

**SKETCH/ PROJECT REVIEW**  
**MINUTES**

February 1<sup>st</sup>, 2024

The Sketch & Project Review Committee held a meeting Thursday February 1<sup>st</sup>, 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: Eric Witzke, Dallin Pead, Bob Platt, Dave Clarke, Matt Pelligrini, Matt Rhodes, Marshall Jackson, Colton Cross, Terrance Mitchell, R. Scott Phillips, Dallas Buckner, Farah LeFevre.

<b><u>ITEM/PROJECT</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
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**SKETCH**

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| 1. Amended Plat- PUD | 1960 N Mahogany Circle<br>Lot 7B-1 and 7B-2<br>Ashdown Forest PUD Ph 6 | Swann/ Platt & Platt |
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Dave Clarke: Originally two lots. The owner bought additional property and wanted to combine all. So, it is two lots and an additional piece, now wants it back to two lots. Driveway comes in at the end of the circle. Water and sewer laterals are in place.

Jonathan: My question was about the water and sewer laterals. Any existing structures?

Dave: I don't think so. Just a little bit of grading over the years.

Jonathan: It will need to meet setback requirements. We have a new process for amended plat. In the future they don't need to come to Project Review/Sketch, but they need to be in a public meeting. So, that meeting will be Planning Commission. They won't take action. Final approval at staff level. Amended plats aren't tied to 15-day cycle.

Don: State code 109A 608, check noticing, they may have changed that.

Dave: Has the city changed the certified mail?

Jonathan: No. We will check noticing requirements.

Randall: I need a title report and remove Tyler's name as attorney.

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| 2. Amended Plat- Subd. | 530 W Greens Lake Dr<br>Lots 3 & 4 Indian Hills Subd. Ph 3 | DeMille/Platt & Platt |
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Bob Platt: Came through two months ago and got it recorded. I made a mistake. The DeMille's own a triangle. Revised lot four is wrong. A triangle of meets and bounds. I can do deeds, but they can't find date of trust. So, I need to amend the plat to show boundary as part of that.

Don: This might qualify as a lot line adjustment.

Randall: Except for the deeds side. It makes it more complicated for us.

Bob: This will be the second amended plat.

3. Amended Plat- PUD

665 E 2015 N  
Fiddlers Cove PUD

Fiddler Luminary LLC/  
Platt & Platt

Bob Platt: We want to amend the plat. We want to slide the two units to the southwest because of a rock outcropping.

Jonathan: Make sure it is still meeting setback requirements. Open space is changing, we will need to see if it is the same area. Same process to go to Planning Commission for public hearings. Send out notices. It will not go to the city council anymore. Can be done at any meeting, but since public hearings are done at Planning Commission, that is where we decided to hold it. Won't need PC signature anymore. It will be presented there, but they will not make a decision.

Randall: Change the stamp so it says land use authority.

Jonathan: Approved by land use authority, not city council. Remove Planning Commission approval stamp.

Dallin: On utilities signature, add Infowest for final plat when all other utilities are on there. We have a local office here.

Bob: So six signatures instead of five.

4. Amendment-

100 E/ Freeway Drive  
Transportation Master Plan

Wilson/ Platt & Platt

Dave Clarke: On the city master plan, when it got updated, there is 100-foot ROW that goes to highway 130. It is a horrible intersection. It's a reverse super. We have had trucks tip over and dump their load. UDOT wants that to go away. But coming through the neighborhood, it is not going to work. If you try to put a 100-foot road through there, it will go to Glenn Bauers front door. According to city standards you will have to bring it down through this intersection. If you want to go here, instead of through the neighborhood. We don't want the 100-foot ROW there. It isn't feasible. We have some land use applications in the works for surrounding parcels, that will affect what they do. The city would be asking for another 20 feet because that's 55 feet right of way.

Jonathan: How big is the ROW in front of the Bauer house?

Dave: 55 feet

Matt Rhodes: How far from the signalized intersection.

Jonathan: I measured about 600 feet.

Matt: My only thought is that side is developed, so we will end up with the same issues as the other side. Congestion stacking at peak hours.

Jonathan: I did get correspondence from Tracy. UDOT could keep intersection, keeping right in right out. I think it's good to keep the outlet there. Would stay on MP as 55, split traffic between the two-, and 100-foot ROW. 2400 N planning to go through. We have the ROW for 100 foot through here. If it stays as right in right out people can get off the interchange coming off the parkway.

Matt: Need to go to 100 foot if right in right out?

Dave: They added this as 100-foot master planned because UDOT wanted this to go away.

Matt: Since that is not going to go away, the spacing isn't horrible, but we will have issues here in the near future.

Jonathan: Diversify options for those routes. I agree with the portion already approved; it will be difficult to get the 100-foot ROW through there.

