platt  
(Recommendation)                      Mountain Vista PUD Phase 3
5. PUBLIC HEARING  
General Plan Amendment                      3200 N Canyon Ranch Drive                      Esplin Land Holdings/  
Low Density Residential to                      #B-1906-0000-0000                      Alliance Consulting Eng.  
Central Commercial  
(Recommendation)
6. PUBLIC HEARING  
General Plan Amendment                      3200 N Canyon Ranch Drive                      Esplin Land Holdings/  
Low Density Residential to                      #B-1906-0000-0000 and                      Alliance Consulting Eng.  
High Density Residential                      #B-1916-0000-0000  
(Recommendation)

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| 7. PUBLIC HEARING<br>Zone Change from<br>AT to CC<br>(Recommendation)    | 3200 N Canyon Ranch Drive<br>#B-1906-0000-0000                      | Esplin Land Holdings/<br>Alliance Consulting Eng. |
| 8. PUBLIC HEARING<br>Zone Change from<br>AT to R-3-M<br>(Recommendation) | 3200 N Canyon Ranch Drive<br>#B-1906-0000-000                       | Esplin Land Holdings/<br>Alliance Consulting Eng. |
| 9. PUBLIC HEARING<br>Zone Change from<br>AT to RN<br>(Recommendation)    | 3200 N Canyon Ranch Drive<br>#B-1906-0000-0000<br>#B-1916-0000-0000 | Esplin Land Holdings/<br>Alliance Consulting Eng. |
| 10. PUBLIC HEARING<br>Development Agreement<br>(Recommendation)          | 3200 N Canyon Ranch Drive<br>Cedar Bluff Subdivision                | Esplin Land Holdings/<br>Alliance Consulting Eng. |

Cedar City Corporation does not discriminate based on race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding, or participating in the meeting, please notify the City no later than the day before the meeting and we will try to provide whatever assistance may be required.