

CEDAR CITY PLANNING COMMISSION
MINUTES – July 15, 2025

The Cedar City Planning Commission held a meeting on Tuesday, July 15, 2025, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: John Webster, Jennifer Davis, Jim Lunt, Wayne Decker, Tom Jett

Members absent: Jace Burgess

Staff in attendance: Randall McUne-City Attorney, Donald Boudreau-City Planner, Amber Ray-Planner, Faith Kenfield-Executive Assistant

Others in attendance:

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

- Pledge of Allegiance – the pledge was led by Randall.

I. REGULAR ITEMS

1. Elect Planning Commission Chair

Randall McUne: Alright, I am going to do some procedural things first, and hopefully you will pick a chair, and I can stop talking so much. Nowhere in our ordinance is there a procedure that sets up electing a new chair. The lovely book that we try and bring out too often Roberts Rules, because Robert is not here anyway. It gives you lots of options, it doesn't just pick one. The most common one that is here, is you do denominations from the floor, each of you can nominate a person you do not need a second, nominate yourself or someone else that is on the board. If that person is not here, then we prefer to confirm with them that they are willing to do it before we vote. Once the nominations are given and that it closed, you can choose by simply raising your hands or grab a piece of paper and keep voting somewhat secret. You can decide what method you want to use, that is usually the easiest.

Decker: Let's do it.

Randall: Okay, perfect. If any of you would like to nominate a person to potentially be the Chair and again you can nominate yourself or somebody else.

Davis: I nominate John.

Decker: Me too.

Randall: Okay.

Webster: Thank you, I am willing to do it.

Randall: We have John, anyone else wants to nominate another person? Alright, I will consider nominations closed. Since we have one person on there. I will still do an official here and let's do it verbally because that is what's recording better. All in favor of John being your Chair say Aye.

Davis: Aye.

Decker: Aye.

Lunt: Aye.

Jett: Aye.

Randall: Any opposed? Well, perfect you are now our chair. I am post warning you we don't have any other way of releasing you either, you are in it until you either are off board or die. One of the two. Perfect is all yours.

2. Approval of Minutes (July 1, 2025) (Approval)

Davis motions to approve the minutes from the July 1st meeting; Lunt seconds; all in favor for a unanimous vote.

3. Amended Plat
(Staff Decision) Iron Horse Development Team LC
Saddleback Phase 9

Dane Leavitt: I am the Chairman of Leavitt Land and Investment. My rule is to apologize. We didn't show up to the last meeting. I was in Lowell, Utah for a family reunion, Tyler for the same reason was up in Canada, the one planning to go had a family emergency, and the other he had an operational issue within the company. They both thought the other were going to be here. We weren't and we would like to apologize. I learned of it on Sunday; we called together a meeting of neighbors on Monday to discuss. I watched the meeting, and I appreciate the way the city officers and staff handled our absence. We felt we were fairly treated in something that shouldn't have happened but did. We met with neighbors and explained the circumstances that we are changing from an architectural zone into a zone that was under our agreement with the city was anticipated zone. We explained that we would be putting R-1 homes in that space. Tyler Romeril will take it from here and give additional details. We apologize to the neighbors, city staff and the members of the Planning Commission. We will seek to coordinate our absences a little more efficiently in the future. Thank you.

Webster: Thank you.

Tyler Romeril: I am the President of the Leavitt Land Investment, the item on the agenda that I will talk about right now and then I will get into the zone change of when that becomes relevant. This just has to deal with amending existing plat. The purpose of the amendment is to combine three lots into one. To accommodate a church that will be going into this area.

Jett: Tyler, are you talking about three residential size lots?

Tyler: Yes, three residential size lots. The use of the church is compatible with the existing zone. Any questions for me?

Webster: Staff or Commission members anything?

Lunt: Does the city have any problems?

Don: Staff has no objections.

Webster: Alright, thank you. This is a staff decision.

