

CEDAR CITY PLANNING COMMISSION
MINUTES – October 21, 2025

The Cedar City Planning Commission held a meeting on Tuesday, October 21, 2025, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: John Webster, Jace Burgess, Jennifer Davis, Jim Lunt, Wayne Decker

Members absent: Tom Jett, Steven Hitz

Staff in attendance: Kent Fugal-City Engineer, Randall McUne-City Attorney, Donald Boudreau-City Planner, Faith Kenfield-Executive Assistant

Others in attendance: Mike Platt

<u>ITEM/REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
-------------------------------------	--------------------------------	-----------------------------------

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

I. REGULAR ITEMS

1. Approval of Minutes (dated October 7th)
(Approval)

Davis motions to approve the minutes from the October 7th meeting; Lunt seconds; all in favor for a unanimous vote.

2. PUBLIC HEARING

General Plan Amendments Platt Low Density to Medium Density, Low Density to High Density, Medium Density to Low Density, Medium Density to High Density, Medium Density to High Density, High Density to Medium Density. (Recommendation)	Approx. 800 North 3700 West	Cedar 106 / Platt &
---	-----------------------------	---------------------

3. PUBLIC HEARING

Zone Changes from Platt & Platt R-1 to R-2-1, R-1 to RN, R-2-1 to R-2-2, R-2-1 to RN, R-2-2 to R-1, R-2-2 to R-2-1, R-2-2 to RN, RN to R-2-2. (Recommendation)	Approx. 800 North 3700 West	Cedar 106 /
--	-----------------------------	-------------

4. PUBLIC HEARING

Development Agreement-Amendment Approx. 800 North 3700 West Cedar 106 / Platt & Platt
(Recommendation)

Mike Platt: We are getting to the finish line with this project. This is our general plan and zone change map, that's going to be recorded with the development agreement. The different colors were the original zone and general plan areas now the lines that run basically north-south those are our new general plan and zoning areas. What we decided to do is; we have the Iron Crest subdivision which is an R-1. Which Randall's going to love to hear this because we're going to resurrect the Empire project. We don't know how vesting is, but that's a different story.

Randall: Probably pass, but we'll look.

Mike: We're going to feather it out from R-1 to R-2-1 to R-N-Z to R-2-2, and then you hit your R-3 and Commercial as you get to Lund. To me it makes more sense, and it should have been done this way to begin with, but I wasn't involved, but here I am.

Randall: This is the one, that was discussed a couple weeks ago, but we had only published part of it, not all of it. That's my way of hinting you don't have to readdress everything.

Webster: Oh, good.

Don: I only had one question, Mike. We added a couple things to that DA. One was 300-foot driveway spacing on 800, fencing at least on the residential areas. There might have been one more. Was the developer aware? I just wanted to make sure they were aware of that. We brought it up last, well, two weeks ago.

Mike: Fencing along 800?

Don: For the residential portions.

Mike: That wasn't in the original one.

Don: That's correct. That's why I'm bringing them up.

Randall: This same version is the one that's for the council's packet for tomorrow. We just stole the same one.

Don: I briefly looked at a pre-plat for the commercial area, and some of those lots were kind of small. That's why I'm bringing it up. I just want to make sure you guys know it's there, and if you disagree, certainly do something.

Mike: Oh, you're talking about an entrance from 800 north on the commercial one. It needs to be 300 feet apart.

Don: Yes, the driveway spacing. Then the residential property, which is number six? No driveway access from residential property, 800 north, and the six-foot block wall. The interconnected streets, that were in the previous DA, and then the park space. That was in the original DA.

Mike: Are we going to consider a driveway an access road? To me, a road goes through. A driveway is you don't go through. A driveway is different than a road in my opinion.

Randall: Right. I think the indication is there will be no driveways on it, no residential driveways.

Mike: No residential driveways. That makes complete sense. I agree with that. Then the fence does, I don't want to spend anyone's money. It makes sense to me because you're separating the industrial.

