

CEDAR CITY PLANNING COMMISSION

MINUTES

June 1, 2021

The Cedar City Planning Commission held a meeting on Tuesday, June 1, 2021 at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Mary Pearson–Chair, Craig Isom, Jennie Hendricks, Ray Gardner, Adam Hahn, Jill Peterson, Hunter Shaheen

Members absent:

Staff in attendance: City Attorney-Tyler Romeril; City Engineer-Jonathan Stathis; Senior Engineer-Trevor McDonald and Executive Assistant, Onjulee Pittser

Others in attendance: Laura Henderson, Bob Platt, Ron Larsen, Teri Kenny

The meeting was called to order at 5:16 p.m.

ITEM/REQUESTED MOTION LOCATION/PROJECT APPLICANT/PRESENTER

I. Regular Items

1. Approval of Minutes (May 18, 2021)

(Approval) Craig motioned to approve the minutes from May 18th, 2021, meeting; second by Adam; all in favor for unanimous decision.

2. Subd.- Amend (Recommendation)	Lots 45 & 46 Legacy Park III 2113 & 2123 W 525 S Cir.	Rees & Twitchell/Platt & Platt
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Bob Platt: There's two homes on each lot. The way they built the wall to accommodate landscaping between lots is jagged. This is to amend these 2 lots. It's now an amended plat to lots 45 & 46 to make the lot line the jagged line, which follows a cinder block wall. **Jennie:** How does this show up on a property profile? Will it show as an amended lot? **Bob:** We used to do lot line adjustments and they didn't come to planning commission. We'd have to notify everyone within 300-ft., and they had 2 weeks to respond to the City Engineers office. If they didn't have a problem, they could sign the deeds and be done. If they did have a problem, they would come to PC. This will be an amended plat of these two lots. **Jennie:** So, the legal description changed. **Bob:** Yes. They'll need to record the map and deeds. The lots are huge R-1 lots, about 22,000 sq. ft.

Jennie motions for positive recommendation; Hunter seconds; all in favor for unanimous decision.

3. Road Dedication 1600 South (Iron Horse) Leavitt Land/Brent Drew (Recommendation)

Ron Larsen: Right now, the vicinity plan we have approved for Saddleback has 8 or 9 phases. It showed it in phase 5, but we've incorporated that into phase 4 all and done all one subdivision. To get to phase 4, there's an 80 lot limit and we have to have a 2nd access. The road dedication is to dedicate the road from this point and tie it into the existing pavement by Home Depot. We'll build the asphalt paved road across there. **Craig:** Curb/gutter/sidewalk? **Ron:** We probably will, but we're only required to do the 26-ft. The second part of phase 5 is the lots, which were not part of other vicinity plan, will be along the same subdivision. We're going to dedicate the road first and gets built, then we'll come behind with phase 5. **Mary:** How big are the lots **Ron:** They're anywhere from 20,000 to about 3 acres.

The only buildable part on the largest lot is the side by the road. They want to include some open space with the lot. To get phase 4 approved requires 80 lots and the 2nd access. **Jennie**: The road will go from the VA cemetery to the top? **Ron**: Yes. If you go up there now, they rough cut the road, goes around the hill, then it drops down and connects to lower road. The road will be dedicated and built as a second access; then it'll be finished when they do phase 5; put in curb/gutter/sidewalk. **Jennie**: When will the rest of the road be finished connecting into Eagle Ridge? **Ron**: That's phase 4 and it's being reviewed by the City Engineering department. When they're done it will go to City Council for final plat approval. We want the road dedication to go with it. It will be paved at the same time. They now have paved into phase 1 and 2. Phase 3 and 4 and the road dedication will be paved over the next month or so. **Jill**: You said it was 26-ft.? **Ron**: I think that's the minimum we have to do. **Jonathan**: We need to talk about that. **Ron**: Whatever's required. They keep saying they'll put in curb and gutter all the way across, but I tell them they don't have to. This is a 66-ft. road. We don't know that the roads shown here are where they're going to be. Once we know what we're doing, we'll add curb and gutter. **Adam**: Are you involved in South Mountain? **Ron**: That's a totally different group. **Adam**: When do you expect lots in phase 1 and 2 that are buildable? **Ron**: The requirement is the improvements have to be in before you can start construction. They're doing sidewalk now. They'll have to raise the manholes, put in water meters, so within a few weeks phase 1 and 2 will be done. There are people that have them reserved.

