



# Cedar City

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## Mayor

Garth O. Green

## Council Members

Robert Cox  
R. Scott Phillips  
Ron Riddle  
Phil Schmidt  
Carter Wilkey

## City Manager

Paul Bittmenn

## **CEDAR CITY PLANNING COMMISSION** **AGENDA**

November 25<sup>th</sup>, 2025

The Cedar City Planning Commission will hold a meeting on Tuesday, November 25<sup>th</sup>, 2025, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City, Utah. The agenda items are as follows:

<b><u>ITEM/REQUESTED MOTION</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
<ul style="list-style-type: none"><li>• Pledge of Allegiance</li></ul>		
<b><u>I. REGULAR ITEMS</u></b>		
1) Approval of Minutes (dated November 18 <sup>th</sup> , 2025) (Approval)		
2) PUBLIC HEARING Ordinance Text Amendment (Recommendation)	Section 32-9(C)(9) Sidewalk Requirements for Subdivisions & PUDs	Tyler Melling
3) PUBLIC HEARING Zone Change from AT to I&M-1 (Recommendation)	approx. 4500 West 800 North	Francisco / Holman
4) PUBLIC HEARING Zone Change from GC to R-3-M (Recommendation)	502 N 400 W, 510 N 400 W, 498 N 400 W, 496 N 400 W,	Morita/ GO Civil
5) PUBLIC HEARING General Plan Amendment from Natural Open to Central Commercial (Recommendation)	Approx. 2700 S Cedar Blvd	Development Team
6) PUBLIC HEARING Zone Change from AT to CC (Recommendation)	Approx. 2700 S Cedar Blvd	Development Team

## **CITY ITEMS**

- |   |   |                 |
|---|---|-----------------|
| 7) PUBLIC HEARING<br>General Plan Update<br>(Recommendation)      | Water Use Preservation<br>Element   | HAL Engineering |
| 8) PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation) | Section 32-9(H)(2)<br>Required width of PUE<br>in Commercial & Industrial Zones | Don Boudreau    |
| 9) PUBLIC HEARING<br>Ordinance Text Amendment<br>(Recommendation) | Section 32-2(A)<br>Adding definition<br>Functional Classification of Streets    | Kent Fugal      |

## **DISCUSSION ITEM ONLY**

- |                              |  |
|------------------------------|--|
| 10) Ordinance Text Amendment | Ordinance 26-III-21 Pertaining to<br>Use Tables for Commercial Zones |
| 11) Ordinance Text Amendment | Section 26-4-16<br>Pertaining to Building Material                   |

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