CEDAR CITY PLANNING COMMISSION

MINUTES

February 15th, 2022

The Cedar City Planning Commission held a meeting on Tuesday, February 15th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Mary Pearson—Chair, Craig Isom, Jennie Hendricks, Jill Peterson, Ray Gardner, John Webster
Members absent – Adam Hahn
Staff in attendance: City Attorney-Tyler Romeril, City Planner-Donald Boudreau, City Engineer-Jonathan Stathis, and Onjulee Pittser
Others in attendance: Ted Holder, Jon Sorensen, Jared Madsen, Garth Green, Laura Henderson, Joel Hansen, Steve Smith, Dave Clarke, Tyler Rowland, Bob Platt, Dallas Buckner, Don Bauer, Milt McClellan, Laurie Smith, Ingrid ??, Clyde ??

The meeting was called to order at 5:15 p.m.

ITEM/REQUESTED MOTION   LOCATION/PROJECT   APPLICANT/PRESENTER

1. Regular Items

1. Approval of Minutes (February 1st, 2022)
   (Approval)

   Jill motions to approve the minutes from the February 1st meeting; Craig seconds; all in favor for unanimous vote.

2. PUBLIC HEARING
   Annexation
   (Recommendation) property located at the SW corner of 3000 North & 175 W., approx. 1.75 acres

   Dave Clarke: This is a 1-acre piece plus the road. The total is 1.75 acres. The petition was accepted by City Council last month, but it's in the ordinance that it has to come to PC. It joins the city on 2 sides. The zone on the west is RE and the south is R-1. They'll probably divide into 3 pieces.

   Mary opened the public hearing.

   Laurie Smith: What do they plan to put there? Mary: They're not required to tell us. Dave: There are 3 lots SF lots larger than R-1 minimum.

   Mary closed the public hearing.

   Jonathan: This has been through the 30-day comment period, which ended yesterday. The City Recorder said that no protests were received. After PC, this would move onto City Council for final approval.

   Craig motions for a positive recommendation for the annexation of property located at 3000 N.
175 W.; Jill seconds; all in favor for unanimous vote.

3. PUBLIC HEARING
Zone Change from
R-1 TO R-3-M
Jared Madsen: Alpha Engineering. Jon Sorensen’s here. This area here is an R-1. We’d like a zoning change to R-3-M. To follow-up with that is a layout of what we would like to develop. This would be a PUD. Submit this vicinity plan to show what we want. We want to cluster some homes together and have amenity spaces. There are various issues with this layout. A big one is parking. I had a conversation with Jonathan. After that, Jon (Sorensen) and I discussed strategies, and we may have to lose some units to accommodate parking requirements. We were just made aware of that a few hours ago. Moving forward we’d like to address these issues. We’ll make changes to the PUD and have it ready for City Council. Our intent is to not go against the ordinance with one exception. We need to enclose the PUD with a wall across the top portion. The units on south face 2530 N. and ordinance requires it to go around the PUD. A provision in the ordinance is for front facing lots to not have wall. We’ll be putting in a parking area between, so it’s not a full-on front facing unit. It’s not a dealbreaker for us, but we feel it would be in the interest of the homeowners not to put the wall there. I don’t know the process for requesting a variance. Mary: There are a few issues because vicinity plan is not in accordance with parking. You’re asking for a variance on the wall. We need to know how to address #4. Jonathan: Recently, City Council passed a new ordinance that allows the developer to go before City Council for variance of a perimeter wall. There are 3 different criteria and at least one needs to be met. I can talk to you on that and give you a reference. That may be a possibility if this project meets one of those criteria. As far as other issues, vicinity plan, parking is a big issue, along with road widths and parking stalls. We could work through those issues prior to City Council if the PC is ok with that. Unless the PC would like this to come back for review. Mary: Thanks for the clarification. Craig: What’s going on around the property in terms of zones? Jared: To the west in the brown area is R-3-M to the north is R-2. Jonathan: The west is zoned R-3-M and the parcel in question is zoned R-1. There’s Central Commercial (CC) to the south. The lots to the north are zoned R-2-2, mostly single-family dwellings. It allows for duplexes. The NW parcel is R-1. East is CC. The center part is in the county where the larger lots are. General land use for the parcel is high density residential. The proposed zone changes are conformed to the general plan.

