

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

CITY COUNCIL WORK MEETING
JANUARY 4, 2023
5:30 P.M.

Mayor
Garth O. Green

Council Members
Terri W. Hartley
Craig E. Isom
W. Tyler Melling
R. Scott Phillips
Ronald Riddle

City Manager
Paul Bittmenn

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street. The agenda will consist of the following items:

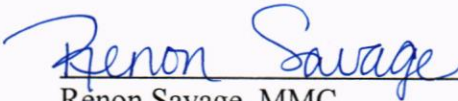
- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Swear in Youth City Council. Scott Phillips
 - Staff Comments
- IV. Public Agenda
 - Public Comments
 - Iron County Care & Share Winter Pit Count. James Jetton
 - Water Strategy Presentation. Andy McCrea, PE
- V. Business Agenda
 - Public
 1. Consider the reappointment of Jennie Hendricks, Donn Jersey, Maria Twitchell, Brent Drew, Mark Baruffi and Evan Vickers to the Historic Economic Downtown Committee. Mayor Green
 2. Consider a local consent for Black Bird Bar, 90 W. Hoover Ave. Ryan Ingledeew/Chief Adams
 3. Consider approving a variance from the City's Engineering Standards to allow low-profile curb and gutter in the R-3-M zone. Go Civil/Jonathan Stathis
 4. Consider approving the final plat of Fort Cedar Commerce Center PUD Phase 4 located in the vicinity of 1195 West Industrial Road. Go Civil/Tyler Romeril
 5. Public hearing to consider the disposal of 0.21 acres of City property located at 2180 N. Rosewood Ln. Marc Peterson/Tyler Romeril
 6. Public hearing to consider the disposal of 0.08 acres of City property located at 2181 N. Rosewood Ln. Travis Holmes/Tyler Romeril
 7. Public hearing to consider an ordinance amending the City's zoning from R-1 Residential (R-1) to Dwelling, Multiple Unit (R-3-M) on property located in Pod 8 of the Bauer Meadows RDO located in the vicinity of 3200 West South Mountain Drive. Go Civil/Tyler Romeril

8. Public hearing to consider an ordinance amending Chapter 32-8(D)(11) concerning no parking restrictions on public streets for thirty feet on each side of the driveway when a PUD serves 80 or more units. Tyler Romeril
9. Consider an ordinance amending Chapter 25-3 concerning the covering of inoperative, unregistered, and wrecked or dismantled vehicles. David Woods/Tyler Romeril

Staff

10. Consider November water bill adjustments. Robbie Mitchell
11. Consider bids for the Pickleball Courts project. Lisa Benson
12. Consider the final change order for the 895 South/Joe Thurston Way Intersection project. Jonathan Stathis
13. Consider an ordinance amending Chapter 31-11 concerning obstruction of traffic control devices. Tyler Romeril
14. Consider an ordinance amending Chapter 35A-5 concerning the designation process for residential permit parking. Tyler Romeril
15. Consider an ordinance amending Chapter 37-13 related to the wording on the city's monthly water bill concerning water service shut-off notice. Tyler Romeril
16. Closed Session – property negotiations

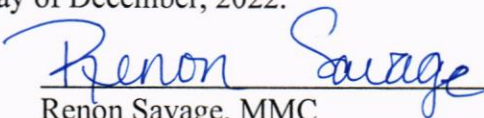
Dated this 30th day of December, 2022.



Renon Savage, MMC
Cedar City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 30th day of December, 2022.



Renon Savage, MMC
Cedar City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

**CEDAR CITY
CITY COUNCIL AGENDA ITEM 3
STAFF INFORMATION SHEET**

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: January 4, 2023

Subject: **Consider approving a variance from the City's engineering standards to allow low-profile curb and gutter in the R-3-M zone.**

Discussion: GO Civil Engineering (on behalf of Windmill Plaza LLC) is requesting a variance to the City engineering standards as part of the proposed Iron West Twin Home Subdivision project. 300 North Street, a proposed dedicated City street, is shown extending through the proposed subdivision.

City Standard Detail C1A allows low-profile "Type D" curb & gutter as an option on local streets (45' right-of-way) within the following zones: R-1, R-2-1, R-2-2, and R-3-1. The proposed Iron West Twin Home Subdivision is located within the R-3-M zone and, therefore, the low-profile curb & gutter is not allowed. The R-3-M zone requires standard "Type A" curb & gutter as shown on Detail C1. A variance is being requested to allow Detail C1A to be used within this subdivision on the north side of 300 North Street. The south side of 300 North Street is being designed as a standard "Type A" curb per Detail C1.

The intended purpose of the low-profile curb & gutter is to allow for another curb option that does not require curb cuts at driveway entrances. Low-profile curb is sometimes called a "mountable" curb because driveways can be accessed by driving over the curb without a defined curb cut. Typically, in the R-3-M zone there are not very many curb cuts due to larger PUD or apartment developments that only have one or two driveway accesses. However, in this case, the north side of 300 North Street is proposed to be developed as the Iron West Town Homes PUD Phases 1 & 2. This proposed PUD will have several driveways closer together along the north side of 300 North Street. At locations where the driveways will cross sidewalks, rebar is required to reinforce the concrete sections through the drive approaches.