Dave: It is a residential neighborhood. No one wants to front 100-foot ROW.

Jonathan: We are going to require traffic modeling for Transportation Master plan amendment. I think especially here it will be valuable.

Dave: I think this is your problem. It should never have happened. This is not feasible.

Jonathan: Once we have that information, we can move to the Planning Commission and City Council. There are options just need to decide which one is the best. It is what it is at this point. We will touch base after the meeting.

Randall: This is more political, have you talked to the owner that the property will go through? What will they say?

Dave: No, we haven't. You didn't ask that of these people.

Randall: I do think that question will be asked when you go to City Council.

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| 5. Zone Change | 2530 N/ Commerce Center Drive | Cascade Development    |
| AT to R-3-M    |                               | Holdings/Platt & Platt |

Dave Clarke: This is right around the corner from where we are talking about.

Don: General Plan is Medium. What is proposed?

Dave: R-3 townhomes. PUD

Jonathan: If you're going to increase density and go against the general plan, we will need water and sewer modeling. To see what additional capacity is needed to provide for that. If not more than 200 peak trips per hour, we won't need traffic study. As far as storm water modeling, you won't need if they are doing onsite detention.

Dave: We didn't engineer it, so I am not sure of the capacity. We will have to see.

Jonathan: Will need owners' consent for zone change and send out notices for Planning Commission.

Dave: Sewer and water modeling before zone change?

Jonathan: Yes, before it goes to Planning Commission.

Dallas: If you are increasing, you have to do modeling, but if you are staying the same, you still have to model?

Jonathan: Yes, we have been doing it at a staff level already. We need to get those new subdivisions in that model. Now consultants will need to do it. If zone change was in conformance with general plan, no modeling. Our consultant uses General Plan density. I agree it is difficult to hit 24 units per acre.

Randall: They could do a Development Agreement. Then we would be able to say our infrastructure could handle it.

Dave: Separate type of modeling?

Jonathan: As long as nothing changed between the two, the modeling could work. If it changes, you will have to remodel. Update both models at the same time. Future, and existing, or in process.

Randall: Would there be anything else needed between the two?

Dave: If the council denies the zone change, we will waste the money.

Jonathan: Yes, we need information in order to present to the council. We don't want to duplicate work. It is obviously up to the City Council. We will need the owner's consent and a stamped legal description for the zone change. Will be a Public Hearing and go to Planning Commission.

## **PROJECT REVIEW**

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|-------------------------|-----------------------|-----------------|
| 1. Building- Commercial | 880 N 2175 W          | Ekker/ GO Civil |
|                         | Dwyer Office Building |                 |

Dallas Buckner: Coal Creek industrial Park. This is a steel building.

Drew: Dedicated street 2175 west. Fencing exists, be careful, max height in front is 30 inches. Any signage separate permit. Take the notice criteria tool. The parking calculation shown, you will need one accessible. Circulation showing 24 feet. Contact streets for replacement of curb gutter sidewalk. Sewer water 2570 west, show sizing. Fixture count. Flood zone, minimal. Lot drainage on to 2175 West. Fire hydrant 170 feet away, I think we are good. Prairie Dog, Soils Report, FAA Clearance. Do Code analysis 2021 IBC and IFC.

Don: If it is chain link, they can go 6 feet. A lot of time the uses changes, put in extra parking.

Drew: I think the fence was slats.

Don: That wouldn't qualify.

Jonathan: We will need to see: Basin Drainage study. Dumpster location for Private pickup. Existing easements. Look at drainage because it drains into the Quichapa Channel and that is getting maxed out. Will it be sprinkled?

Dallas: No

Jonathan: We will need fixture counts. Water acquisition, it doesn't look like they have had water. Platted before 2006 needs water acquisition. They will need to pay Water Acquisition fee. Can do Conservation agreement.

Dallas: For use and landscaping?

Jonathan: Yes, I would hope they would do xeriscape. Let's see what they anticipate the usage to be.

Robbie: Looks like the fence runs in front of the meter, my meter cannot be fenced in.

Dallas: The current way the fence is, you can't have that?

Don: Needs to be non-sight obscuring.

Robbie: Jog around, and clearance, I think a foot.

Jonathan: May need a concrete collar.

Robbie: I think they have them.

2. Building- Commercial                      595 Coal Creek Road                      Whittaker/ Platt & Platt  
Whittaker Industrial Park

Matt Pellegrini: He has an existing building on the lot. Adding one to the West on 800 West. Have water and sewer laterals. Has pond set up. Parking is on the east side of current building.

Drew: INM zone. Coal Creek, we will look for setbacks and landscaping calculations.

Matt: Already landscaped on Coal Creek.

Drew: Signage, separate permit, FAA get it in early. We will look for the parking calculations for new and existing. We will want to see the whole site. The curb, gutter and sidewalk are in. Work with Eric to make sure we are good. Streetlight 80 feet to the west. Flood zone X levy. Lot drainage.