Mary opened the public hearing.

Laura Henderson: I understand they’re townhomes. How many are you proposing? Jared: Zoning would allow 24 units per acre. We’re proposing 170. If anything, it may go down with the parking. Laura: Is it single story? Jared: 2-story. Ted Holder: parking long 2530 N. straight off street into property curb/gutter roads designation? There’s already a parking problem there. Jared: On-street parking is not allowed. There are a few entrances off the road. We’re adding 2 driveways into one of the parking areas. Ted: People park on the road still. Jared: I don’t know if the city allows that.

Ted: Down by the bowling alley there’s a lot of cars parked along that area. Jared: strict probel. Jonathan: The developer cannot count any on street paring. If people want to park on a public city street unless the city council votes to make that a red curb along there. Parking is allowed on a city street, that’s their right. The parking calculation doesn’t allow for off street parking. Steve Smith: We live on 2530 N. One entrance is going to be right in front of our house. Traffic is bad up there and there are a lot of kids. This property on 2400 is open area abutting up to. Is there some way to talk to the owner of property and swap it to be on 2530? There’d be a little buffer for our neighborhood. There are too many townhomes to begin with. It will be mess. I want to keep it zone 1 if we can.
**Mary**: Jonathan said something about changing from R-1 to R-3 then you said the zoning was in accordance with the GP. **Jonathan**: The general plan has it as high density. R-3-M is in conformance. **Mary**: It’s R-1 now, but general plan has it as high density. This gentleman has asked to keep it R-1, but the general plan has high density. Can you explain the difference for that? **Don**: The City has 2 maps, the general plan map (or master plan) and zoning map. In this case they’re not consistent. The general plan is where the City has seen this property going and the request is they’re following the general plan. **Laura**: Has there been a traffic study out there? **Jonathan**: We did some traffic counts on the west end of 2530 N. within the past few months. It was just an internal study. There hasn’t been a study from the developer. **Mary**: Just for clarification, it is currently zoned R-1 and the general plan from 2012 has it as high density, but it’s not matching, and the developer is asking for R-2-M for that. **Steve**: Water is another thing, and you’ll want us to have restrictions. I don’t think we have the water for that. **Mary**: When the general plan was made with high density, water was determined at that point to accommodate the high-density housing. **Jonathan**: When the water master plan is done, it will follow the general plan at the time in accordance with what’s currently master planned. I’m looking to see whether water rights were brought in when it was annexed, but I’ll need to find that information. If they weren’t brought in, the developer can bring in water rights or pay a fee to service this property. That will be addressed when the final plat goes through. **Ted**: The surface of the road is very uneven. There are manhole covers sticking up. Will that be taken care of? **Jonathan**: The City is on a 7-year plan to resurface the roads. I don’t know where it falls in that. **Ted**: This is far deeper than that. The surrounding concrete is sticking up. It’s not going to be good if there’s more traffic. The corner at 2400 N. & 400 W. needs to have streetlights. You can’t see people coming down the road. With the condos already built, it’s just becoming more dangerous. **Jonathan**: The City could do a study at the intersection to see if it warrants a 4-way stop. I’m not sure. I’d need to look at site distance. **Ted**: It’s the curb in the road and the weeds SB on 400 W. you can’t see more than 30-40 yards. **Jonathan**: We can have the street department cut those down if it’s an issue. **Ingrid**: It’s very difficult to take a left on I-15 S. from where this development is. There are quite a few accidents there. I know the general plan, but it needs a green arrow, or the new people will make it impossible to get onto I-15. **Tyler Rowland**: I own a duplex near there. There are kids play in the road. We’ve called the City multiple times on the traffic there. It turns into pavement in the NW corner and a ramp that people use. It’s been scary. They put a speed sign in the middle. I would like a wall there. I think about where we’re going as a city. I met with the builder from the other annexed property, and they’re concerned with it being 2-story. They’re worried their sunsets would be blocked. This builder is doing single duplexes over there. I have a bit more respect for those that can appreciate Cedar City the way it was.

