

SKETCH / PROJECT REVIEW
MINUTES

January 18th, 2024

The Sketch & Project Review Committee held a meeting Thursday January 18th, 2024, at 8:30 a.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

Staff in attendance: Drew Jackson-Building Official; Don Boudreau-City Planner; Jonathan Stathis-City Engineer; Clay Tolbert-City Surveyor; Randall McUne-City Attorney; and Amber Ray-Executive Assistant

Others in attendance: Scott Phillips-City Council, Randy Clove, Robbie Mitchell, Eric Witzke, Brant Parker, Ron Larsen, Richard Wilson, Mike Foley- TDS, Brian Stowe- SC Broadband, Tim Lyle, Allen Lyle, Dallas Buckner, Tom Jett, Kurt Raffied

<u>ITEM/PROJECT</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
----------------------------	--------------------------------	-----------------------------------

SKETCH

- | | | |
|-----------------------------|-----------------------|--------------|
| 1. Ordinance Text Amendment | Section 26-IX-4(E)(2) | Brant Parker |
|-----------------------------|-----------------------|--------------|

Brant Parker: Trying to start in home daycare. In the state process, you have to get a business license. State requires 4-foot-high fence; city requires 6 feet. Asking to change and lower to 4 foot to match state. Also asking for the possibility to remove the clause since the state already mandates it.

Don: No issues. You can move to the Planning Commission.

- | | | |
|--------------------------|-------------|----------------------------------|
| 2. Minor Lot Subdivision | 210 E 680 S | AFM Holdings/
Jeffrey Mathews |
|--------------------------|-------------|----------------------------------|

Jeffrey Mathews: Purchased lot about 6 years ago. There is a second lot attached to it. On the city records it is shown as a single lot. Asked a surveyor to survey a 9,000 square foot lot. Wanting to divide. Not planning to build or sell.

Don: I don't see any issues.

Jonathan: This can be a simple minor lot. All the improvements are in. May be a separate water line stubbed into the area. Since the improvements are in, it can be a simple minor lot. Not sure why but it is not part of the subdivision. We will need your surveyor to talk to Clay. He can get us the legal description and deeds. Clay will be reviewing.

Clay: I have talked to Steve about this.

Jonathan: This will need to go to the Planning Commission for approval.

- | | | |
|------------------------------|--|--------------------------------|
| 3. Easement on City Property | E-0235-0236-0000
Quichapa Creek Channel | Iron County/
Richard Wilson |
|------------------------------|--|--------------------------------|

Richard Wilson: I am the county engineer. There was some flooding across the city well properties. On the left-hand side, it comes out of Sunrise Subdivision. No connection to 7700. We are improving it to a chip seal road. Asking for a memorandum of understanding. We will need to move fence; we will move it and

also pay for it. Move 50 feet to the north to get an adequate area to maintain. Working with neighbors to get a positive flow.

Eric: Is there a ditch there?

Richard: We would have to recreate the channel.

Jonathan: It will be a County maintained channel. Not a city channel.

Robbie: I agree with Rich. The culvert on 7700 eroded out. Daily we come down and check our well. Putting the ditch back in there would benefit the city.

Richard: We were doing improvements, but they for routed out with the last flooding.

Jonathan: There is an old well in Southwest corner.

Richard: Stock corrals. You lease out to grazing. The well is gone, laying on the ground.,

Robbie: It is capped. We looked at it years ago. It wasn't drilled to specs.

Jonathan: There may be some things in the corner you will have to work around. Will it affect the lease for the grazing?

Robbie: I will reach out to him and let him know. They are only there 30 days at a time.

Jonathan: You will have to get Prairie Dog Clearance, make sure it is fenced in with the grazing. QP #8 is to the north. We have some source protection areas. Look at them. Zone 1 is a 100-foot radius, goes out from there. Based on the radius. City surveyor will need to review.

Richard: We will get it confirmed.

Jonathan: Review legal description. Then go to Planning Commission.

4. Minor Lot Subdivision

1025 W 350 S

DALFF/ Red Hollow
Engineering

Ron Larsen: This is the old LDS church parcel. There is student housing going on it. They want to split so that the building has its own parcel.

Jonathan: May be helpful to show new building on here. Concerns about setbacks. It is SHD.

Ron: I can add it on the drawing.

Don: All parking cross access, so make sure agreements are in place.

Eric: Are you changing the driveway approach?

Ron: We are shifting one. The other two are close to the same.

Eric: The 900 west approach is in bad shape along with some sidewalk panels.

Ron: We will repair any that are bad.

Jonathan: Will the rear setback come into play?

Don: No

Jonathan: Isn't there already a parcel line?

Ron: If you go back to the old subdivision, there were multiple. But this is only one parcel now.

Jonathan: Get the exhibit and legal descriptions to Clay to review. Will need plat and deeds and go to Planning Commission.

