

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, September 15th, 2026, 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 a Zone Change from I&M-2 (Industrial and Manufacturing) to I&M-1 (Industrial and Manufacturing) for property located at 226 North 3325 West.
2. Consider a General Plan Amendment from Central Commercial to Business and Light Manufacturing for property located at 226 North 3325 West.
3. Consider a Zone Change from AT (Annex Transition) to R1 Residential (Dwelling Single Unit) for property located approximately north of South Mountain Drive between Westview Drive and 3500 West.
4. Consider a Zone Change from AT (Annex Transition) to R2-1 Residential (Dwelling Single Unit) for property located approximately north of South Mountain Drive between Westview Drive and 3500 West.
5. Consider a Zone Change from AT (Annex Transition) to R2-2 Residential (Dwelling, Two Unit) for property located approximately north of South Mountain Drive between Westview Drive and 3500 West.
6. Consider a Zone Change from AT (Annex Transition) to CC (Central Commercial) for property located at the southeast corner of South Mountain Drive and Westview Drive (Parcel No. B-1842-0002-0000)
7. Consider a Zone Change from AT (Annex Transition) to R3-M (Dwelling Multiple Unit) for property located at the southeast corner of South Mountain Drive and Westview Drive (Easterly 900 Feet of Parcel No. B-1842-0002-0000)