Adam motions for a positive recommendation for items 3 & 4; Jennie seconds; all in favor for unanimous decision.

4. Subd. – Vicinity 1800 South & Rock Ridge Rd. Leavitt Land/Brent Drew (Recommendation)
Saddleback Ridge Phase 5
This item was discussed with item #3.

Staff Items

1- General Plan Review Update

Staff

Mary: I don't know we've had any meetings or any correspondence since our last meeting when we did some brainstorming on parks, subdivisions, and commercial. **Jennie**: I actually did a Color Country podcast recording with Mike Hansen and Ray Robinson today. We talked about a lot of things, and it will drop next Wednesday. I asked them about a timeline and their plan is to have at least (1) public map, like town hall meeting, and an additional public town hall meeting. They said they're within a few weeks of having a draft plan put together. **Mary**: So, what's the purpose of the 2 town hall meetings? If they're 2 weeks from having a plan together, are those meetings to review the plan? **Jennie**: Yes. After that their goal is to have it to Planning Commission by August. He said he could possibly have it in July, but it's hard to get people to a town hall, because they're on vacation. They'll have it ready but will probably push it off to have (2) Planning Commissions in August. **Mary**: It may be with a year and a half rather than 3 years of strategic planning.

The meeting adjourned at 5:28 p.m.



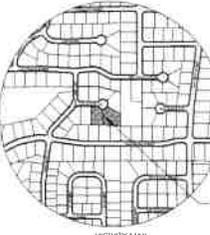
Onjulee Pittser
Executive Assistant

OWNERS CERTIFICATE

DAVID A & LARRE B REES TRUSTEES OF THE DAVID A & LARRE B REES REVOCABLE LIVING TRUST & ROBERT C & MARY JANE TWITCHELL TRUSTEES OF THE REVOCABLE LIVING TRUST OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR NARRATIVE DO HEREBY CERTIFY THAT IT IS OUR INTENTION CHANGE THE LOT LINE TO FOLLOW THE BLOOD WALL THAT WAS PREVIOUSLY BUILT.

DATE _____ DAVID A. REES _____
 DATE _____ LARRE B. REES _____
 DATE _____ ROBERT C. TWITCHELL _____
 DATE _____ MARY JANE TWITCHELL _____

AMENDED PLAT LOCATION



UTILITY COMPANIES APPROVAL
 WE, THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DO HEREBY CERTIFY THAT WE APPROVE THIS AMENDED PLAT OF LOTS 44 & 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS) AND DO NOT REQUIRE ANY ADDITIONAL ESTIMATED OTHER THAN THOSE SHOWN ON THIS PLAT.

POCAHONTAS POWER DATE _____
 DOMINION ENERGY DATE _____
 CENTERLINE MONUMENT (NOT FOUND) DATE _____
 CENTURY ONE DATE _____

ACKNOWLEDGEMENT

ON THIS THE _____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME DAVID A. & LARRE B. REES, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN STATE THAT IS NOT REDUCED TO ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16.

ACKNOWLEDGEMENT

ON THIS THE _____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME ROBERT C. & MARY JANE TWITCHELL, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN STATE THAT IS NOT REDUCED TO ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16.

CITY ENGINEER'S APPROVAL

I, JONATHAN STATHOS, CITY ENGINEER FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 44 & 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS) WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____ 2021.

CITY ATTORNEY APPROVAL

I, TYLER KRAMER, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT OF LOTS 44 & 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS) AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____ 2021.

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF LOTS 44 & 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS) WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

CERTIFICATE OF ACCEPTANCE

I, MARI WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 44 & 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS) HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE ION COUNTY RECORDER ON THIS THE _____ DAY OF _____ 2021.

