

HISTORIC DOWNTOWN ECONOMIC COMMITTEE

January 7, 2021

5:30-7:00pm

Council Present: Scott Phillips

Committee Members Present: Jennie Hendricks, Mindy Benson, Brent Drew, Evan Vickers

Staff Present: Danny Stewart

Minutes: Megan Anderson

Call to Order: Jennie Hendricks

Pledge of Allegiance: Mindy Benson

Approval of Minutes:

Move to next month – no quorum present.

Public Agenda:

No public in attendance

Business Agenda:

Discuss “Cinco de Mayo” and “First Night 2022” – Scott Phillips

With the completion of the Center Street project, Scott thinks it would be fun to have a Cinco de Mayo party on Center Street. Invite food vendors and bands. It falls on a Wednesday so maybe we push it to the weekend and call it a spring fest. SUU graduation is April 30th so unfortunately, we would not have students around to join in. If we want it to be a thing, we should call it what we want it to be known as now, so we can continue with it. In February there is usually a dodgeball tournament fundraiser for Iron County Care and Share. They have had to reschedule, and this would be a great event to have it at. Would we need a budget? Scott feels we could get a couple thousand from the City but could look into getting sponsors. There is a slow roll-on Friday the 7th of that week. There is a general feeling that doing it on the weekend, it would be more attended.

First Night Event on New Year’s Eve - Scott would like to bring it into the Downtown and incorporate the Downtown businesses. Brad currently has Festival Hall and Heritage Center reserved for this event and fireworks are planned. It would be nice to make it available with indoor and outdoor activities for all ages. Something we can hopefully make a destination celebration for people to come travel to us to attend. Would like us all to come back next month with ideas of activities to do for this. Offer a pin to

get in. We could make them a yearly collectable pin. It is suggested having Brad get in touch with this board to let us know how we can be of assistance.

Other Business:

SUU Housing District Zone

Jennie wanted us to be aware that in planning commission there was a proposal of adding a retail/commercial zoning to their SUU Housing District. Wanting to bring places like, coffee shops, pizza places, and grocery to that area. Mindy said that Tyler Melling brought it up when talking about a parking issue one time but has not spoken more of it with her. It has been brought to council, but they were told to go through the proper channels. How will this affect downtown businesses?

Do we want to send a statement to council? Or do we even feel it will affect the downtown area. This is an idea that works in large cities, but really would not be successful here in Cedar City. The feeling is that this should be a discussion as part of the General Plan.

General Plan

Please get online and do the survey. Try and get the word out there to get other people to do the survey. There are some radio spots, and it would be good to maybe do a video clip to share on social media with closed captioning so people do not have to actually watch the video but can read it as they scroll on social media as well.

Historic Preservation Commission update

We have adopted a Cedar City Historic District that includes our Downtown. Our next step is to apply for a grant to get it listed on the National Historic Registry then people can qualify for tax credits.

Evan Vickers wanted to point out all the wonderful hard work that Mindy Benson went to for the inauguration. It was a great event.

Meeting adjourned 6:13pm

SECTION 26-III-22 SUU HOUSING DISTRICT ZONE (SHD)

(A) **Objectives and Characteristics:** The SHD Zone is established as a district in which the primary use of the land is for housing for Southern Utah University (SUU) purposes. The area covered by this zone is intended to be the primary housing area for SUU. For this reason, the zone can be located around the SUU campus in the SUU Student Housing Area of the City's general land use plan. The area is intended to provide housing for SUU students and to provide for limited commercial uses complementary to student life. The SHD Zone is characterized by wide, clean, well-lighted streets, with landscaped street frontages and ample pedestrian and bicycle ways. Buildings on the lots shall be separated from structures on neighboring lots as required by currently adopted Building and Fire Codes.

(B) **Permitted Uses:** The following uses shall be permitted in the SHD Zone: (1) Any use permitted in the R-1, R-2-2 and R-3-M Zones. (2) Boarding and rooming houses. Chapter 26 - Article III- Page 10 (3) Private Schools. (4) Non-profit Community Service Clubs, except those whose activity of which is customarily carried on as a business. (5) Planned Unit Developments approved per this ordinance. (6) Residential facility for persons with a disability, not to exceed twelve (12) residents (see Article XVI). (7) Raising and keeping chickens for non-commercial purposes. (8) and limited commercial subject to the restrictions of this section; and subject to Article IV - Supplementary Regulations.