Don: You've got all that new industrial.

Mike: Yes, I don't just have to be aware of that.

Don: No driveway access.

Mike: Yes, that makes sense. It goes with your ordinance. Because 800 North is a master plan road. We don't want people to back out.

Don: You are right it does reads road, Mike. Developers give access to roads to the property.

Randall: I'm not sure if we'd have any concerns with a commercial property on the east side of this development. Not what you're changing, but the east side coming on 800. Because that's not any different than the industrial ones coming out.

Don: It's certainly not different. Right.

Kent: We just want to make sure we have some good spacing on those.

Mike: Okay, are we okay with driving a commercial then? I'm okay with that and not roads. When we do kind of lay out a subdivision, and we have one may come through here in a month or so. I do want to kind of sit down with Kent and say, this is what I'm thinking. Are you okay with it before we start really plowing through where we want these entrances? Because in my opinion, if we have one that lines up on Phil's side of 800 North, let's line the next one up across the street so everything's.

Don: Yes, no, I agree with that too.

Kent: We're going to want to look at spacing and how we're matching Phil's exactly. Then when we get up close to Lund Highway, we want to make sure we're held back a little way from that intersection there.

Don: Kent, if you are okay with the way it reads. I just want to make sure.

Kent: Yes.

Randall: For the Planning Commission any of that was lost on you too often we discuss things we've already discussed privately and so we shorthand things. Part of our goal here is because 800 North is a master plan a very wide master plan road. Residential properties would not be allowed too back out on it hence the justification for here just not having any driveway access at all. We also want to make sure we don't have, access roads between Amber Subdivision below it which is all industrial and the residential above we don't want offset roads because that just creates a danger level, and we don't want them like 20 feet apart from each other. Again, we're just trying to consider safety concerns

Decker: It sounds like you've had extensive conversations with the city and everything's good there am I right, is that correct?

Don: I just wanted to make sure, Mike. They knew it was there. That's the change.

Mike: I'll tell them that they must put a fence up. That is what it is. It separates the two zones, and you can't back out on that road anyways. You can't do it on any master plan road.

Don: You can't back out.

Mike: Nothing that you're not doing anyways.

Kent: Just for the commission's benefit. What we were attempting to do here was not trying to tie down where exactly every access would be or where exactly every road would be. To lay out the principles of connectivity, access spacing, and then that gives us something good to rely on as we end up in conversations later. As we're trying to work out what the final product is going to look like.

Mike: Then, food for thought, and think about this on the commercial side of things. Maybe we give too of those off. too a shared access. That limits 50-foot wide, so 25 on each side of the lot line, and that's what they've got to use.

Randall: That would be smart.

Don: I like that.

Webster: Excellent. Anything else from the city as it comes up? Commission, any questions?

Open Public Hearing
Close Public Hearing

Davis motion for a Positive Recommendation for the General Plan Amendments, low density to medium density, low density to high density, medium density to low, medium density to high density, medium density to high density, and high density too medium density. Also, the zone changes for Item 3; Lunt Seconds; all in favor for a unanimous vote.

Davis motions for a Positive Recommendation for the Development Agreement; Lunt Seconds; all in favor for a unanimous vote.

CITY ITEMS

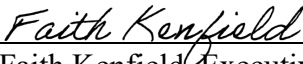
- | | |
|-------------------------|--|
| 5. Discussion Item Only | Ordinance 26-III-21 Pertaining to
Use Tables for Commercial Zones |
|-------------------------|--|

Webster motions for Item 5 Tabled until October 28; Burgess seconds; all in favor for a unanimous vote.

- | | | |
|---|--|----------|
| 6. Ordinance Text Amendment
(Discussion Item Only) | Section 26-4-16
Pertaining to Building Material | Tom Jett |
|---|--|----------|

Webster motions for Item 6 Tabled until October 28; Burgess seconds; all in favor for a unanimous vote.

The meeting was adjourned at 5:30 p.m.



Faith Kenfield, Executive Assistant