STATUS

EXISTING CITY RECORDS (NON-DAMAGE)
 101 40 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS)

SURVEYOR'S CERTIFICATE

I, ROBERT D. PLATT, PROFESSIONAL UTILITY SURVEYOR NUMBER 164650, HOLD A LICENSE IN ACCORDANCE WITH TITLE 20, CHAPTER 1-2, PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY AS DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17, 21, 17, AND HEREBY CERTIFY ALL MEASUREMENTS AND CALCULATIONS ARE CORRECT. 1601 MONUMENTS WILL BE SET.

DATE _____ ROBERT D. PLATT
 (SEAL) # 164650

LEGAL DESCRIPTION

PARCEL 101-44
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 44 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS); THENCE N 09°05'40"W ALONG THE LOT LINE 122.91 FEET; THENCE R 02°54'12"E ALONG THE LOT LINE 164.60 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5/25 SOUTH CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY LINE N 90°00'00"E 17.23 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 13.42 FEET (THE CHORD OF SAID CURVE BEARS S 62°02'24"E 13.16 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 36.43 FEET (THE CHORD OF SAID CURVE BEARS S 50°51'14"E 35.42 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 1°02'00"E ALONG THE FENCE LINE 53.46 FEET; THENCE S 75°02'17"W ALONG THE FENCE LINE 5.14 FEET; THENCE S 10°12'42"E ALONG THE FENCE LINE 15.74 FEET; THENCE N 07°02'00"E ALONG THE FENCE LINE 1.66 FEET; THENCE S 2°04'00"E ALONG THE ORIGINAL LOT LINE 72.96 FEET TO THE POINT OF BEGINNING (BEARING IS) NO PART OF LAND.

PARCEL 101-45

BEGINNING AT THE SOUTHWEST CORNER OF LOT 45 LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS); THENCE N 20°15'00"W ALONG THE ORIGINAL LOT LINE TO 20.00 FEET; THENCE S 07°02'00"E ALONG THE FENCE LINE 1.66 FEET; THENCE N 07°02'00"E ALONG THE FENCE LINE 15.74 FEET; THENCE N 75°02'17"W ALONG THE FENCE LINE 5.14 FEET; THENCE N 1°02'00"W ALONG THE FENCE LINE 53.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5/25 SOUTH CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 36.43 FEET (THE CHORD OF SAID CURVE BEARS N 62°02'24"E 35.42 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 1°02'00"E ALONG THE FENCE LINE 53.46 FEET; THENCE S 75°02'17"W ALONG THE FENCE LINE 5.14 FEET; THENCE S 10°12'42"E ALONG THE FENCE LINE 15.74 FEET; THENCE N 07°02'00"E ALONG THE FENCE LINE 1.66 FEET; THENCE S 2°04'00"E ALONG THE ORIGINAL LOT LINE 72.96 FEET TO THE POINT OF BEGINNING (BEARING IS) NO PART OF LAND.

SURVEY INFORMATION

THIS RECORD OF SURVEY AND AMENDED PLAT HAS BEEN PREPARED AT THE REQUEST OF DAVID AND LARRE REES, THE OWNERS OF THE LOT LINE ADJUSTMENT IS TO RELY ON LOTS 44 & 45 SHOWN HEREON TO ACCOMMODATE THE EXISTING BLOOD WALL BETWEEN SAID LOTS.
 THE BOUNDARY BEARING FOR THIS SURVEY IS N 09°05'40" E ALONG THE SECTION LINE OF SECTION 16, 3 263.87 W, 11 W, 368.64 BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 16 AND THE EAST 1/4 CORNER COMMON TO SECTIONS 16 AND 21 IN CONFORMANCE WITH THE 1841 ACTS GOING UNDER STAIRWAY AND CALIBRATION AND ALSO IN CONFORMANCE WITH THE ORIGINAL PLAT OF LEGACY PARK SUBDIVISION PHASE II (AT MESA HILLS).