(C) **Lot Area Requirements:** There shall be no minimum lot area requirements for this Zone.

(D) **Lot Width Requirements:** there shall be no minimum lot width requirements for this Zone.

(E) **Building Setback Requirements:**

(1) Side Setback: shall be in compliance with currently adopted building and fire code as adopted at the time of the land use application.

(2) Front Setback: shall be a minimum of 15' from the street right-of-way line including corner street sides and in compliance with currently adopted building and fire code as adopted at the time of the land use application.

(3) Rear Setback: shall be in compliance with currently adopted building and fire code as adopted at the time of the land use application.

(F) **Building Height Requirements:** The maximum height of any building shall be fifty (50) feet in compliance with currently adopted building and fire codes.

(G) **Building Size Requirements:** In compliance with currently adopted building and fire codes.

(H) **Dwelling Unit Density Requirement:** No requirements.

(I) **Parking Requirements:** Required parking in the SHD Zone is 0.75 parking stalls per occupant.

(J) **Special Provisions:**

- 1) All off-street parking space shall be hard surfaced.
- 2) Landscaping – see Article VII, Landscaping.
- 3) See Article IV, Supplementary Regulations to all zones.
- 4) Compliance with City Subdivision Ordinance and City adopted Building and Fire Codes.
- 5) In addition to the International Fire Code, these Fire Department provisions are required for Group R occupancies:
 - a) Any required Fire Department Connection (FDC) will be located in the front or side setback of the building as directed by the Fire Chief.
 - b) Full automatic sprinkler system designed and installed per the current International Fire Code.
 - c) Full Commercial Fire Alarm System designed and installed per the current International Fire Code shall be installed in Group R occupancies where any of the following conditions apply:
 - i. any bedroom is located in a three or more story building,
 - ii. any bedroom is located in a basement, or
 - iii. the building contains 16 or more bedrooms.
 - d) Section 26-III-22(J)(5)(b) and (c) shall not be required for single family dwellings, duplexes and legally subdivided townhomes.

(K) **Design Criteria:** Buildings within the SHD zone are encouraged to present a street side elevation that is visually and physically penetrable, incorporating architectural elements that provide visual interest and relief from flat surfaces such as the textured materials, offset planes, differentiated piers and columns, varied roof lines, and other projections. The following are required standards applicable to projects within the SHD zone:

- (1) Landscaping:
 - a. Simple landscape plan required. All setbacks adjacent to the street shall be improved with landscaping and shall not include more than 50 percent rock and or gravel materials. Street trees shall be planted on private property along all street frontages at a minimum of 1 tree for every 30 linear feet. All trees shall be maintained by the property owner.
 - b. Tree plantings are not required to be of equal spacing and shall not preclude fire access.
 - c. Minimum 24-inch box trees required.
 - d. Due to soils conditions within the area the amount of landscaping may be

reduced to prevent soil saturation and potential structural damage. Reductions shall be based on a soils report provided by the developer.

(2) Parking:

- a. Building shall be oriented towards the public street with no onsite parking or drive aisles within any setback adjacent to a street.
- b. Parking lots located behind a building and abutting the front yard of a through lot, or visible from a corner shall be screened with low level walls, berms, or hedges and trees. No such implements shall impede any required sight distances.

(3) Screening:

- a. Mechanical equipment including air compressors, backflow prevention, irrigation, control boxes, and similar equipment located at grade or on a rooftop shall be shielded from view by permeant materials compatible with the exterior colors and materials of the building.
 - i. Conduits mounted on the exterior of a building shall be finished to match the building.
- b. Each Development shall provide facilities for the storage and collection of refuse as follows:
 - i. Unless enclosed in a building, all waste materials shall be located within an enclosure encompassing 6-foot masonry walls finished to match the building.
 - ii. Enclosures shall not be allowed in any yard which abuts a public street, between the primary building and any adjacent street frontage, and shall be located a minimum of five feet from adjacent residential properties.
 - iii. Enclosures which are visible from a public street shall have the access openings oriented away from the street frontage.

(4) Architecture:

- a. All buildings shall incorporate at least two primary building materials as part of the exterior façade. Mirrored glazing as a primary building material shall be prohibited.
- b. Lighting shall be shielded to prevent glare.
- c. Buildings shall incorporate a minimum of three colors.
- d. A minimum of one primary entrance shall be located at the ground floor. Exterior entrances shall be permitted at upper floors; however no exterior access corridor above the first floor shall be permitted adjacent to any street frontage.
- e. Every part of a required yard shall be open to the sky and unobstructed except for architectural projections of sills, eaves, belt courses, cornices, columns and other ornamental features. All projections shall maintain a minimum of 12 feet from any street property except for porches which shall maintain a minimum of 10 feet to street property line. Projections shall not be placed within any public utility easement nor be utilized to increase the square footage of any building.

