

SKETCH / PROJECT REVIEW
MINUTES

December 7th, 2023

The Sketch & Project Review Committee held a meeting Thursday December 7th, 2023, 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; Eric Witzke-Streets; Kurt Raffield-WWTP; and Amber Ray-Executive Assistant

Others in attendance: Dallin Pead- Infowest; Daryl Brown; Dallas Buckner; Richard Saldano- Cedar Ridge; Terrance Mitchell- SC Broadband; Marshall Jackson- SC Broadband; Dave Clarke- Platt & Platt; R Scott Phillips- City Council; Michael Platt- Platt & Platt; Carter Wilkey- Planning Commission; Dale Patrick-Lumen.

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

1.	Amended Plat-Subd.	653 S 2475 W Lots 28 & 29 Wild Flower Phase 3	Johnson/ Watson Engineering
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Daryl Brown: Proposing to amend plat for lots 28 and 29, combine them into one lot. There is a house on 29, and they just built a garage on 28.

Jonathan: Is the garage using the water and sewer lateral?

Daryl: No

Jonathan: Randy is it okay if they leave them in place?

Randy: Should be fine. Then they can be used for future use. They might want to look at getting credits if they cap them.

Jonathan: It probably never had a meter, so there might not be any credits.

Don: Make sure it doesn't impact setbacks.

Jonathan: It is already a corner lot on both sides. Would be helpful to show existing buildings.

2.	Subdivision- Vicinity	Phases 3&4 Iron West Subdivision	Burgess/ GO Civil
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Dallas Buckner: This is the next two phases of Iron West. Same size lots as one and two, we will extend the utilities.

Jonathan: I know we have discussed this, but we will need an updated drainage study for the new development area. As part, a new location for the storm water retention pond. You will need to show easements provided for off-site drainage and detention pond. Make sure to model the water system to make sure we maintain fire flow. There is a 16-inch master planned water line on 4500 West, continue that down. Make sure we have that 75 foot right of way on 4500. One thing that would be helpful on the vicinity plan

is to show zoning boundaries. It seems like it changes through. I don't think it will affect anything as far as lot sizes. Helpful to see that. I think it's R-2-1 to R-2-2. Looks like the water acquisition is already taken care of, the property should be wet. It is located in the airport zone, file 7460 for that. Were the soil reports just for phases one and two, or for entire development?

Dallas: I will have to look and see if we need to expand that report.

Jonathan: Make sure we have a current spoils report for this area. Show the PUE through subdivision, and any off-site easements that are needed. Show streetlights and fire hydrants with correct distance throughout the subdivision. I did have one concern with that existing home that it may not meet setbacks. It is an existing home, not sure how to deal with that.

Dallas: We would like to cut that portion off and dedicate the road, so we have traffic circulation in there. Unless the city tells us no. They are still undecided on what they are going to do right there. When they decide, come back and do a simple minor sub. If the city tells us that is not acceptable, then we can do something else and dedicate that later. The developer's preference is to dedicate and put improvements in now.

Jonathan: That would be better for traffic circulation. I assume they would want to keep the home. We will look into that further. At 4700 west, there had been discussion on possibly taking all the way out to 56. Has there been more discussion on getting another access from UDOT?

Dallas: UDOT shut the door on that. They said unless it is on the city master plan, the access was just for that house. They told Precision they couldn't run trucks on it. We anticipate 4500 and the other one being the only two. The only tie into the subdivision west.

Jonathan: Show temp cul-de-sacs on vicinity plan. Prairie Dog clearance letter, submit vicinity plan for review, take to Planning Commission and City Council. We are in a transition phase as we go into new subdivision ordinance. But still have to at this point.

Randy: You may want to watch where that house is, it is on septic system. We are going through flow study. May put the other extension on the lift station. We are almost done with the study. Adding another pump and motor. State tells us we need to hit certain percentage on that lift station.

Dallas: Do we need to do anything on our end?

Randy: We let Burgesses know.

Dallas: The footprint will not change?

Jonathan: Randy, will that be based on lots or flow?

Randy: Lots.

Jonathan: Let's review the study and see where we are at with that.

3.	Zone Change AT to R-2-2	Bauer Meadows RDO Pod 9 approx. 1950 S Westview Dr	Hansen/GO Civil
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Dallas: Pod 9 is on the approved RDO as R-2-2. Taking from AT to R-2-2.

Don: It conforms so I don't have a problem

Jonathan: Be sure to notice within 300 feet. Make sure you get noticing done before it goes to Planning Commission. We will need the owner's consent.

