

**CEDAR CITY PLANNING COMMISSION**

**AGENDA**

July 6, 2021

The Cedar City Planning Commission will hold a meeting on Tuesday, July 6, 2021 at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

The Agenda items are as follows:

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

**I. Regular Items**

1. Approval of Minutes (June 15, 2021)  
(Approval)
  
- 2- PUBLIC HEARING  
Subd.- Amended Plat                      2131 W Eagle Ridge Loop                      Gray & Ideker/GO Civil  
(Recommendation)
  
- 3- PUBLIC HEARING  
PUD- Vicinity                                      2775 N Northfield Rd.                                      Nielson/GO Civil  
(Recommendation)                                      Rose Village PUD
  
- 4- PUBLIC HEARING  
PUD- Vicinity                                      800 S & Interstate Dr.                                      Carter/Platt & Platt  
(Recommendation)                                      Liberty Cove PUD
  
- 5- PUBLIC HEARING  
Zone Change from CC to R-3-M      298 E Fiddler's Canyon Rd.                      Canyon Park Apts.  
(Recommendation)                                      Richard Nearman
  
- 6- PUBLIC HEARING- Carry Over Item  
General Land Use Amend                      approx. 1500 N Main.                                      Entrada Homes/Platt & Platt  
CC & Open To High Density  
(Recommendation)
  
- 7- PUBLIC HEARING- Carry Over Item  
Zone Change: GC to                                      approx. 1500 N Main.                                      Entrada Homes/Platt & Platt  
R-3-M  
(Recommendation)
  
- 8- PUBLIC HEARING  
Amend Street Master plan                      at Benson Way & Westview Dr.                      Armbrust/Watson Eng.  
Relocate or Vacate a road  
(Recommendation)

**Staff Items**

- 1- General Plan Review Update Staff-Don B.
- 2- Standards Update 2021 Staff-Jonathan
- 3- PUBLIC HEARING  
Ordinance Text Change regarding pre-plat construction penalty to allow for Grading permits.  
(Recommendation) Staff-Jonathan
- 4- PUBLIC HEARING  
Ordinance Text change regarding on-site drainage/retention to allow retention ponds under certain guidelines.  
(Recommendation) Staff-Jonathan
- 5- PUBLIC HEARING  
Ordinance text change regarding bonding for frontage improvements (Recommendation) Staff-Jonathan

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