Randall: If you get your completed application in by Feb 1st, you go by old ordinance.

Jonathan: New process wouldn't have to go to Planning Commission. Mylar and deeds prepared once they are ready.

Patrick: Utilities companies need to be updated.

Randy: There are easements.

Ron: I need to show easement. Storm Drain, Irrigation. It is currently being built on Parcel A. Main line will serve two buildings. 8 inches.

Jonathan: Let's make sure all easements are shown. You have shown those around the perimeter.

Dallas Buckner: PUD project proposing in Iron West. City Park Parcel, master planned Center Street ties into lamplight. Minor with Road Dedication. Same developers as Shadow Ridge and Shadow Cove. Sticking to the same concept. Townhomes around perimeter, large amenity area in the middle. As far as utilities, water is already in. Run sewer off Center Street 16-18 inch. We will have a drainage agreement that will free flow into the street. We account for it in Iron West Phase 3.

Jonathan: Still needs to see comprehensive drainage study for Iron West area.

Dallas: That was at City Council last night. The plan for the drainage is on site detention or retention.

Jonathan: Incorporated, then a larger detention pond, retention pond to the west. Master meter going in?

Dallas: Yes loop through, 6-inch master meter.

Jonathan: Internal fire hydrants. Need fixture unit counts to determine impact fees. This area determined wet with the water acquisition, so water won't be an issue. We do have a new water master plan; I know there are some Master Planned water lines in Center Street. Look at that to make sure we get the current pipe sizes in there. That may already be in.

Dallas: When we put this in with the water loop when we put in the second access for the apartments.

Jonathan: That has already been upsized in Center Street?

Dallas: Yes

Jonathan: Will need to look at sewer master plant. Will drain to lift station.

Dallas: Run 8-inch sewer back and service town homes, go to lift station.

Randy: Number of units for when we planned has increased, you are burning up connections, we have to see capacity of lift station. A third pump may need to be installed. Talked to Burgesses. You will need to do a pump flow.

Dallas: We are anticipating a study done with Phase 3 of Iron West.

Randy: I know there was confusion on how many connections it had when it was being designed. The study showed how many gallons per day per residence.

Jonathan: Roads will need to be fully improved.

Dallas: We did this as an easement L shaped road dedication. Will have to build out the rest of Center Street. Try to incorporate frontage improvements into construction drawings. Get it dedicated then come back to get approved. Center Street dedicated 4375. To create parcel, will need to do minor subdivision and road dedication to create parcel. Include frontage improvements. Plat construction drawings. Circular way to build out.

Jonathan: Simple Minor Subdivision, Road Dedication, then the improvements with the PUD. 4500 South end, knuckle or 100-foot radius.

Dallas: Why can't it be a three way stop. Is there something that prohibits it?

Jonathan: It is a private road coming into it. All way stops need to go to the City Council.

Dallas: Can we put them on the vicinity?

Jonathan: Yes

Dallas: The radius or knuckle eats up a lot of room.

Jonathan: Show fencing per ordinance.

Don: Exempt on front already.

Jonathan: Private garbage pick-up?

Dallas: Public cans if we can.

Eric: If there is a street parking, no garbage pick-up. If they are parked on road, it makes the pick-up impossible.

Jonathan: You will need to request a variance to the engineering standards. Then to City Council for approval. UDOT would have to sign off.

Drew: We will run it through the other departments. I see landscaping on North East West, required on all sides. 775 North applicable to the 5 feet of landscaping.

Ron: Or get a variance. They are going to fence so kids can't go in the street.

Mike: Sidewalk is double thick. Need space for the kids. Not sure if there would be quite 5 feet.

Don: What kind of traffic impacts?

Mike: Flow down 100 East, some would use loop

David Johnson: Traffic control plans are highly recommended. Especially on Main Street. The route for traffic control seems insufficient.

Ron: The street is designed for a whole lot more than there currently is. We can do a traffic study.

Don: The 300 students waiting for pick up is the concern

Drew: Curb gutter sidewalk.

Ron: The city is in negotiation to get this approved. Depends on how this goes with the feds. We are willing to build on our side.

Eric: 100 east is a dirt road. If they are saying that is the flow, that is the problem.

Jonathan: Along south to 680. It is a dirt road, not sure if you can but if it gets improved, not necessarily curb gutter and sidewalk but a 26 foot paved section. Something we would need to see in the traffic study.

Randall: Who is it chartered under?

Mike: I don't think this goes through the school district; I think the state.

Randall: Some restrictions may change.

Drew: You mentioned the fence. On the front setback that abuts Main Street. Can't be 6 foot high in the front set back.

Ron: We are back behind the set back.

Drew: I couldn't tell.

Ron: The setback is not the building.

Drew: The fence would not be allowed in that setback in the zone.

Don: Section 26, 4. Fencing height is reduced in those areas. 30 inches in that area. Watch fencing on corners.