4.	PUD- Vicinity	Bauer Meadows RDO Pod 9 approx. 1950 S Westview Dr	Hansen/ GO Civil
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Dallas: This is a vicinity plan on the same parcel. 21 acres. Looking at doing a PUD. PUD sized roads, 10 buffer as pedestrian trail, we will count that as the open space. We will have further amenities and a detention basin. We have one side walk along the outer edge of road. We will do whatever the minimum,

26-foot asphalt. Lot sizes 7000 or greater.

Don: Single family?

Dallas: Yes,

Don: You don't have to do the open space. I encourage you to.

Dallas: Is guest parking required?

Don: No, but you should consider it.

Jonathan: We will want a drainage study, looks like you are planning on detention in the corner. From 4B Ranch Phase 4, are you installing to be stubbed into that property?

Dallas: Randy requested a road site, I turned that into Lisa a couple of days ago. Joel is planning on doing a separate contract with Precision. Having this installed into there and stubbed. We will pick up when we have design data. Stub 24 inch in, detention basin, run sewer along line. Carry Randy's maintenance road, and tie into there.

Jonathan: Where this is a PUD, wouldn't the Sewer be private.

Randy: They would still need access. Easier to do that than a turn around.

Dallas: The pond will be private until you get to the city street.

Randy: If it will be private, then we don't need access.

Dallas: So, from this junction box, and to the manhole, everything is private?

Jonathan: Any city drainage coming down through there?

Dallas: Everything drains northwest. I know there are ditches and culverts. I wouldn't anticipate it is a whole lot. Probably minimal off Westview.

Jonathan: Let's look at that closer. It would be better if it was all private until it comes to the city street.

Dallas: Until Westview is built out, I think it will run down the curb and gutter.

Jonathan: On the sewer it would be private all the way until the city streets.

Randy: In the conversations I didn't know it was PUD. Is there an existing manhole?

Dallas: We moved around with our spacing.

Jonathan: That is an 8-inch line that needs to go directly into the manhole. Westview Drive is a 100-foot right-of-way, make sure dedicated to the full width.

Dallas: Did you guys decide if it was 50/50?

Clay: 50/50 from center line I believe.

Jonathan: There is a 12-inch master planned water line in Westview Drive, 30-inch master planned storm drain that is shown on the east edge of the property. It would drain down to Shurtz Creek, run south. We need to take a look and see exactly how that will work. Master planned side path on Westview Dr. so need 10-foot-wide sidewalk. Temporary cul-de-sac at end of private streets for emergency vehicles. One thing water service, are they planning to get water from the water conservancy district?

Dallas: Hoping to piggyback on same agreement we did with 4B. T over, put our meter in, loop it through our subdivision. If there is a 12-inch master plan, we would have to install that and Westview a dummy line. I thought the agreement could be used by others.

Jonathan: I tried to find the agreement. I could only find the rough draft. We will have to sit down with Randall. I am not clear if that agreement can be used for other subdivisions. Hopefully we will just be able to use it for this. Check with the conservancy district to make sure they can model it to serve this area. Also have them look at fire flow. Master meter going into development.

Dallas: T off and put a master meter in, loop out to Westview. Install 12-inch line, run 6 or 8 inch. Make sure the meter is on future city line. For garbage, City pick up, similar to Ashdown.

Jonathan: If it is a PUD, you would have to get that approved through Public Works if they want city pick up.

Dallas: Is there a requirement for city pick up? These are individual homes. 20 foot asphalt, two foot gutter.

Eric: Cedar Bend is so clustered; we can barely get a truck in there.

Jonathan: No parking allowed on the street. It may help to have a maintenance access road around the

whole loop. Let's have further discussion. This is in WUI zone, Prairie Dog Clearance, we will want to look at the north driveway entrance. Very close to the other street coming in from the East.

Dallas: It is a driveway, not an intersection.

Don: Call it what you want to call it, but it is a problem.

Jonathan: Technically it is not a city street, so per the city standard it wouldn't be required, but want it on record. Any sidewalks inside the PUD?

Dallas: We have a 4 foot around it. The developer has a vision to have a trail along perimeter. Probably an internal alley. PUD requires site obscuring fence. He would prefer along the back, a wrought iron, then the trail, then the 10-foot sight obscuring. Will that need a variance or code change?

Don: Let's take a look at the ordinance.

Randy: Was this put on the flow study as dense housing?

Jonathan: Yes, they are conforming to the General Plan. Need the vicinity plan to review, then go to Planning Commission and City Council.

Don: We will have to take a look at the 6-foot fence. And PUDs are supposed to be gated.

Dallas: Gated at the entry?

Clay: Maybe change to private utilities.

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| 5. | Vacate-
Master Planned Trail | Aviation Way | Cheney/ GO Civil |
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Dallas Buckner: This came up when we brought the vicinity plan through. Not sure how the master planned trail is going to work. It can't go through the airport or the Coke plant, and we don't want it going through ours.

