CEDAR CITY PLANNING COMMISSION
MINUTES
August 2, 2016

The Cedar City Planning Commission held a Meeting on Tuesday, August 2, 2016 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Rich Gillette-Chair, Craig Isom, Jennie Hendricks, Ray Gardner, Jill Peterson
Members absent Mary Pearson -Excused, Hunter Shaheen
Staff in attendance: Kit Wareham, Drew Jackson, Paul Bittmenn, Randall McUne and Michal Adams
Others in attendance: Tim Watson, Jay Adams, Tom Jett, Frank Nichols, Arlo Fawson, Brian Nichols,

The meeting was called to order at 5:15 p.m.

ITEM/ REQUESTED MOTION	LOCATION/PROJECT	APPLICANT/ PRESENTER

I. Regular Items

1- Approval of Minutes July 5, 2016 (Approval)

Jill moved to approve the minutes of July 5, 2016, seconded by Jennie and the vote was unanimous.

2- Residential Dev. Overlay (RDO) (Recommendation)	**Fiddlers Canyon Rock Creek**	**Nichols/GO Civil**

Arlo Fawson presented; he pointed out the section of land that the client owns. Most was zoned MPD which does not exist anymore. In changing the zone, they have lots of area that is not buildable. They have taken that out and have shown what is buildable that will be zoned R-1. They will be allowed to build according to the R-3 zoning in some spots. This was explained how you can take the entire number of acres, see how many units could be in that area as R-1 then place that many units in the space that is buildable. That makes the areas that can be built on more like the lot size of an R-3 zone. Some of this will be townhomes, some will be small R-3 lots, and some will be larger homes on larger lots.
In the amount of acreage they have here, they could put over 1200 units but have cut this down to only 414 units in all.
Kit said they did some training on this new RDO and what that is. This took the place of the MPD. The RDO means that first you look at the general plan for the area, what is planned to go there and whatever that is, will tell you how many units you can put in an area. They came up with that, and it was scary just how many units would be allowed. It would double what is in the entire Fiddlers

area. They looked at this based on the R-1 standards, and would be able to build as R-3 development. They could put no more than what would fit in the entire area as R-1 development. It is a good deal for the City, it reduces the number of units they can build, it allows them to count them as R-1 units, but build according to the R-3 zone criteria. It will be more dense in the cluster areas that are actually developed. This will leave lots of open space. They are committed once this RDO is approved that they can not put any more units than what is in this plan. Kit said he and staff feel good about this. They have another development called Tuscany coming through that is all the R-3 zone. They can build to that density and it is double the units that they can get in this development.
There will be open space and a minimal amount of units in the whole area.
Brian Nichols said those who live in the area are curious as to what will go in there. He guarantees they will do something nice. It will improve the north end of town, make the market more sustainable and they will do a first class development here.
Craig moved to give the City Council a positive recommendation on this RDO development; seconded by Jennie and the vote was unanimous.

	PUBLIC HEARING		
3-	**PUD- Amended Vicinity (Recommendation)**	**1200 W Industrial Rd. Fort Cedar Commerce PUD 1**	**Tom Jett/Adams Surveying**

Rich opened the public hearing;
Jay Adams presented and said this is the amended plat for Phase 1 of the Cedar Commerce PUD. There is one existing building that they plan to condominium that is on the east side of the road. They have added 1 piece to the furthest north lot to square that off. The asphalt was pointed out; they have a temporary cul-de-sac at the end.
Kit said this is a fairly simple item. Just added a small piece to the already existing lot. All the improvements are private as this is a PUD. They will carry that road further down in the next phase. Craig wondered if that piece to the north was also being developed.
Paul said he was given 1 comment. Gilbert who has property to the north of this called and was under the impression that this road would eventually go all the way thru to access those properties further to the north. He thought the access on the east of the old Coke plant was an insufficient road and had concerns. Rich said they talked about the road on the east before. Paul said what triggered this was that Mr. Gilbert received a notice of the meeting regarding this development.
Tom talked a little about the project that will be to the north of this one. It will be another development that is in the approval process. That is the gated portion. Also, that road in the middle will not go further to the north as it is a private drive in this PUD. The road on the east that will parallel the freeway is about 60’ wide or so. All the northern property owners will have access by that road.

Jennie asked if that road was intended to go thru? Kit said the entire PUD area will be private with all private roads. The public street is to be on the side of this area. The map looked like it was showing that road to be about 50’ wide, not 60’. That would be more than sufficient width as there is no development on the freeway side.
Tom pointed out that future master planned street paralleling the freeway and said it is planned to

eventually connect to Bulldog Road in the future.

Craig said what they are talking about now, is the minor change to the already existing PUD. Just adding a piece to the most northerly lot and making the existing building on the east side into condos.
Tom said he has signatures from the other property owners about this change.

Jill moved to give a positive recommendation to City Council for this PUD amendment. Ray seconded and the vote was unanimous.
Rich closed the public hearing.

