

CEDAR CITY PLANNING COMMISSION
MINUTES – August 20, 2024

The Cedar City Planning Commission held a meeting on Tuesday, August 20, 2024, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Councilmember Robert Cox, Adam Hahn, Tom Jett, Jennifer Davis, Jim Lunt, Wayne Decker

Members absent: John Webster

Staff in attendance: Kent Fugal-City Engineer, Paul Bittmenn- City Manager, Donald Boudreau-City Planner, Amber Ray-Executive Assistant

Others in attendance: Jed Harr, Bob Platt, Ann Clark

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

- Pledge of Allegiance – the pledge was led by Donald Boudreau.

I. REGULAR ITEMS

1. Approval of Minutes (dated August 6, 2024)
(Approval)

Lunt motions to approve the minutes from the August 6th meeting; Decker seconds; all in favor for unanimous vote.

2. Vacate PUE (Recommendation)	1972 N Mahogany Lot 8 B	Bryan Hill
3. Vacate PUE (Recommendation)	1960 N Mahogany Lot 7 B	Steve Swann

Bob Platt: We amended the plat in Ashdown. There are two parcels. Originally the two lots were here and there was a rear easement. The lots added to the easement. We want to vacate the 7 ½ PUE. The utilities are in the front. No way to get up here. Two lots, then one big lot, then divided into two with more hillside. It has been a revolving door.

Cox: The utilities in the street?

Bob: Used to be required in rear lot.

Jett: Utilities have signed off?

Bob: We are in the process.

Davis: There is a discrepancy in the agenda with the name of the lot.

Davis motions for a positive recommendation to vacate the PUE for Lot 8 C and 7 C on Mahogany; Jett seconds; all in favor for a unanimous vote.

4. Easement-
Created on City Property
(Recommended)

approx. 725 N 1300 W
ICP acct #0049188

Corey Childs

Corey Childs: We are requesting an easement across city property. There is a sewer line across the piece of property. It is already a dirt road, has been used for many years. Just want to make it a four season road and legal to drive trucks across.

Kent: I would say, this is something we have discussed. We are in agreement that this is a facility that would be reasonable to have access back to the property he is intending to use for the truck driving. Seems like a straightforward request.

Cox: No one's property impacted besides the city?

Corey: Some others may want to have access.

Cox: Sounds like a win win.

Davis: The city doesn't have a problem with it

Kent: What we are envisioning with this is a, non-exclusive easement access. Wouldn't exclude other property owners from requesting the same thing. The city would not be obligated to improve the access. It is just a dirt road and can stay a dirt road.

Davis: Can it stay a dirt road?

Kent: It is not a dedicated street. It is just a parcel of land. The proposal is to utilize it to access the property further back.

Corey: It is a win win for the city. They can't access that sewer line. I would like to request that the city help with the gravel. Just on their property. We would do the work; they would donate the gravel.

Davis motions for a recommendation to grant the easement created on city property; Lunt seconds; all in favor for a unanimous vote.

The meeting was adjourned at 5:25p.m.

Amber Ray

Amber Ray, Executive Assistant