(5) Architectural Guidelines: The following guidelines are encouraged to promote visual

interest and architectural quality of buildings within the zone:

- a. A building should not have a total measurement greater than 100 linear feet along any wall, roof, or footprint. Building wall offsets, including projections, and recesses are encouraged along any building wall facing a street. The total measurement of such offsets should equal a minimum of 20 percent of the building wall length. The minimum depth of any recess or projection should be 1 foot with a maximum spacing between such offsets at 30 feet.
- b. Rooflines should be vertically articulated at least every thirty feet along the street frontage with the use of architectural elements such as parapets, varying cornices, reveals and varying roof form. Flat roofs with a horizontal fascia are discouraged unless there is a change in the roofline at least every 30 feet with a minimum vertical change in the roofline of three feet. Any building with a flat roof should incorporate at least one change in plane.
- c. Primary building entrances and paths of travel should be visible from the primary street frontage and shall provide direct pedestrian access from a city sidewalk. If a site fronts on two streets, the primary street frontage should be determined by aligning the entrance with the predominant front yard pattern of the adjacent residential streets.
- d. Exterior entrances serving multiple units should have a roofed projection or recess with a minimum depth of five feet with a length that is a minimum of one foot beyond each side of the entrance doors. Exterior entrances serving a single unit should have a recess or roofed projection at a minimum of three (3) feet in depth and a length that is a minimum of one foot beyond each side of the entrance door.
- e. Blank walls (facades without doors or windows) are encouraged to be less than 30 feet along any street frontage.

(L) Commercial Uses: The use of commercial spaces in the SHD zone can enhance student and resident life by providing needed services and employment opportunities within a walkable distance of campus. These commercial spaces are intended to be incidental to the residential nature of the zone.

1. Other than home occupations, commercial uses permitted in the Mixed-Use Zone or the Downtown Commercial Zone are permitted as part of any building in the SHD zone so long as:

a. the commercial space is located on and faces one of the following streets in the zone:

- i. 200 S between 300 W and 1150 W;
- ii. Center Street;
- iii. 300 W between 200 N and 200 S; and
- iv. 800 W between 200 N and 200 S;

b. the commercial space does not occupy more than twenty-five percent of the total indoor space of the building; and

c. the commercial space public signage must:

- i. face one of aforementioned streets identified in Section 26-III-22(L)(1)(a);
 - ii. qualify as a "wall sign" or "awning sign" under the Cedar City Sign Ordinance;
- and

iv. comply with the design restrictions of the Historic Downtown Area under the Cedar City Sign Ordinance

2. Non-residential parking spaces shall be based on Section 26-V et seq. of this ordinance

3. There shall be no minimum setback for buildings fronting streets identified in Section 26-III-22(L)(1)(a) for those lot lines abutting the aforementioned streets so long as the ground floor thereof is at least fifty percent utilized for commercial purposes. All other setbacks shall apply. Any doors opening into a public sidewalk must be recessed into the building in such a way that there is no impedance to ADA access and fire access per Appendix D of the fire code.

4. Commercial uses shall be setback 10 feet from the property line of any Single-Family Residence.

5. No commercial space may use a drive-in, ~~or~~ drive-through, or gasoline service stations in the SHD Zone.

M) 200 N Projects: Buildings and projects which border 200N shall meet the criteria of this section except as follows:

- 1) Mixed Use Developments shall meet the criteria of this section with exception of Sections 26-III-22(E), 26-III-22(K) and Section 26-III-22(L) but must meet the setbacks requirements of the HS (Highway Services) Zone. Commercial buildings with residential above may reduce the setback along any public right-of-way or street to fifteen feet.
- 2) Commercial uses shall be permitted as allowed within the HS (highway Services) or the CC (Central Commercial) zones of this ordinance with exception of gasoline pumps and service stations shall not be permitted as part of a mixed-use project; and
- 3) Landscape requirements shall be in compliance with Section 26-VI et seq of this ordinance.
- 4) Residential parking spaces shall be in accordance with the SHD zone and non-residential parking spaces shall be based on Section 26-V et seq. of this ordinance.

