



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**

April 16, 2024

The Cedar City Planning Commission will hold a meeting on Tuesday, April 16, 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 April 2, 2024)
(Approval) | | |
| 2. PUBLIC HEARING
Amendment-
Trails Master Plan
(Recommendation) | Iron Horse Project | Development Team LLC/
Tyler Romeril |
| 3. PUBLIC HEARING
Amendment-
Active Transportation Master Plan
(Recommendation) | Iron Horse Project | Development Team LLC/
Tyler Romeril |
| 4. PUBLIC HEARING
Amendment-
Storm Drain Master Plan
(Recommendation) | 1900 S Old Highway 91 | Jacobson, Guthrie,
Middleton/ Platt & Platt |
| 5. PUBLIC HEARING
Amended Plat- PUD
(Staff Decision) | 1625 N 3100 W
Cedar Reserve Unit A | Cedar Reserve/ Platt & Platt |

II. CITY ITEMS

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| 1. Easement-
Created on City Property
(Recommendation) | Industrial Road from
300 West to Airport Road | Jonathan Stathis |
| 2. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Flag Lots | Tom Jett |
| 3. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 26-I-4 and Section 26-IV
Pertaining to accessory buildings
and shipping containers. | Don Boudreau |
| 4. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 32-8-(B)(3),
Section 32-8 (C)(F),
Section 26-IV-4 (G),
Section 26-IX-4 (E)(2)
Fencing Requirements | Tom Jett |
| 5. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 26-III-2
R-1 Lot Widths | Tom Jett |
| 6. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 26-III-3
R-2-1 and R-2-2 lot widths | Tom Jett |
| 7. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 26-III-4
R-3-1 and R-3-M lot widths | Tom Jett |
| 8. PUBLIC HEARING
Ordinance Text Amendment
(Recommendation) | Section 26-V
Parking Requirements | Tom Jett |

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