4. PUBLIC HEARING

Zone Change

Residential Agricultural (RA) to Residential Estate (RE) (Recommendation)

Iron Horse RDO

Development Team LC

5. PUBLIC HEARING	Iron Horse RDO	Development Team LC
Zone Change Residential Agricultural (RA) to Mixed Use (MU) (Recommendation)		
6. PUBLIC HEARING	Iron Horse RDO	Development Team LC
Residential Agricultural (RA) To R-1 (Recommendation)		

Randall McUne: Tyler can confirm that Item 6 is no longer being requested, or I did misunderstand that?

Tyler Romeril: I don't have the agenda in front of me, but it should be RA to RE and RA to MU.

Randall: Item 6 on the agenda is RA to R-1, but I think after our discussion it was easier to and not amend the RDO. 6 is off, it was a public hearing, so it remained on your agenda. So, four and five RE and MU will remain.

Jett: Mr. Chairman are we going to let the public give an input on Item number 3.

Webster: It is not a public input item it is a staff decision. I think we are okay with that. It remains a staff discussion.

Tyler: Just a little background and I give this background to the some of the new members to Planning Commission and for the public behind me. In May of 2019, SITLA, who was the original owner of this property along Development Team, brought through the city which is called the Residential Development Overlay, and we call it an RDO. The purpose of this RDO was to master plan how this 1400 acres would develop out. That gives assures to both the developer and those who purchase property and build homes. The RDO lists the proposed, the properties divided up into what we call pods and then the RDO spells out what each zone will in each pod and the accompany density. As we stay within that zone and the density, then we are able to continue and develop this out as originally approved. With the resent sales we have had up there, it is needed to develop additional property and produce more lots. That is the purpose of this zone change is to bring through this property to rezone it and continue to build lots. The RDO calls for this property to be Mixed Used and Residential Estates. Residential Estates are larger single-family lots which will consist of which are currently up in Saddleback Ridge Phases 8 and 9. The Mixed Used property. Which I understand if I am in an individual shoes that lives up there and I see Mixed Used, I am going to assume Mixed Used development. That is not our intent at all. Our intent is to build single-family lots that is consistent with what currently resides in Saddleback 8 and 9. I have a map, What I did is I brought our proposed master plan for the entire parcel just so that the public has the ability to see the whole thing and what we are planning on building up there. What I can do for any of the public interested I will take down your email address and send you a copy of the map. The map will show that surrounding this church parcel that was just spoken of will be single-family, third acre, $\frac{1}{2}$ acre maybe a little bigger than your single-family lots that will surround the church. It will go down that valley into the Residential Estates pod as well. It will work on its way down Hidden Canyon Road. Big picture, this doesn't have to do with the zone. The far north end where we are clearing dirt is going to be a 50-acre commercial center, that is also in the RDO. As we come up Hidden Canyon Road, those lots surrounding the commercial center will go from high density apartments, maybe townhomes, and then as we come up, it will be single family lots that will gradually get bigger and bigger. There is just this natural progression as we come up that canyon. You can see there is the proposed church site right here. Here is the valley

that will be Residential Estates. These are what we are proposing to be re-zoned Mixed Use, but you can see they are all single-family homes. Here is the proposed commercial site that will come through later. You can see here in this area there will be a mixture of apartments and possibly town homes. Then as you come up Hidden Canyon Road, you will see single family lots. They will be smaller single-family lots, but as we come up, they will gradually progress. There is a blend into the existing lots that lie there currently. That is the purpose of the zone change. That is why it is being requested and that is the background. Any questions for me. I am happy to answer any questions that come from the public.

Webster: Any questions from commission members?

Decker: That was a great explanation, thank you.

Lunt: I am glad to understand this Mixed Used. I think that there was a lot of misunderstanding at our last meeting. What the public thought mixed use meant. I appreciate you explaining that. If the public have any questions on it, these are the people you need to talk to.

Webster: Regarding those zoning areas, there was a fair amount of discussion at the last meeting. Thank you, guys, for watching it and noticing the tone and we appreciate your apology and being here.