PROJECT NOTES

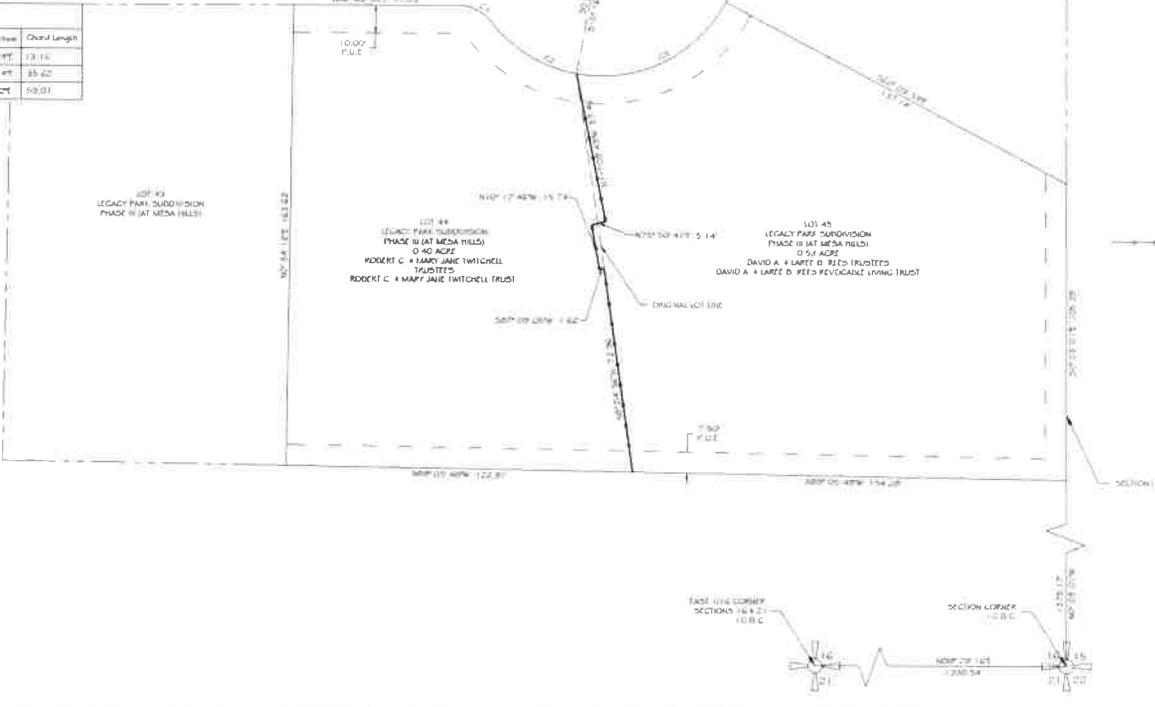
1. ZONE: RESIDENTIAL (R-1)
2. FLOOD ZONE: PROPERTY IS LOCATED IN FLOOD ZONE B. AREA OF MINIMAL FLOODING. SOURCE OF INFORMATION: FLOOD INSURANCE RATE MAP, CITY OF CEDAR CITY, ION COUNTY, UTAH. COMMUNITY PANEL NUMBER: 450027-0004-D. EFFECTIVE DATE: OCTOBER 16, 2004.
3. AIRPORT: ZONE: PROPERTY IS WITHIN THE AIRPORT INFLUENCE ZONE (A2).
4. ROAD: PROJECT HAS SLOPS NORMALLY NOT SUBJECT TO HYDROCOMPACTION PREVENTION.

LEGEND

- 1. DENOTES NOT BY TOP MARK WITH A YELLOW PLASTIC CAP STAMPED PLAT #
- 2. FENCE WALL
- 3. CENTERLINE MONUMENT
- 4. CENTER MONUMENT MEASUREMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Distance	Chord Length
C1	13.42	15.00	52°02'24"	26.32	13.16
C2	36.43	50.00	41°54'12"	50.91	35.42
C3	68.32	50.00	72°11'04"	86.40	59.01



P. PLATT & P. PLATT, INC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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 FAX: (435) 506-4521
 EMAIL: PLATT@PLOWEST.COM



RECORD OF SURVEY & AMENDED PLAT OF LOTS 44 & 45
 LEGACY PARK SUBDIVISION PHASE III
 (AT MESA HILLS)
 ATTENTION: SECTION 16, T.36S., R.11W., S.68W.
 CEDAR CITY, ION COUNTY, UTAH



Drawn by: R. Platt
 Checked by: R. Platt
 P.E. No. 164650
 Date: Mar. 23, 2021
 Scale: As Shown
 Title: LEGACY PARK SUBDIVISION PHASE III
 PROJECT NO. 164650-0004-D