

PUBLIC HEARING - Cedar City Planning Commission

Notice is hereby given that a public hearing will be held before the Cedar City Planning Commission on Tuesday, November 25, 2025, starting at 5:15 p.m. in the Cedar City Council Chambers located at 10 N. Main Street, Cedar City, Utah. Time will be allowed for public comments on the following items:

1. Consider an Ordinance Text Amendment to Section 32-9(C)(9) pertaining to sidewalk requirements for Subdivisions and PUDs.
2. Consider an Ordinance Text Amendment to Section 32-9(H)(2) pertaining to the required width of public utility easements in commercial and industrial zones.
3. Consider an Ordinance Text Amendment to Section 32-2 adding a definition for Functional Classification of Streets.
4. Consider a Zone Change from Annexed Transition (AT) to Industrial and Manufacturing (I&M-1) in the vicinity of 4500 West 800 North.
5. Consider a Zone Change from General Commercial (GC) to Dwelling Multiple Unit (R-3-M) in the vicinity of 502 N 400 W, 510 N 400 W, 498 N 400 W, 496 N 400 W.
6. Consider a General Plan Amendment from Natural Open Space to Central Commercial in the vicinity of approx. 2700 S Cedar Boulevard.
7. Consider a Zone Change from Annexed Transition (AT) to Central Commercial (CC) in the vicinity of approx. 2700 S Cedar Boulevard.
8. Consider an update to the Cedar City General Plan pertaining to the Water Use Preservation Element.

All in Cedar City, Utah

Posted November 14, 2025

Ordinance Summary
Planning Commission Public Hearing for November 25, 2025

Section 32-9.H.2: Ordinance Text Amendment Pertaining to Public Utility Easements

Currently the ordinance requires a twenty (20) foot Public Utility Easement (PUE) along the frontage of all commercial and industrial property. The proposed change will allow for a reduction in the width of the PUE if the easement is not deemed necessary and applicable utility companies have approved the reduction. The ordinance will also entertain the elimination of PUE's within the Downtown Commercial Zone where setbacks for buildings are not required.

Section 32-2.A: Definitions for Subdivisions

The proposed ordinance will add a definition to the Subdivision Chapter as follows:

Functional Classification of Streets: Classification of existing or proposed streets based on the functional use they serve or are intended to serve, including local, collector, and arterial streets. Classifications may be further subdivided as major (principal) and minor and/or be subdivided based on land use context (e.g. industrial). Functionally-classified streets include both existing and future facilities. Functional classification is set forth in the latest City transportation master plan study document, as updated through transportation master plan amendments.

Section 32-9.C.9: Required Subdivision Improvements:

The proposal would remove the requirement that sidewalks be installed at the time a subdivision is constructed. Sidewalks would be constructed and accepted along street frontages in conjunction with the building/ site construction prior to the issuance of a certificate of occupancy. The proposal will still require the following sidewalk/path improvements at the time of subdivision:

- ADA and pedestrian ramps at street corners, including sidewalk to the ends of the curb returns;
- Sidewalks along roadways functionally classified as major collectors or higher;
- Master -planned trails or side paths, regardless of roadway classification.