

COUNCIL WORK MINUTES
APRIL 15, 2020

The City Council held an electronic meeting through Zoom on Wednesday, April 15, 2020, at 5:35 p.m.

MEMBERS PRESENT: Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; W. Tyler Melling; 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; Public Works Director Ryan Marshall; Project Engineer Jonathan Stathis.

OTHERS PRESENT: Dallas Buckner, Tom Jett, Melodie Jett, Paul Monroe, Terri Kenney.

AGENDA ORDER APPROVAL: Councilmember Isom moved to approve the agenda order; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Isom – on the 4th of July are we still planning on a parade, the Lion's Club has asked and if so, will it be on the new parade route? Paul – Chief Adams has been working with SUU, he has had positive results, that is the plan. Cedar City has not cancelled anything. The Lion's Club puts on the 4th of July parade, if they want to move forward. Isom – I will make note and look forward to be up and doing something by the 4th of July. They are going to add a few more floats this year, we had talked about using the warehouse at the old Treatment Plant like we did in the past. Paul – I don't think the status had changed, they were using it and then started making floats for other things and we had a hard time getting them to leave. When do they want to start? Isom – in about a month. I will pin down the date and get back with you. I want to encourage everyone to support our local businesses, particularly the restaurants providing curbside service. It is critical that we all participate and support the local businesses while things are upside down. Mrs. Isom loves this new approach because we are eating out 4-5 times a week. ■Phillips – thank you to the City staff, Parks, Danny and Brad for the banners on Main Street, they are very positive and people like the joy and positivity of the banners and the flags. Also, there has been more chatter about the Value Inn and I don't know where we are in cleaning the place up. Chief Adams – we discussed that today and are in the works of the voluntary clean-up agreement. The dumpster will be dumped Friday, it is not moving fast, but they are following ordinance. If it doesn't continue it will be a class B misdemeanor. They have made strides to clean it up. Phillips – is this with the owners? Yes. ■Paul – the American Flags are an LDS ward. Melling – it is the Cedar 2nd Ward. Benjamin Hendricks and Lisa Davis helped coordinate. Their concern is if it is a prolonged time there will be some wear, if that happens, I may come back to the City with that.

CONSIDER VICINITY PLAN APPROVAL FOR THE CANYON AT EAGLE RIDGE. GO CIVIL ENGINEERING/DON BOUDREAU: Dallas Buckner – this is the vicinity plan for Phase 2, similar concept to Phase 1, 24 lots, it is zoned R-2-2 with 7,000 square foot lot size, the minimum on this is almost 11,000 square feet.

Phillips – this is moving to the east, is that correct? Dallas – to the South, closer to the 15.

Hartley – it is zoned R-2-2 are you doing twin homes or is it single family homes? Dallas – it is single family, they just like the setbacks with the R-2-2.

Paul – in Cedar Meadows years ago there were zones that were for multi-family use and the developer developed at single family. The developer started the subdivision and then moved on and people saw they were zoned multi-family and built multi-family homes and it caused problem with the neighbors. Melling – when we are revisiting the General Plan if we are only zoning R-2-2 for setbacks, if that is attractive to developers maybe we should look into that and find ways to account for that.

Phillips – any other concerns relative to the R-2-2, I am wondering if we should look at this and do a variance with an R-1 zone, we don't want multi-family units dumped there. Dallas – the setbacks are the same in R-2-1 or R-2-2, it is a good concern. The plan for the developer is similar to the first phase. I don't think the zone change was just for setbacks, I wasn't at Go Civil at that time.

Kit -normally when we do an R-2-2 subdivision we do a dividing line in the middle of the lots to indicate two units, this does not have the dividing lines does it? Dallas – no because the intent is that it is not for twin home lots. We could place a note on the plat. Kit – not having the dividing line is a good indicator for single family dwellings. Paul – that dividing line does not apply to duplexes does it? Kit – no. Dallas – when we do twin home lots, we put the line, but Clay also has us put a note on the plat for the dividing wall. Phillips – Alex is a reputable developer, but if something happens and it goes belly up, we don't want to have issues down the road.

Tyler – the cleanest, most secure way to make sure there are not duplexes or twin homes is to zone it that way. To go about it this way there is always risk that an owner can buy a lot and develop it within that zone. Dallas – that could happen in Phase 1 also, it is zoned the same.

Melling – Tyler you said the potential risk to the City, would it be more risk, there would be no risk to the City, so the risk would be residents buying and later having a town home come up. Tyler – if someone with a single family home has a duplex come up and then they come to the City. Melling – checking the zone of the house is the first thing I did when I bought a home, it isn't a secret zone, we could adjust going forward. Where they are this far in the process, I wouldn't hold it up.