Drew: 6-foot sidewalk requirement along Main, at least 4 feet along 770. 775 has some driveways that go nowhere.

Eric: ADA ramp brought back up to code.

Drew: 27-foot driveway. Circulation. Min 9 feet parking spaces. Asphalt markings on 775. Is that something you want to see on the traffic study?

Jonathan: They could put in a crosswalk and stripe, but get UDOT involved. We will need to see a striping plan.

Drew: Existing streetlight and fire hydrant. Check the meter since you will be sprinkler-ing.

Rob: Curious what size of line going up 900.

Jonathan: Get a flow test done. 6-inch line.

Ron: We could put a 12 inch off front if we need to add a hydrant.

Rob: There is not a water line up 100 East.

Drew: Commercial kitchen?

Mike: The plan is the kids will bring sack lunch and have fridge with cold milk

Drew: Looking for the code analysis

Randall: No idea when the proposed bill will be passed, but check your bathrooms. Gender bill requiring individual stalls. If we go down the road to requiring, maybe one of the separate ones would be full ADA. Maybe put it in, regardless of what they do.

David: The traffic study is my main concern. If this building doesn't work, I think there is another great

option.

Eric: No retention on property, storm drain.

Ron: In the lower grass area.

Drew: Check with Matt Rhodes

Randy: Not sure how the sewer lateral is. May want to camera.

Ron: We will see what happens as we get closer.

Jonathan: Past the dash line, is city property. Makes sense if the master planned road will go through. One option is go to council and look for deferment until it is approved. Not sure when the forest service will allow us to go through there. So that is probably the best option for now. Can you come off 775 north for now?

Ron: Maybe temporarily to get it built, until the road is done.

David: A school I worked with had a similar idea, maybe circulate parking lot.

Jonathan: No bussing?

Ron: No bussing. K-8 max 298 students.

Mike: Got a charter for 1300 students, K-12, maybe run this for a few years, then expand.

Jonathan: Streetlights on 800 North. Fire hydrant locations, see if you need to bring on off Main Street or not.

Ron: It makes sense to sprinkler. Eases a lot of things up.

Randall: Look at State code 10.9.a and 309 there are exceptions for landscaping and fencing. As a chartered school under the state, as long as it doesn't cause a safety concern. Glance at the exceptions.

Don: My biggest concern is stacking and circulation.

Mike Shurtz: Typically charter schools are under State Fire code, reach out to Don Christensen

CITY ITEMS

1. Ordinance Text Amendment	Section 32-8 (B)(3) Section 32-8 (D)(6) Section 26-IV-4 (G) Section 26-IX-4 (E)(2) Fencing Requirements	Jett/ McUne
-----------------------------	---	-------------

Tom Jett: Talk about fencing requirements for the city. It was brought up today previously. The city has different language than the state. My whole idea is to have a conversation in the Planning Commission, and this is the first step.

Randall: When Tom and I talked about this. If we remove it and say leave it up to the developer. But when we get into gated, it is odd. Single family PUDs no gate. Why bring in the extra cost for single family homes. Strike out 6.

Don: Inherent conflict on front setbacks. If the developer chooses to do, we need to have language to allow. Will probably want some sort of privacy fencing.

Randall: You could also get rid of sub section B. If you are just trying to hide the transition from High Density to Low Density. It would be easier to just remove that instead of administration discretion. Look at density distinctions.

Don: One more section on fencing. In 32, double fronted lots, Master Planned Roads, I-56, lets include those two.

Randall: Most is about aesthetics, not sure how much we care. Can we drive and make corners safely.
Don: Expectation to have fence in between two densities. We don't do a lot with subjective. Walls are objective.
Randall: This is a matter of preference, not matter of safety for most of them.
Tom: I came up to speak and everyone leaves.

- | | | |
|--------------------------------------|---|------------------|
| 2. Engineering Standards
Revision | Section 3.3.2
Alteration of Irrigation
Company Facilities | Jonathan Stathis |
|--------------------------------------|---|------------------|

Jonathan: Request to add language. Where it discusses flood control and drainage when it has to modify or tie into irrigation company facility. What is required in state code, we want to add the code section. Clarify that developer or owner needs to follow code section. Also applied to irrigation company, they require the code. Engineered solution. If it makes sense, the irrigation company needs to sign off on it. A dispute goes to the state.

- | | | |
|--------------------------------------|--|---------------|
| 3. Engineering Standards
Revision | Detail S3-
Interior Drop for Pressure
Sewer Inlets | Clove/Stathis |
|--------------------------------------|--|---------------|

Jonathan: This is to revise the detail for drop sewer manhole. Add language to allow interior drop to manhole pressure sewer only. Any other type of interior drop in the manhole no other kinds. Min 5-foot diameter manhole. And line.

The meeting was adjourned at 10:00 am.

Amber Ray

Amber Ray, Executive Assistant