

COUNCIL WORK MINUTES
JANUARY 19, 2022

The City Council held a meeting on Wednesday, January 19, 2022, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Councilmembers: Terri Hartley; Craig Isom; W. Tyler Melling; Scott Phillips; Ronald Riddle.

EXCUSED: Mayor Garth O. Green.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Fire Marshal Mike Shurtz; Leisure Services Director Ken Nielson.

OTHERS PRESENT: David Nakken, Rich Wilson, Tom Jett, Cindy Bulloch, Cole Harding, Chase Norton, Sam Pittenger, Laura Henderson, Kevin Godwin, Ben Lamoreaux, Blane E Bergson, Nathan Wallentine, Mike Babcock, Betty Babcock, Nathan Westwood, Chad Westwood, Brittany Westwood, Mike Platt, Skyler Miller, Vance Smith, Tim Watson, Erik Kjellgren, Dallas Buckner, Carter Wilkey, Chris Carter, Dixon Tiffany, Mark Corry, Gregory Hale, Amber Westwood, David Westwood, Julianne Westwood.

Councilmember Phillips moved to appoint Councilmember Isom as Mayor Pro Tem; second by Councilmember Hartley; vote unanimous.

CALL TO ORDER: Councilmember Melling gave the invocation; the pledge was led by Councilmember Phillips.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order removing item #9 from the agenda; second by Councilmember Melling; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Phillips – I noticed today on Main Street in the south portion of the Historic District a light that has been hit at the entrance of Ace Hardware, it needs to be fixed. ■Paul – we are putting together a Council Retreat, looking at a date between February 17-22, please check your calendar and let me know the times and days you are available.

PUBLIC COMMENTS: ■Cindy Bulloch – I am here to introduce myself as newest staff for Chris Stewart as Southern Utah Director to replace Adam Snow, there are now 2 people. Lareen Cox, the widow of Commissioner Dee Cox will do Washington County and I will do everything south of Richfield, Iron, Kane Beaver, Garfield Counties. The Congressman loves this area and wants a presence here. They have ordered me a phone and I will get that information to you at a later date, my email will be cindy.bulloch@mail.house.gov, but I don't have this yet. ■Carter Wilkey, Iron County Board of Realtors, I served on the Board

of Directors, I have been appointed over Government Affairs. I will be the liaison between the city and the Board of Realtors. If you want the Boards input let me know.

CONSIDER VICINITY PLAN FOR THE GREENS LAKE PUD LOCATED AT APPROXIMATELY 615 WEST GREENS LAKE DRIVE. PLATT & PLATT/DON BOUDREAU:

Mike Platt, Platt & Platt – this is a 10-unit PUD on the east of Greens Lake Drive. The zone is R-2, two single family unit homes. Phillips – it meets the new PUD standards? Mike – yes, and the entire east side will be open space with extra parking. We could have got 2 more units, but we wanted to give the people that live there more space. Phillips – on the perimeter wall, the height of the earth is almost to the top. Mike – the owner will have to put a retaining wall on his side of the property.

Jonathan – typically we have required individual lots for each side of the twin home, this one has one with a 45 square foot minimum, it does meet the ordinance. Consent

CONSIDER APPROVING THE FINAL PLAT FOR OLD SORREL RANCH

SUBDIVISION PHASE 4. WATSON ENG./TYLER ROMERIL: Tim Watson, Watson Engineering – items 2 and 3 are phase 4 and 5 of Old Sorrel Ranch, this was pulled off the agenda two weeks ago. We are still working on the estimate. Tyler – we are waiting on the letter of credit; we have everything else. The Developer is aware we need everything before we record. Tim – he may start before the subdivision is recorded. Phillips – on Phase 4, the Westview Drive dedication, what is happening there and how do we approve it without the road improvements being decided. Tim – it is a future dedication, not current improvements. You want to know how the improvements will be improved. Jonathan – part of the project they will have to improve their frontage along Westview Drive, that will come with construction improvements. We are in the process of acquiring right-of-way. We do have the alignment and they will follow that, there should not be any issues. Phillips – if our improvements come after the fact, does it cause any heartburn to make the improvements when the phase is in? Tim – we are following the future alignment; the intersection is already in place. We will continue that through on the lots, the rest of the frontage will be open space and development will not happen before the rest of the alignment is dedicated. Consent.

CONSIDER APPROVING THE FINAL PLAT FOR OLD SORREL RANCH

SUBDIVISION PHASE 5. WATSON ENG./TYLER ROMERIL: Tim Watson, Watson Engineering – phase 5 of the same development. We have enough for maybe one more future phase to connect phase 4 and 5, but we are nearing the end of the development on the Westview side. Phillips - This is east of phase 4? Yes. Tyler – same with this phase, everything but the bond and bond agreement. Consent.

CONSIDER APPROVING THE FINAL PLAT FOR FIDDLERS COVE PUD. PLATT

& PLATT/TYLER ROMERIL: Mike Platt, Platt & Platt – we have met all construction matters. This is the final process. Tyler – I will request this go on action. I received a title report, that is it. We are helping the developer because some of the holdup has fallen on city staff. They will get me a check in the next few days. Hartley – is this under the old or new ordinance? Mike – the new ordinance. There is a sidewalk all the way around, and the