4- PUBLIC HEARING

PUD- Vicinity	**350 W 400 N**	**Andrus/Watson Eng.**
(Recommendation)	**Cedarwood Estates PUD**	

Tim Watson presented; he pointed out the area that will be this Cedarwood Estates PUD. They came thru a couple of months ago for the zone change. That is all now zoned MU. His client is proposing to put townhomes on this land. They are here for the vicinity approval. His client is hoping to go before the Board of Adjustments to ask for a variance on the setback. The ordinance does not allow less than 20' for all the setbacks next to any City street. This property has streets on 3 of the 4 sides. If he were to put in regular apartments or townhomes, that would only be a 10' setback. As it is a PUD, they require that to be 20'. If he can get that variance, he can add 1 more unit to the two buildings now showing only 3 units. The same person owns the 13-plex to the north of this. They are hoping to send this vicinity plan on to City Council and they will then go to the Board of Adjustments. If they have to come back thru after this is revised, they will, but are hoping they will not need to. This will be multi units. They have 3 bedroom units and will possibly have it gated. They will leave a couple of homes in place now, and then turn them into townhomes in the future.

A resident was concerned; said his father owns Ernesto's auto shop on the east side of the street from this development. They wondered why they got a notice of this meeting. That was explained to him that everyone within 300' of this property was notified. It will not change their property or boundaries in any way.

Jennie said then, if they want to have this approved with or without the setback variance. Tim said under current ordinance they have to be 20' off all street sides. If they can get that variance, they can put the extra units in.
Kit said when they made this revision to the PUD ordinance to 20', that was to protect the privacy of those living next to it. You could have a 3-story building backing up to R-1 homes. That way they can look down into the yards, etc., that would take away their privacy.

Tim said the General Master Plan amendment made this entire area a MU zone. The majority of it is zoned at this time GC. There are some single-family, there are apartments on the north, there are small businesses, and this area really does fit the MU zone.
Paul stated if they get that variance before this is presented to City Council, they can approve that

with the variance in mind. If the council wanted to make any alterations to this vicinity, they can. Do they need to recommend this with the variance addressed? Paul said if they want, they can give a positive recommendation with or without addressing the variance.

Jennie moved to give a positive recommendation for this PUD and if the variance is approved, add the extra units; seconded by Craig and the vote was unanimous.

Rich closed this public hearing.

II. Staff Items

1- Engineering Standards Update 2016 (Recommendation) — Kit Wareham

Kit said that he will give them the significant changes they are making this year to the Engineering Standards. The Engineering Standards were first developed in 1996. Every 2 years they try to update things, and make changes. These standards let any contractor or developer know how the City wants them to install things like sewer lines, water lines, storm drain lines, curb, gutter and sidewalk. The process to put them in and how the process is to be done. They make amendments to these Standards every 2 years. He will explain some of these changes:

They will now require any cul-de-sac to have a fire hydrant at the very end. This will aid the water department in flushing out water lines.

They will now require any sewer main 12" or less can have a 4' diameter manhole. Anything over 12" has to have the 5' diameter manhole.

They will now have at least one 2" PVC conduit in every trench for future communications and fiber lines. They have been putting in extra conduits for many years, but now that will be required. That way they don't have to cut into streets to add things. The City can lease these extra conduits out to others.

They have added a new concrete mix. Will now use a 7-bag mix. They have had trouble with things spalling. They will change the concrete mix to the 7-bag mix and see if this will help.

They have changed one section showing flowable fill for any pipe 12" in size and larger. As pipes get larger, they have a hard time compacting the soil under those pipes. If they put flowable fill in those, it goes all around the pipe and there are no problems. This can be used on all types of pipe.

They have increased the pipe zone material in the trenches to go around the spare conduits now required.

They have added that a pull string will be with each spare conduit and completely backfill the HDP

pipe if that is less than 12” of cover.

They have added to roads that a minimum 8” pit run gravel will be under the recommended road base in any area that needs to be over excavated. This might eliminate some road failures that we have had in the past.

They have added a new section for trails; a new detail on how any trail needs to be as it crosses a City street.

Next, as they will now have an ordinance for angle parking, they have a new detail on just how that angle parking should be striped.

They put in a new definition on the three types of water meter vaults and when they should be used. There is the 1” meter that is for a normal house. They have a meter that would feed a sprinkler system for fire protection and then they have a larger one for on-site hydrants. This water meter will meter any water out of that hydrant. They will define what meter is used for what purpose.

Jennie asked just what was the process for getting things that need to be changed. Kit said during the two years, they get things from public works, developers, and others with suggestions on things that need to be updated. They keep them all on a list and after the 2 years, they update all these things in the Engineering Standards.
This will be on the City council for the next two meetings for approval.

Jennie moved to give a positive recommendation to City Council for the updates to the City Engineering Standards. Seconded by Ray and the vote was unanimous.

Meeting adjourned at 5:55 p.m.

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Michal Adams, Administrative Assistant