Don: What's the alternative? Maybe a staff discussion.

Dallas: A lot of the stuff is built out. Sidewalks built out.

Jonathan: Any other alternatives? There is a Railroad Right-of-Way not sure they want a trail right along the railroad. Aviation Way would be the best location, but like you said, a lot have been built out without the trail. We will sit down with Ken and City Trails Committee. Bring to their next meeting and see their thoughts.

Dallas: I am just bringing this for my project, if they want to vacate this.

Randy: We have the access road for sewer. Goes right into the Coke plant. They have talked about maybe using it as a rear access to prison.

Jonathan: Need to go to Planning Commission and City Council.

Dallas: I am just going to continue to propose the city vacate this part. As long as it doesn't go through Aviation PUD.

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| 6. | General Plan Amendment
Natural Open Space
to Central Commercial | 1581 S Providence Center Dr | Jones/ Platt & Platt |
| 7. | Zone Change
AT to CC | 1581 S Providence Center Dr | Jones/ Platt & Platt |

Don: 6 and 7 together.

Dave Clark: Old Southbound freeway onramp. UDOT sold off in 2014. This piece just got annexed.

Jonathan: I don't have any concerns. Just the process: Owners consent for the zone change. Map and legal description. Need to go to Planning Commission and City Council. Send out notices.

Don: Give us a stamped legal description.

Dave: Is that state law?

Clay: Yes

8. Amended Plat- PUD 382 E Cedar Ridge Circle Cedar Peak/ Platt & Platt
Cedar Ridge Estates PUD

Dave Clark: We want to reconfigure the last two lots, to get another building pad, lot. All around the proposed apartment building is just a garage. Paved all the way around. We will put a 24-foot access drive for the business building. There is existing parking that goes perpendicular to building. Enough parking for uses and office building. Right now, it is vacant. We took from 40 units to 14, now we want to make it 15.
Don: Watch setbacks.

Jonathan: For water service, will another water meter be added?

Dave: We will have to put in another water meter and sewer lateral.

Jonathan: How will 14a have legal access?

Dave: Off the easement, up through here where it is commercial, I don't know, you tell me.

Jonathan: Probably shared access. If you could provide amended plat to Don and Clay to review. Make sure we are good on zoning issues. Amended plat go to Planning Commission and City Council for approval. Make sure to send certified mailings prior to Planning Commission. Drainage, not changing at all? Drain to the private street? We are trying to limit drainage to the golf course. New lot to be a single-family home?

Dave: Yes

Eric: Garbage situation?

Jonathan: We discussed; I think we ended up deciding on a private pick up.

Robbie: Water line might go through the lot.

Keeley: I think gas service too.

Dave: We will make sure enough of an easement to cover that. There is enough parking to serve existing business.

Randy: I see a problem with them going down into the golf course to park.

Randall: I assume you will update the notes to follow what you are saying?

Dave: Yes

Mike Shurtz: My only concern is just to maintain access to existing building.

9. Minor Lot Subdivision 701 N. Aviation Way Pappas/ Platt & Platt
Pappas Limited

Dave: I think we were going to pull this item.

Jonathan: I sent an email about doing two continuous minor lots.

Dave: How long has that been an ordinance?

Jonathan: As long as I know.

Dave: We did that 15 years ago.

Jonathan: If they put a sidewalk in, it can be a simple minor lot. Or they could not put the sidewalk in, then it would be a detailed minor lot. It is up to them, detailed minor lot, or put the sidewalk in, for a simple minor lot. You can move ahead with this one, just when they go to break up parcel 1, I think they wanted to draw a line down the middle.

Dave: Just like all the properties along there, they won't want to put the sidewalk in until they put in a building or it will get destroyed. I will talk with the owner.

- 10. Amendment- 1476 S Old Highway 91 KNP Cedar/ Platt & Platt
Transportation Master Plan

Mike Platt: We have a project coming through. We brought it through May 2022. City said they want a 100-foot street. The restaurant got a variance for 90, not 100 feet.
 Jonathan: There was a change to 90 for Freddie's, so you'll just continue? We would lose the shoulder, no street parking. Can't use street parking to count towards parking anyway.
 Don: I did think the proposed parking was low. Look at that.
 Mike: We haven't shown you the plans. Sketch is an informal meeting.
 Clay: What about the livestock easement.
 Mike: That is a city question.
 Jonathan: I think they stay with the right of way.
 Clay: Be aware of it.
 Jonathan: Be aware with all the development going in south, pressure with traffic.
 Mike: Are they going to fix the south interchange? UDOT needs to fix that.