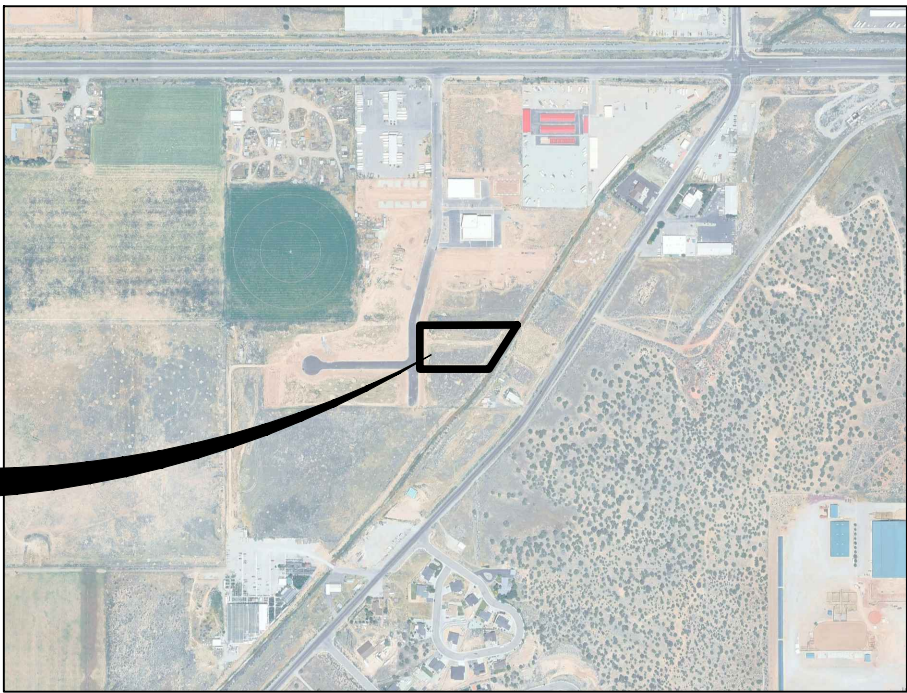
All in Cedar City, Utah

Posted September 4, 2026

ZONE CHANGE & GENERAL PLAN
AMENDMENT
FOR
BRANDON KNUDSON

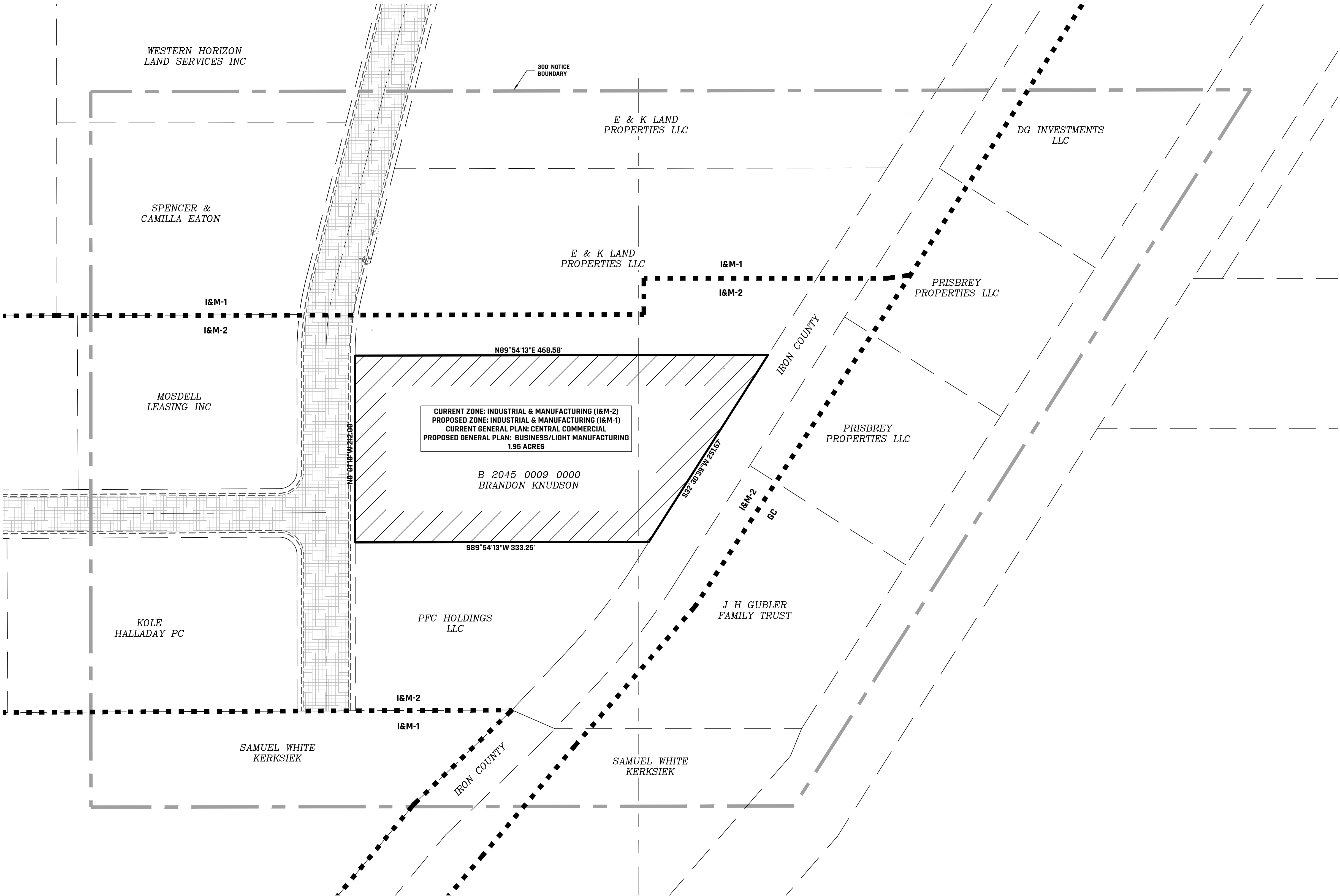
LOCATED IN SECTION 8, T36S, R11W, SLB&M, CEDAR CITY, UTAH

PROJECT
LOCATION



VICINITY MAP

N.T.S.



I&M-1 ZONING (1.95 AC)

LOT 9 - DIAMONTI INDUSTRIAL SUBDIVISION PH II

CITY ENGINEER'S APPROVAL

I, KENT FUGAL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ZONE CHANGE WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____, 20__.

KENT FUGAL - CITY ENGINEER

CITY ATTORNEY'S APPROVAL

I, RANDALL MCUNE, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ZONE CHANGE AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____, 20__.

RANDALL MCUNE - CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, JOHN WEBSTER, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE ____ DAY OF ____, 20__.

JOHN WEBSTER - CHAIRPERSON

CERTIFICATE OF ACCEPTANCE

I, STEVE NELSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY THE CITY COUNCIL AND THAT SAID PLAT HAS BEEN APPROVED BY CITY COUNCIL ON THIS THE ____ DAY OF ____, 20__.

BY: STEVE NELSON - MAYOR

ATTEST: CITY RECORDER



ZONE CHANGE & GENERAL
PLAN AMENDMENT
FOR
BRANDON
KNUDSON

LOCATED IN SECTION 8, T36S, R11W, SLB&M, CEDAR CITY, UTAH

CHECKED:

SCALE:

1" = 60'

DATE:

8/12/2025

DRAWN:

WOF

SHEET:

1 OF 1

REVISIONS

NO DESCRIPTION

BY DATE

590 N. 800 W. CEDAR CITY, UT 84721

#(435) 586-9592 WWW.GOCIVIL.NET

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LOCATED IN SECTIONS 29 & 30, T36S, R11W, SLB&M, CEDAR CITY, UTAH

I, RANDALL MCUNE, CEDAR CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ZONE CHANGE AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 20_____.

I, KENT J. FUGAL, CEDAR CITY LAND USE AUTHORITY/ENGINEER, DO HEREBY CERTIFY THAT THIS ZONE CHANGE WAS EXAMINED AND ACCEPTED BY ME AND IS HEREBY ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER THIS THE _____ DAY OF _____, 20____.

I, STEVE NELSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

OF 1