

**COUNCIL WORK MINUTES**  
**FEBRUARY 5, 2020**

The City Council held a meeting on Wednesday, February 5, 2020, at 6:08 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; W. Tyler Melling.

**EXCUSED:** Councilmember Scott Phillips.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Engineer Kit Wareham; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Economic Development Director Danny Stewart; Golf Superintendent Steve Carter; Director of Golf Jared Barnes; Parks and Leisure Services Director Wade Orme; Project Engineer Jonathan Stathis; City Planner Don Boudreau.

**OTHERS PRESENT:** Kelsey Cooke, Ann Clark, Laura Henderson, Teri Kenney, Tom Jett, Carter Wilkey, Bob Platt, Brad Bryan, Scott Harmon, Amy Thorton, Dennis Lyon, Laney Smith, Sangjun Park, Randall McUne, Jennifer McUne, Anthony McUne, Isa McUne, Zachary McUne, Anabelle McUne, Leshell Murray, Cardon Murray, Steve Nelson, Paige Marsh, Trinity Marsh, Brock Marsh, Ron Larsen, Brent Drew, Aharlisa McConnell Robertson, Joe Phillips, Derek Moreton, Terry Ogden, Dan Kidder, Addison, Gabriel Norse, Carly Hulet, Curtis Nelson, John Worton, Aleese Cardon, Jim Rushton, Shawn Orton, Dixon Tiffany.

**CONSIDER FINAL PLAT APPROVAL FOR THE PARADISE TOWNHOMES.**

**PLATT & PLATT/TYLER ROMERIL:** Bob Platt, Platt & Platt – this is the corner of Spruce and Paradise, it is a townhome process. Plans have been approved by the Engineering office. Tyler – fees paid, and the bond is in place. Consent.

**CONSIDER FINAL PLAT APPROVAL FOR THE BLACKSTONE PHASE 3**

**PUD. 3 PEAKS DEVELOPMENT/TYLER ROMERIL:** Ron Larsen, 3 Peaks Development – this is the 3<sup>rd</sup> plat in the area by the Middle School. These are small single-family homes by the townhomes along Cove Drive. the design is done, bonds and fees are paid. Tyler – everything is in line to move forward. Consent.

**PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM CENTRAL COMMERCIAL TO MIXED USE FOR PROPERTY LOCATED AT 164 SOUTH 100 WEST. PLATT & PLATT / TYLER ROMERIL:**

Bob Platt, Platt & Platt – this is a proposed zone change at the Garden House location, from CC to mixed use which is in conformance with the General Plan. Hartley – does the client have a plan of what he will do with the property.

Brad Bryan read the attached Exhibit "A"

Melling – I want to know your involvement, is there a pending contract for sale? Mr. Bryan – yes, under contract based on the zone change.

Mayor Wilson-Edwards opened the public hearing.

Charlisa McConnell Robertson read the attached Exhibit "B"

Laura Henderson – I want to echo that. I am offended when I am called public clamor, I am a property owner and taxpayer and I find that extremely offensive.

Shawn Orton – I am new to the area, these couple properties we are talking about. I am a restaurant guy, owned many restraints, I have a lifetime of experience. I saw the Garden House right away, it is a gem, that is what a lot of people would like to see, but I ran the numbers and it does not come close to penciling out. I put an offer next door to that about a year ago, they rejected the offer, that house has the neighbors and don't want it to change. I have a lot of history in government and have been a commissioner. I appreciate when I see decisions made on findings and facts and conclusions of law and not on feelings. When I looked at the house, I looked at zoning and what could happen and made the decision that I could live with that.

The hearing closed. Action.

Isom – it has been brought to my attention that a lot of the folks are for the last item. Mayor we will change when we get to staff items.

Councilmember Isom moved to move item 11 to # 4; second by Councilmember Hartley; vote unanimous.

**CANYON RANCH MULTI-PURPOSE COMPLEX. KEN NIELSON:** Ken Neilson, Leisure Services Director – I am here to pass along information we have gathered about the Canyon Ranch Complex, we have a rendering and cost estimates. This should provide a basis for further dialog for the designated recreational purposes. We have Joel Phillips from Sunrise Engineering; he drove up from St. George if you have questions on the rendering and estimates.

It is the Fiddlers area, north of Fiddlers, the SITLA land swap we were involved with. It is a 40-acre parcel, 20 acres designated for recreational purposes. It has some challenges, but also has a lot of good qualities. The feasibility study was conducted, Joe sent out 3 layouts that were presented to staff, Leisure Services Committee and went through the people that would have suggestions and ideas. We visited with a lot of folks that had ideas of not normal recreational areas. It has 7% slope, drainage, fields sizes and amenities we wanted to move us forward in our discussions. The cost estimate from Sunrise, based off prior projects. They feel the numbers are reasonably accurate. They represent the upper end, but when looking at restrooms, playgrounds etc, this is pretty