Matt: Detention Ponds are in.

Drew: Fire hydrant 80 feet on east, Prairie Dog, Soils, and Code Analysis.

Jonathan: Do you know what they will do as far as water use in building?

Matt: Possibly three bathrooms and rent out three spaces. Right now, counting as warehouse. If he can't rent out, he will store stuff in it. Will come though as tenant improvements.

Jonathan: Dumpster?

Matt: Yes, I will show on plans.

Jonathan: Was there a soils report done on the whole area?

Matt: They redid one, I can upload it.

Jonathan: Not sprinkled?

Matt: No

Jonathan: Look at storm water ponds, to make sure we are good with adding hard surface. Will want to see calculations again. They have an existing water meter; they have a conservation agreement. They provided water rights. I think we are good on water acquisition. We will need a copy of civil drawings to review.

## CITY ITEMS

1. Ordinance Text Amendment Section 32-9 (C)(15) Randall McUne  
Master Planned/Public Improvements  
With City Item #2
2. Ordinance Text Amendment Section 26-IV-20 Randall McUne  
Clustering of Development

Randall: We had this on previously. The council asked us to hold off. Melling wanted it to come in with the next one. At least I think it is listed as the cluster development one. We haven't changed the numbers with the last iterations. To prevent people from getting "creative" to avoid public improvements. When there are soils and hills that make it difficult to build, they can cluster on the area that is easier and safer to build on. Get densities that they would get under the general plan. The idea is to combine the two, so the city gets what they want, and developers don't get dinged in rougher terrain. Now they can cluster them and have smaller lots down to about half of the minimum lot size otherwise allowed in that zone.

To be clear the clustering ordinance as drafted does not require rough terrain to be used.

But that was the reasoning of why they held off at least one of the reasons they held off on the public improvement avoidance when we updated Chapter 32. Any developer of that cluster development overlay could do it even on flat ground. So, there are plenty of benefits. Will Measure based on zoning. Prior to any roads being done. Should allow you to hit max density. The original wording was General Plan, but that would violate our own law. So, I changed the wording to zoning. If we don't have a max density for that zone, you will have to do the math. We may have to add in exact numbers. This is sourced from Enoch but stripped down. We have no minimum to use the overlay. As long as it is residential, this would kick in. Still setbacks, purely with regards to lot size. The state is pushing for more flexibility.

Mike: This is how entire blocks of homes burn down. This creates problems that are out of sight for the fire department.

Randall: Does the lot size increase risk, if it does, then we will want stuff added in.

Mike: When you pack more residents in a very small area. The more the packing of structures, the higher risk. You don't have a minimum side setback.

Don: As it is now, the setbacks remain the same as the underlying zone.

Randall: You will have a smaller building envelope. Smaller footprint.

Don: Smaller your lot gets, if we still have large setbacks like R-1, R-2, do those setbacks get reduced?

Mike: We don't know where this will go. I wouldn't want it to go to zero setbacks. Makes our job very difficult. The fire code says we need two access at 30, not 80, our ordinance says 80.

Dave: Just add in minimum setbacks.

Jonathan: It already says that.

Dave: If you want to go smaller lots, accommodate smaller setbacks. We are only talking four feet, if you have smaller lots, then you should give them smaller setbacks.

Don: In some zones we have minimum size. We want to make sure we have buildable subdivisions. A lot of moving parts.

3. Ordinance Text Amendment Section 32-7 (F)(8) Randall McUne  
Title Report Requirements

Randall: We would require all bonding, title report and all that kind of stuff before Council approves it. State legislator said let's make them not bond up front. Right now we hang on to the final plat for two years, then try to record. One came back. The developer came to record, and the primary owner changed. So we want to change so that if there is over a 60 day delay from council approval to get it recorded, or else they need us to bring in a title report. Staff approval now, council on the old ones. Over 60 days they would need to come back with a title report.

4. Road Dedication 800 West Jonathan Stathis  
from 750 N to Coal Creek Road

Jonathan: This is 800 West, going north on Industrial to Coal Creek. It has been left unconstructed for a long time. On City Master Plan it has a 55 foot right of way We are looking to do a road dedication to dedicate that portion from about 750 north to south of Coal Creek Road. There is a small section of 800 west that is constructed. This would be to dedicate the portion through the vacant properties. The city received funding from UDOT to make these improvements. We will not have funding until FY26, In the meantime we want to dedicate the road and get ready for construction. Clay has looked at it. We will move it forward to the Planning Commission.

Clay: Will need to convert to road dedication plat.

Jonathan: We have been working with property owners. Of course, the property owners will have to sign off on the road dedication. We will move forward with that.

The meeting was adjourned at 9:41.

  
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Amber Ray, Executive Assistant