Open Public Hearing

Jerel Saginson: I live on Hidden Canyon Road. I just wanted to thank Dane for inviting the neighbors to his property. I just wanted to clarify, and they mentioned this in that informal meeting, and I am glad that is here being shared publicly here. So, we have it fully documented. I am assuming that the commercial lot would be across from Silver Silo.

Davis: Is that correct?

Tyer: Yes, that is correct. Silver Silo lies somewhere in there. It would be right across from the city's detention basin. Then there are a bunch of existing town homes right in there that are DR Hortons doing.

Jerel: Thank you.

Lunt: Can I just say as a member of the Planning Commission. I am impressed with the ability that these two groups got together. Because at the last meeting there was a lot of misunderstanding. We had one side and didn't have the other. I am impressed that you are willing to meet as neighbors and that is the kind of spirit that I want in the city. Hopefully, you guys have better understanding of the Leavitt's and the Leavitt's have a better understanding of your desires as homeowners. Because when it all comes down to it, we all want to be happy in Cedar City.

John: I would second what Jim said. The tune was a little bit grumpy and might describe it well, but harmony has been achieved a little at least a little bit. I appreciate that you have done to repair that fence.

Close Public Hearing

Davis motions for a Positive Recommendation on Item 4, the Zone Change from RA to RE; Lunt seconds; all in favor for a unanimous vote.

Davis motions for a Positive Recommendation on Item 5, the Zone Change from RA to MU; Lunt seconds; all in favor for a unanimous vote.

Item 6 was taken off for discussion. The proponent decided not to move forward with Zone Change.

7. Approving Name of City Trail (Recommendation)	Industrial Road Trail to Fort Cedar Railroad Trail	Ken Nielson
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Anthony Person: With the Cedar City Parks Department, Ken couldn't make it today, so he sent me. So, we are at a point where the trail on Industrial Road is almost complete other than a few odds and ends this fall. They want to do a recommendation to rename that trail to the Fort Cedar Railroad Trail. For those of you may not know, along the overpass down Industrial Road, there is the Fort Cedar Memorial that we are going to try and move across the street along that trail. I believed everybody enjoyed the historical aspect of it and would like to commemorate that in the name of the trail as well.

Jet: But why Railroad?

Anthony: It was built on the Railroad, and I think that was a big point. They have a plan to put a old caboose as well along that trail. So, it is like a tunnel system. Another tip of the hat to the railroad.

Lunt: Without the railroad pulling out the trial would not be there.

Webster: It is a nice trail, great job. Thank you.

Davis motions for a Positive Recommendation to change name from Industrial Road Trail to Fort Cedar Railroad Trail; Lunt seconds; all in favor for a unanimous vote.

8. PUBLIC HEARING Ordinance Text Amendment (Recommendation)	Section 26-IV-4 Pertaining To Fence Materials and Requirements	Tyler Melling
9. PUBLIC HEARING Ordinance Text Amendment (Recommendation)	Section 32-8(B)6 Pertaining to Exceptions To Fencing Requirements for Planned Unit Developments	Tyler Melling
10. PUBLIC HEARING Engineering Standard Detail (Recommendation)	Storm Drainage D6 Pertaining to Fencing around Detention Basins	Tyler Melling

Don Boudreau: I can speak to this. We have done a little homework on items 8,9, and 10. We have talked with the project proponent. We think we need to do a little bit more work to get some good language in front of you. We might need to get into the parking section and things of that nature which were never noticed. Staff recommendation would be to end the proceedings on these at this time, and we will come back a new public hearing for you guys to chew on.

Jett: Is this going to affect the proponent?

Don: He is okay with it.

Randall: If you remember he pushed through the ones that he needed urgently rather quickly and said he time.

Jett: I just don't want to hold anybody up.

Webster: Thank you.

*Open Public Hearing
Close Public Hearing*

Webster motions to move to a later date when it suits the city's need.

The meeting was adjourned at 5:47 p.m.

Faith Kenfield

Faith Kenfield, Executive Assistant