

**CEDAR CITY PLANNING COMMISSION**  
**MINUTES**  
**August 16, 2011**

The Cedar City Planning Commission held a Meeting on Tuesday, August 16, 2011 at **4:45 p.m.**, in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Kristie McMullin-Chair, Ron Adams, David Eberhard, Kent Peterson, Rod Cosslett, and Vance Smith

Members absent: Paul Cozzens-excused

Staff in Attendance: Kit Wareham, Larry Palmer, Ron Chandler, Paul Bittmenn, and Michal Adams

Others in attendance: Bob Platt

The meeting was called to order at 4:50 p.m.

<b><u>ITEM/ REQUESTED MOTION</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/ PRESENTER</u></b>
--	--------------------------------	--

**I. Regular Items**

**1- Approval of Minutes (July 19, 2011)  
(Approval)**

**Dave E. moved to approve the minutes of July 19, 2011, seconded by Rod C. and the vote was unanimous.**

<b>2- Subd.- Lot Modification (Recommendation)</b>	<b>2202 West Cedar Hills Drive</b>	<b>Bob Platt</b>
--	------------------------------------	------------------

Bob Platt presented: he said this was a very simple lot change, they have the wall in place, and the owner of lot 52 will deed that small triangle in the rear of the lot to lot 51. Ron A. wondered what was behind these lots. Bob indicated that was another subdivision and other lots. Larry P. said this does not affect any of the setbacks on either lot. Kit said the deeds are all signed and both property owners are in agreement to this modification.

**Kent P. moved to give positive recommendation to Council for this lot modification in Cedar Hills. Seconded by Vance S. and the vote was unanimous.**

**3- Disposal of City Property East side of Reservoir at the Hills Paul Bittmenn  
(Recommendation) next to Access Road**

Paul B. presented: he said that item 3 & 4 are related. Kit has item #4 which subdivides the piece. Paul pointed out the property in question on the map and said it will be divided into two parcels and added to the two lots. This property follows the block sound wall being installed now. Paul said what will happen to this land is still up in the air a little. He told of the procedure for the City to dispose of property. They get approval for disposal of land, first from the Planning Commission then the City Council. They get the land appraised, then it goes out to bid. When it comes to land, items go to the Planning Commission first, then you recommend to City Council if you think it is a good idea to dispose of it. If the City does not get an acceptable bid, then they do not do anything with the land. This body just needs to give a recommendation to City Council.

Kent P. said that basically, this land is now between two walls.

Vance S. wanted the background of how the City got to this point. Paul B. said going back 4 or 5 years, the whole area there was vacant land. There was an abandoned reservoir 3 times the size of the one there now. It did not hold water. The City built the current reservoir, then built the swimming pool area and the citizens became concerned with their street and added traffic. It was discussed at one time to access the reservoir from the end of this 1950 West which now is a dead-end street. Since that time, the service road has been widened and extended to access the reservoir from that other side. Those 3 property owners wanted a sound wall. The sound wall is being built back of those 3 lots.

Kent P. wondered what the reason was for putting this sound wall so far behind the property owner's walls or fences. Kit said they negotiated with those property owners and the owner of Lot 1 did not want that sound wall next to his bedroom at the rear of his house, so it was moved back. Ron A. thought that lot 3 had no fence, or only a wire fence. Kit said if you look at the architect's master plan of the recreation complex it does imply that there will be parking next to the reservoir. This new road will be the main access to the reservoir. Ron C. said they will put in some parking there for those who want to park by the reservoir. Ron A. said it would just be gravel for now, and wondered if they could have 50 or so cars in it? Ron C. said they could park more like 70-80 cars. The master plan of the area was looked at. Ron C. said they will build the restrooms now, but the rest of the landscaping and parking was future and would probably change from what they are looking at.

Vance was concerned that the turnaround area did not look that big to drop off a boat/canoe, etc. Kit said that will be larger than what is shown on this map.

Kent said the issue we are discussing is the little space between the two walls and if the City should dispose of it. Kristie was aware that they have spent many hours in meeting with the residents of this area and feels that this will be steps in the right direction.

Paul said the City has the appraisal of that land.

**Kent moved to make a positive recommendation of the disposal of the property in question. Seconded by Rod C. and the vote was unanimous.**

**4- Subd.- Lot Modification      Reservoir at the Hills Access Road      Curt Neilson  
(Recommendation)              and Royal Hunte Subd.              City Surveyor**

See Item #3 for the discussion

**Kent moved to make a positive recommendation to City Council for this lot modification. Seconded by Rod C. and the vote was unanimous.**

Paul B. said the process would be that if the bids come back for the land and the Council approves that, then the lot modification will go through but not until then. If they don't approve the bids, then the land will remain City property.

**5- Road Dedication                      Fir St. & Main St.                      Curt Neilson  
(Recommendation)                      Small sliver at intersection**

Kit W. presented: he said this was in front of the shopping area where they have Staples, Bealls, and Big Lots. The intersection there at Fir Street has always been a problem. There is only a 2-lane road, so any cars approaching Main Street there at Fir Street have to stay in the same lane whether they are making a left-hand or a right-hand turn. Some can wait there for a long time getting out on Main Street. Also, the drainage is a problem where it puddles quite badly at this same intersection. The City would like to fix all these problems. He showed the map that would widen this intersection at Fir Street and make two lanes approaching Main Street. One to turn left and one to turn right. In order to do this, they need to get a small sliver of property from the shopping center owners and have that dedicated to the City for the street. He is not sure this will happen, they are negotiating with the shopping center owners now. If it does go through, they would like this to be through Planning Commission so they can take it to Council quickly. That will make both turn lanes there and eliminate the backup problems.

**Vance S. moved to give positive recommendation to City Council for the road dedication at Fir Street and Main. Seconded by Kent P. and the vote was unanimous.**

Kent P. moved to adjourn- seconded by Ron A. and the meeting adjourned at 5:10 p.m.

---

Michal Adams, Administrative Assistant