*Mary closed the public hearing.*

**Jennie**: Looking at the sketch notes, there’s a big list. Does staff feel confident you will you be able to deal with that list to get ready for council? There’s open space, airport zone, utilities. **Jonathan**: We do that all the time, but I didn’t get to it when I could. I talked to Jared on the phone and committed to work through those issues and get through City Council. They’ll meet ordinance and City Standards. The big issue is parking. They have to meet the open space ordinance. There’s quite a bit shown in the SW corner. The detention pond doubles as open space. There’s a BBP area and trails that run along the west and south side through the development. **Jennie**: Do those connect to the City master planned trails? **Jonathan**: No, but there is a master planned trail there. **Jill**: It’s just the building footprint and the rest is community space. **Jonathan**: Are the back yards fenced in? **Jared**: It’s all common space.
Jennie motions for a positive recommendation for the zone change from R-1 TO R-3-M on property located at 2530 North & 400 West; Craig seconds; all in favor for unanimous vote.

Mary: Do we have a date for city council? Tyler: It will be March 2nd and 9th.

4. PUBLIC HEARING PUD – Vicinity Cedar Breaks Townhomes
(Recommendation) This item was discussed with item #3.

5. PUBLIC HEARING PUD - Amended Plat 1960 N. Mahogany Circle Ashdown Forest PUD Phase 6
Lots 7 & 8 Swann/Platt & Platt
(Recommendation) Bob Platt: This lot was combined with part of lot 8, so this request is to amend this to combine lots 7 and all of lot 8 into one lot. Craig: How big will it be? Bob: Around 1.95 acres. Almost 3. Jennie: There was an HOA with meets and bounds last time. Bob: We did not do the work on lot 8. All we’re doing is adding lot 7. Jennie: Does staff have any issues with utilities or water connections? Jonathan: There will be an extra water and sewer later that will need to be deadened. Work with water and sewer with whatever their requirements are.

Mary opened the public hearing.