- 11. Ordinance Text Change Section 26-XVI-6(B)(4) and Platt & Platt
Freestanding Signs Section 26-XVI-13, Exhibit C

Mike Platt: We want to give the owner an option to do a taller sign if they choose.
 Don: We would need to amend the exhibit.

- 12. Ordinance Text Change Section 32-9-I Platt & Platt
Cost Sharing of Improvements

Mike Platt: What we are finding out, the public is buying properties then finding out there's a master planned road that goes through their property, then come to find out the city wants 20 feet right of way. If the city wants that, let's do some negotiations to pay for improvements. Prior to Planning Commission and City Council, Randall and I will have to work through the language.
 Randall: We would not pay for the minor street.
 Mike: We have done some for the county, they reach out to the owner and negotiate.
 Jonathan: When we did the impact fee study, those cost estimates did not include right-of-way acquisition. On the city standpoint where the money would come from impact fees. If this passes we would need to relook at our impact fees. So the cost would be spread over every building permit. Right now, it is on the Developer.
 Mike: I would like the roles reversed.
 Jonathan: May be other issues on how we establish value, this to work through. Appraise every piece we purchase?
 Mike: We aren't part of the initial negotiations; then they call us. We are trying to protect our clients.

PROJECT REVIEW

- 1. Building- Commercial 1446 W Fort Cedar Way Steed/ Watson Engineering

Daryl: This is for a new warehouse/ storage building they want to build on the lot. The Right-of-Way widths are 30 instead of 40- and 20-foot PUE. We have a fire hydrant on the lot on the corner. Light pole, existing water meter. We are aware that this is in the airport influence zone and will go through FAA.

Drew: Is the storage all inside, no outside storage?

Daryl: Yes

Drew: INM-1 zone. Setbacks shown in plan. Any signage would be on a separate permit. I left the airport notice criteria on the table for you. We will look for parking calculations. You will need to show stall sizes as well. Streetlights, showing one at 1450 W Ft Cedar. Sewer and water are 8 inch on 1450 W Fort Cedar Way. In flood zone B, so I don't see a challenge. Where will the drainage go?

Daryl: North

Drew: End up on the street, contained on lot?

Daryl: To be determined.

Drew: We will look for Prairie Dog Clearance, Soils Report, Code Analysis 2021 IBCFC and any third-party special inspections.

Randy: We have seen an issue in that area of the water meter and sewer laterals in the driveway and parking lot. Watch for that. We have an offsite sewer. Look at a way to get rid of the water on Fort Cedar way.

Jonathan: For the water acquisition fee. If they want a reduced fee, they will need to turn in a water conservation agreement. Turn in fixture count. It will probably be minimal fixture unit count. If they would like to enter into an agreement, the city can help with that. If you could provide a set of civil drawings to review as part of the building permit review.

CITY ITEM

1. Ordinance Change Notification Requirements for Wilkey/McUne Master Planned Public Infrastructure

Carter Wilkey: I serve on the Planning Commission, and this is where this stemmed from. Also, my Real Estate background. Currently when someone goes to develop their property if we have master planned going through or touching that property, owner has responsibility, or part of the responsibility to pay for that infrastructure. What currently happens, is when we as a city master plan infrastructure, we do not notify owners. This is the first step, rough draft. Room for improvements and changes. The jest, when we Master Plan public infrastructure, the idea is the partitioner gives notice. If you have a property owner wanting to move, they have the burden of notifying other owners. If the city does it, they take the burden. Under 25 properties, notice sent, over 25, no notices sent. Example is when we redid the road at 1600 North. The property owner wasn't aware. Hopefully they would then disclose when they go to sell the property.

Don: It would need details in how many signs, and what streets. I think they are effective.

Carter: I hadn't thought of that, Randall brought that in. This would affect General Plan change, just for major infrastructure changes. We have had a property owner say I don't want the tank on my property, and they moved it to someone else's property. If the property owner was there to tell us about their property, it would be beneficial. At the end of the day, we are doing this for the best interest of the citizens. This is just to let property owners know what is being done to their property.

Randall: I would still like signage, be careful to have it on public right-of-way, limitation on how many

signs. Those who property it is on, those who would have access, 150-foot radius. I also don't want no one noticed.

Carter: One of the Planning Commission members suggested a protest period be involved. May see that recommendation as we go forward. How long a property owner could protest.

Jonathan: That should be corrected from Planning Commission *may* to *shall* call a public hearing. For the protest, formal 15 to 30 day protest period?

Drew: Change from where it says *stapled* below to *posted* below.

2. PR/Sketch Meeting dates for 2024

Jonathan: Looking at the schedule for next year. Starting in February not as many items coming to this meeting, but still some. The only change is in July it falls on the 4th, change to the next week.

The meeting was adjourned at 9:52 am.

Amber Ray

Amber Ray, Executive Assistant