



# 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

January 16<sup>th</sup>, 2024

The Cedar City Planning Commission will hold a meeting on Tuesday, January 16<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>
<ul style="list-style-type: none"> <li>Pledge of Allegiance</li> </ul>		
<b>I. <u>REGULAR ITEMS</u></b>		
1. Approval of Minutes (dated January 2 <sup>nd</sup> , 2024) (Approval)		
2. PUBLIC HEARING Zone Change from AT to R-3-M (Recommendation)	3400 W South Mountain Dr Parcel #B-1846-0003-0000	Chamberlain/ Henstra
3. Simple Minor Lot (Approval)	423 E 200 S/ 189 S 400 E	Draven Stallings
4. PUBLIC HEARING Amended Plat- Subd. (Recommendation)	653 S 2475 W Lots 28 & 29 Wild Flower Subdivision Phase 3	Johnson/ Watson Engineering
5. PUBLIC HEARING PUD- Vicinity (Recommendation)	approx. 1950 S Westview Dr Prairie at Bauer Meadows PUD Phases 1 & 2	Hansen/ GO Civil
6. PUBLIC HEARING Amended Plat- Subdivision (Recommendation)	732 E. Fiddlers Canyon Rd. Lots 1 & 2 Fiddlers Canyon Subd. Unit 5	McDonald/ GO Civil
7. Simple Minor Lot (Approval)	Falcon Dr and Nichols Canyon Rd	Abrams/ GO Civil

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|--|--|-----------------------|
| 8. PUBLIC HEARING<br>General Plan Amendment<br>Natural Open Space to<br>Central Commercial<br>(Recommendation) | 1581 S Providence Center Dr<br>Phoenix Plaza LLC | Jones/ Platt & Platt  |
| 9. PUBLIC HEARING<br>Zone Change AT to CC<br>(Recommendation)  | 1581 S Providence Center Dr<br>Phoenix Plaza LLC | Jones/ Platt & Platt  |
| 10. Detailed Minor Lot- Vicinity<br>(Approval)   | 701 N Aviation Way                               | Pappas/Platt & Platt  |
| 11. Detailed Minor Lot- Vicinity<br>(Approval)   | 135 N Westview Dr                                | Gubler/ Platt & Platt |

**II. CITY ITEMS**

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|---|--|---------------|
| 1. PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation) | Section 26-VIII-5<br>Notification Requirements for<br>Master Planned Public Infrastructure | Wilkey/ McUne |
| 2. Training-<br>Ethics and Public Meetings                        |  | Randall McUne |

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