

COUNCIL WORK MINUTES
OCTOBER 21, 2020

The City Council held a meeting on Wednesday, October 21, 2020, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Craig Isom; W. Tyler Melling; Scott Phillips.

EXCUSED: Councilmember Terri Hartley.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Kit Wareham; Police Chief Darin Adams; Fire Marshal Mike Shurtz; Economic Development Director Danny Stewart; Senior Engineer Jonathan Stathis; City Planner Don Boudreau.

OTHERS PRESENT: Laura Henderson, Arlo Fawson, Tom Jett, Carylie Lamoreaux, Teri Kenney, Dave Clarke, Dallas Buckner, Tim Watson, Dan Fletcher, Dave Jacobson.

CALL TO ORDER: Pastor Joe Carroll of Calvary Chapel Church gave the invocation; the pledge was led by Councilmember Isom.

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

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Phillips – I would like to thank Pastor Carroll for the prayer, reminding us of the good things that surround us. I was approached by businesses in the downtown area to see if we can get a traffic monitoring system to check the speeds of cars in the downtown. We need to slow the traffic down for safety and for obeying the law. ■Mayor – the Sheep parade Saturday, the Livestock Heritage Festival is going on this weekend. Last weekend was the Belgium Waffle Ride which was a huge success. Phillips – also the Hocus Pocus drive through this weekend that has been modified.

PUBLIC COMMENTS: ■Tom Jett – I want to recognize Scott Phillips and all the people the volunteered to decorate the Downtown. The sheep look really cute, they are really enjoyable. It is a neat entry into the winter season.

CONSIDER LOCAL CONSENT FOR GAS STOP CEDAR CITY, 304 NORTH MAIN STREET. HEMANT PATEL/CHIEF ADAMS: Chief Adams – we have done a background on the applicants and find nothing to be a problem for this. We give a positive recommendation. Phillips – is this the station north of Hermies? Yes.

CONSIDER VICINITY PLAN FOR THE CEDAR RESERVE PLANNED UNIT DEVELOPMENT, 1600 N. LUND. PLATT & PLATT/DONALD BOUDREAU: Dave Clarke, Platt & Platt Engineering – this is a PUD out by 1600 North Fire Station. The south portion of the project will be standalone lots for 4-plex apartments (9 lots) we have a few

different foot print plans. Unit B & C will be different phases of townhomes, 76 units, 2 story with garages. The north portion is being reserved, he wants to do single family homes, but it will depend on the market. Phillips – how will it be phased, all the twin homes at the same time? Dave – depending on the financing, things are up in the air with his investors. It will be 3 phases, all the construction plans will be done together, a final plat on the four-plexes, and a final plat with the 40 units and then Unit B and Unit C. Phillips – when you do unit A, will you also do the 4-plexes? Dave – no, we will do the improvements along with 1600 North and Lund Highway, but the lots are for sale. His partner says he has 4 or 5 of them already sold. That is the intent of the first 9 lots. Phillips – there were concerns in Planning Commission, are they two story? Yes. Are the roads going to be developed? Dave – we will do the first loop for the first two phases, we have to have fire and garbage access, we will probably do all three, but the first two for sure. It will be 3 separate final plats that will probably come through all together. Phillips – the width of the roads and the length of the driveways? Dave – 24' of pavement with the rolled curb and the detail shows 19 feet driveways, but we moved them back to 20 feet. We worked with Mike Shurtz on the radius' and they are bigger than they need to be for easier movement for the fire trucks. Phillips – there are 76 units and then the 4-plexes, where is the green space, where to kids play and gather? Dave, there is 70' x 100' of green space. We also spaced the units out more than we have in the past.

Melling – we have to plan for this number of units northward, with Lund Highway is there an extra lane for people to turn on, two lanes each way or a turning lane? Dave – those details have not been worked out. They will deed 17 feet to make the 100 foot right of way, the shaded area is additional pavement, it is currently 30 feet of pavement, we will do at least 30' additional. Phillips – is it similar to Sycamore Trails? Dave – yes, you will have 80+ feet between curb. Melling – is that a State of City, or County Road. Kit – it is City. Paul – City where it's in the City and County where it is in the County. Melling – it is good to see space for green area and somewhere to play. Consent.

CONSIDER FINAL PLAT APPROVAL FOR VICTORIA ARBORS TOWNHOMES PUD, LOCATE IN THE VICINITY OF 400 NORTH 400 WEST. WATSON

ENGINEERING/TYLER ROMERIL: Tim Watson, Watson Engineering – we are bringing in a final plat that has been ready for a couple of years. We have an existing home on the property, this is 400 West and roughly 400 North. There will be 9 units of 2-story town homes. Across the street are Cedarwood Town Homes and apartments across the street, a church and a trailer park to the north. Adams – did you purchase the home? Tim – yes. Phillips – is there adequate space for fire trucks? Tim – we have access, we are not extremely deep, it has gone through Sketch, so I assume we have addressed that. Mike Shurtz, Fire Marshal – this has been a while, I am happy to look at it again. I think it is 150 feet, anything longer needs a hammer head or cul-de-sac, I think this is less than that. The code allowed the parking to the south as long as it is 26 feet.

Tyler – all fees, bonding, and the letter of credit are in place. Consent.

CONSIDER AN ORDINANCE VACATING PART OF A DRAINAGE AND SEWER EASEMENT LOCATED IN THE CANYON AT EAGLE RIDGE PHASE 2