

COUNCIL MINUTES
FEBRUARY 23, 2022

The City Council held a meeting on Wednesday, February 23, 2022, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Garth O. Green; Councilmembers: Terri Hartley; Craig Isom; W. Tyler Melling; Scott Phillips; Ronald Riddle.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Airport Manager Nick Holt; Heritage Manager Jason Clark; City Planner Don Boudreau.

OTHERS PRESENT: Ty Bringhurst, Laura Henderson, Teri Kenney, William Aller, Brenda Blackburn, Randal Cagle, Jerry Munson, Mavournee Lamb, Doug Hammond, Carter Robinson, Tom Jett, Emily Phipps, Steve Miller, Ryan Smith, Tim Watson, Jane Hawkes, Wendy Green, Joel Hansen, Venessa Stratton, Alysha Lundgren, Drake Petersen, Madisen Petersen, Dallas Buckner, Randy Holman, Jason Carter, Jana Carter, Jeff Rushton, Carter Wilkey.

CALL TO ORDER: Pastor Pete Akin of Cedar City Foursquare gave the invocation; the pledge was led by Mike Phillips.

AGENDA ORDER APPROVAL: Mayor – we need to remove item #3 from the agenda, the item has been pulled. Councilmember Phillips moved to approve the agenda order removing item #3; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■I want to express appreciation to all of you for spending the day at the retreat, it was a long day. It helped me get up to speed. We are beginning the budget time. We will try and make everyone happy. ■Hartley – I need to be excused on March 9th, I will be out of town, if needed I can call in.

PUBLIC COMMENTS: ■Randy Cagle – I enjoyed the Council retreat and hear the council's ideas. Item 10 is the master plan we discussed last week. Melling – I have a conflict so I will during that and during this leave the chambers for discussion. ■Randy – I didn't realize it was Councilman Mellings father. I sent an email about what it is zoned in the County. Mr. Melling tried to change that years ago and there was a lot of protest and that is why it is ranch estates. We would like it to remain that. The County people don't understand how Cedar City can affect county land. I tried to explain the master plan and how it will dictate issues. They are concerned with having medium density residential. On the master plan leave it as shown and zoned in the County and when they annex there will be a public hearing and people can voice their opinion. Hartley – when I looked at the Master Plan, I see two County parcels that are islands in the City master plan with R-2 surrounding them. I know the County has different things on their plan. The City General Plan I see medium

density all the way around other than the County islands. ■ Jerry Munson, I live on 3000, this is in the middle of everything, I don't see a reason, there are projects down the road that are ½ acre lots that have all sold. People are coming here that want some land. I think you should think about that before you get into it. There is not water going that far other than wells on the property. There is more to it than redoing it and building, so think about it. Hartley – it is touched on the east and west medium density and the north and south rural estates. Jerry – our water system is against their boundaries. Hartley – they would have to design around that. ■ Jason Carter – I appreciate you listening to us. I live on an acre south of this at 2650 North. I was part of the aggressive discussion in 2007, there was a room of double this many people all against the project. I don't understand the zoning to the west. Phillips – all the brown is medium density. Jason – there are 8 acres north and the property Jerry talked about. Hartley – Flying L is island parcels of County. Jason – I think the zoning was brought in after Flying L, there are huge parcels. Hartley – the City master planned that in 2012 as R-2 development, I was not a part of that. That is why the parcels are developing that way around you. Jason – wouldn't you like to include that in rural lots and make it one big contiguous piece of property. We know what is going on throughout the city and the valley and we moved there for a reason, I have been there since 2007. There is a lot of emotion in breaking down a piece of property. I understand everything, you can't even buy large lots and I think it makes sense. I want him to do well, I know he has paid his taxes. We are emotional, we live there, but I also understand it is not my property. On both ends is rural lots. The brown around it is large lots with homes such as ranch type estates. Hartley – I have been looking closely at this. I am uncomfortable with it being changed because Mr. Melling has owned that property that has been master planned and it is not fair to him for that to switch. Jason – there was a reason it didn't change in 2012. Hartley – I don't know if it was changed in 2012, we had a master plan before that. Jason – I think there is a reason we are discussing that. Hartley – no decision has been made. Jason – it doesn't feel like that. ■ Jane Hawkes – I live on 2575 North, the MDR Commercial is on the top of two existing single-family homes. Hartley – that is also under discussion. Phillips – if it stayed nothing would happen unless they sale the property. ■ Jeff Rushton - I live in Flying L. I want to address two things, there is a natural separation of Coal Creek with trees, it still makes the area feel rural and spread out. If you would please consider, I understand not wanting to do damage to the property owners, but please consider our stake in it also. Hartley – maybe a question we need to have asked, prior to 2012 do we know what the master plan had the property shown? The developer of Flying L chose to do R-1 lots, he was not forced to. Jonathan – I would have to research that. Jeff – that is the separation, we didn't know there was a master plan, we bought in the county. ■ Giani Julander, Frontier Homestead State Park, we have a special exhibit sponsored by Utah Humanities and it is on water and the importance of water. We will have activities with the exhibit, it is open now, but the grand opening will be March 4th at 5:30 p.m. Mayor – I reviewed it, it is stark and blunt but very interesting. Giani – it goes through May.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED FEBRUARY 2 & 9, 2022; (2) APPROVE BILLS DATED FEBRUARY 18, 2022; (3) APPROVE A SINGLE EVENT ALCOHOL PERMIT FOR A MARDI GRAS BEER GARDEN, FEBRUARY 26TH FROM 1 P.M. – 6 P.M. AT POLICY KINGS BREWERY, 223 NORTH 100 WEST. POLICY KINGS BREWERY; (4) APPROVE FINAL PLAT APPROVAL FOR