

CEDAR CITY PLANNING COMMISSION
MINUTES

January 22, 2019

The Cedar City Planning Commission held a meeting on Tuesday January 22, 2019 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Mary Pearson–Chair, Craig Isom, Ray Gardner, Jennie Hendricks, and Adam Hahn

Members absent – Jill Peterson-excused, Hunter Shaheen-excused

Staff in attendance: City attorney-Tyler Romeril, City Engineer Kit Wareham, City Planner Donald Boudreau, and Michal Adams

Others in attendance: Bob Platt, Dallas Buckner,

The meeting was called to order at 5:25 p.m.

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| <u>ITEM/ REQUESTED MOTION</u> | <u>LOCATION/PROJECT</u> | <u>APPLICANT/ PRESENTER</u> |
| I. <u>Regular Items</u> | | |

1- Approval of Minutes (January 8, 2019)

(Approval)

Craig moved to approve the minutes of January 8, 2019, seconded by Adam and the vote was unanimous.

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| 2- Subd.- Minor Lot (Approval) | 687 S Cross Hollow Rd. | Sonrise Christian Church/ Platt & Platt |
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Bob Platt presented and pointed out the area along the bend of Cross Hollow Road. He said that the Sonrise Church owned a large parcel there and wanted to divide it into two parcels. Kit said this would be a Simple minor lot. They will be required to put in all the frontage improvements when they build something there. Adam asked if they would develop both parcels at the same time? He was told only the one that is built on would be developed, the other would be improved when it was built on.

Craig moved to approve this minor lot subdivision for the Sonrise Christian Church, seconded by Jennie and the vote was unanimous.

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| 3- Subd.- Vicinity (Recommendation) | 2400 N Lund Willow Creek Phase 1 | Brent McGuarrie GO Civil Eng. |
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Dallas Buckner of GO Civil presented; it is a residential estates development on 2400 North and Lund. They will have off-site for both sewer and water. They will do frontage improvements all along 2400 North. Kit wondered just how far they would need to extend the sewer and water. Dallas said the water will go down to the Sycamore Trail development and the sewer will gravity flow one direction then they will pump it back over to Lund Highway. It is flat there.

It was asked how large of lots these would be? Dallas said each is at least ½ acre, some are larger. Kit explained how they can get reimbursed for some of that water and sewer if other developers hook on within a certain time frame.

Jennie made a motion to send a positive recommendation to the City Council for this Willow Creek Phase 1, seconded by Adam and the vote was unanimous.

II Staff Items

PUBLIC HEARING

1- Ordinance Revision: Fencing around PUD (Recommendation)

Don B.

Don B. presented and said in Ordinance 32 regarding PUD developments, it is currently written that they have to have a 6' site-obscuring block wall around the entire perimeter including those that front a street. Just for those that front a street and have driveways, this change would allow them to not have that 6' fence or to go lower than 6'. Aime Avenue is a good example where they have multiple driveways that go out to that street. This change makes sense to staff members. Craig said a fence like that would only detract from the front of those units.

Adam said they just talked about chain link fencing with slats. Is this the same? He was told that was for commercial- a different section of the ordinance. Adam wondered if they ever got that definition of site-obscuring. Don said he is working on that. They will bring that through.

They looked at Aime Avenue again and pointed out how that would have a wall all around but the front portion where all the driveways come out to the street.

Mary felt it seemed like a good change.

Mary opened the public hearing.

Jennie asked if this block wall had to be on the property line? She was told that on every other property line that fence can be right on the line. Along the front, they are to be 10' back from the property line. Ray was not sure he understood this. Kit said so there would be no fence on that side now that fronts a street if there are driveways. If all drives and parking are within the PUD development, then they will still have that wall on each property line including the frontage, but that one along the street side would be 10' back.

Don cleared that up, this would only impact buildings that have driveways coming out to the street. If not, that fencing would still be required.

Mary closed the public hearing.

Craig moved to send a positive recommendation to the City Council on this PUD ordinance change, seconded by Jennie and the vote was unanimous.

2- Consider modification to the City's Sewer Master Plan to add a master planned gravity sewer line on 200 South from 4200 West to 5300West.

(Recommendation)

Kit W.

Kit pointed out the area of Cedar Meadows and U-56. They have a lift station in Cedar Meadows for that entire development. They would like to get rid of that and put a master-planned 18" line shown on the map to serve at least 2-4 of the large property owners in that area. When they hook to

that line and extend it, they will be reimbursed impact fees for their portion of that master-planned line. They will be required to put that in as they develop that area.

Adam wondered what way this all drained in that area. And Why do they need an 18" that feeds into a 12" line. Kit said they need to have that line that size as the grade is so flat out there. The larger the line, the better it will work when the lay of the land is flat. If they only installed a 12" line along there it would not work.

Mary thought the only one developing there now would be Mr. Burgess who will tap into that line. The Meisner development came through but has not built yet. Jennie said so this would get rid of a lift station in the future? Kit said it will flow over to this new connection and once that line is all in then that lift station can be eliminated. Then a couple more lift stations out west also before this gets clear to the plant. There is a section of line installed out there that has never been hooked to. They are just waiting for development to happen.

Jennie asked more about the lift station in Cedar Meadows. Right now, that pump goes all the way back to town and connects at MTI then once that other line is in, they can eliminate 3 different lift stations. Craig said this is just in the master plan but will serve them all well.

Jennie moved to send a positive recommendation to City Council for this change to the sewer master plan, seconded by Craig and the vote was unanimous.

**3-Easement on City Property
For Power Line
(Recommendation)**

**1303 W Kittyhawk Dr.
Animal Shelter Building**

RMP/Staff

Kit said that the new animal shelter is being built now, and they need power. Rocky Mountain Power requires them to have an easement for their primary line up to the corner of that building. The City will be providing them that easement, so they can get power.

Craig moved to send a positive recommendation to the City Council for this easement; seconded by Jennie and the vote was unanimous.

**4-Abandon Waterline access & Maintenance
Easement at 1600 S/ VA Cemetery Area
(Recommendation)**

Staff

Kit explained this easement and where it was. In doing the land trades for the VA Cemetery area, one of their requirements was to vacate this easement on their property. It was put there for an old concrete tank that was by the metal tank. That old tank has been torn down so there is no use for this easement.

Craig moved to send a positive recommendation to the City Council for the vacating of this easement; seconded by Jennie and the vote was unanimous.

The meeting adjourned at 5:45 p.m.

Michal Adams, Executive Assistant