Clyde: I’m a homeowner in Ashdown Forest. There are some concerns in that area. I have some maps that I’d like to give you (See Exhibit “A”). There are 3-4 issues with the area. With drainage, this is on a hillside. In August we had a little rain. We had about $500,000 of damage to our subdivision, mostly because some things were not done. Another is utilities. This area has no water pressure. This 7 & 8 have a slope of over 40% down to the street. Backed up to the hill that drains into the area. Not even 35 psi according to plans. Back end has no water pressure. Hook onto water line put pump and hook up to line. Right now, standard plumbing requires 35 psi for shower valve that blends hot & cold water. Last, this is all on a single feed pipe that comes off of Ashdown Forest. Over 1,000 ft. long doesn’t make a difference with domestic use because of small usage. The fire department require 1,500 gallons a minute. If you try that through a single feed pipe all the heaters in the area in the low-pressure zone, they collapse. It won’t prevent that from happening. The sewer being on the slope, anytime it’s over a 10% slope designs of sewer so no separation so lines don’t fill up and clog. That area doesn’t conform to. Mary: The issues you’re talking about are building issues on the lot, but that’s not the case here as far as making corrections to meet those issues. Clyde: It’s the availability of what they have today. Drainage, water and sewer issues. Jennie: Is this a PUD? Jonathan: Yes. Jennie: Is drainage the responsibility of homeowner or the HOA? Jonathan: The HOA. It is a city water system there, but permits could be issued as it currently sits. When water pressure is low, but when it was platted, they’ll need to look at that when they go to build. Mary: Now it may not be adequate. Jonathan: I don’t know how the site plan will look or if there is one. Ray: If you’re adding the property off to the right doesn’t change the drainage, does it? Jonathan: I assume it will stay as undisturbed. I don’t know what the plans are. Any changes to drainage on the lot will need to be done at the building permit stage. It’s not something that needs to be addressed now. Ingrid: ill we get anything from you based on what he just said? Bob: All I’ve been hired to do is to combine this parcel. Steve Swann: I’m the owner of the lots. I think a lot of flooding that happened was a result of the development behind Ashdown. The HOA has common area property to
the north and NE. A lot of water came down there. Another development, Floral Canyon, work had been done and it came through there and down the north side. Impacted Ashdown. The property we have drains into the ravine. With that property there’s no major drainage going to the street. It’s a natural runoff area between the 2 lots. The water pressure we’ll take that into consideration and make changes. Ingrid: I’m on lot 11 and I’m scared to hear what Clyde said. My concern is not having a huge house across the street. It will be higher up and so much land there. Steve Swann: It’s steep along the front. Part of the reason we’re coming with these PUD’s, the house will sit in the saddle area about 70% of the home will not be seen. Ingrid: Having 1 driveway instead of 2 would be better. It’s critical that the owner and engineer know that the HOA has to approve this, and I don’t know if they’ve been approached yet. Steve: The management was approached a week or so back. Ingrid: I know the engineer hadn’t contacted. Steve: They’ve been informed it’s coming, but we can’t submit if it’s approved. Mary: Is that with the HOA? Tyler: Yes. Steve: Before we can submit to the HOA, we have to have plans. Before the plans, we have to have the HOA. Before the plans, we have to have the HOA. The architectural plans have to be approved by the HOA before building. I just wanted to make sure that they understand the HOA does need to weigh in. Craig: We don’t approve building plans. They’re just combining 2 lots. Bob: I just want to clarify that we went through the standard notification process by certified mailing of everyone within 300 feet of the property. It had to be done before we got to this body.

Mary closed the public hearing.

Craig motions for a positive recommendation for combination of lots 7 & 8.; Jennie seconds; all in favor for unanimous vote.

6. PUBLIC HEARING
Subd. – Amended Plat 2354 W. 850 N. Brous/GO Civil
(Recommendation) Coal Creek Industrial Subd. Phase 4 Dallas: There’s been 2 structures that have been built and a C of O issued. The occupancy we did it with one water meter and 1 lateral. The City by the ordinance encouraged the owner to combine lots. We’ll include the parcel with the buildings on the lot.

Mary opened the public hearing. There were no comments. The public hearing was closed.

Jonathan: Frontage improvements have been installed for both buildings. With only one meter into the property this is better and that’s what the water department prefers. They can’t sell the parcels without having water service.

Jennie motions for a positive recommendation on the amended plat for the Coal Creek Industrial Subdivision Phase 4; Jill seconds; all in favor for unanimous vote.

7. Subd. – Vicinity South Mountain Drive HBG Dev./GO Civil
(Recommendation) The Estates at South Mountain Phase 3 Dallas: We completed phase 2 and phase 3 will connect between 1 & 2. It’s the same concept as original phases, zoned RE, and the same lot sizes. Some are bigger than others. Jonathan: They’re requesting a variance because of the ordinance change for this project. This is an RE zone. Currently that zone requires a 66’ right-of-way; now it’s 45’ right-of-way. Connect the streets rather than that they want to stick with the 45’. This will be steep coming down the hill. The City requires curb/gutter/sidewalk if it's
more than 30%. We’ll use the borrow ditches rather than curb and gutter. Some lots are double fronted and the current ordinance requires the back yard to have a site obscuring fence installed. **Dallas:** There are 4 lots that have a street on both sides. **Jonathan:** I’ll assume the north side is not fenced. There’s a change in elevation from the cul-de-sac to lower road. **Dallas:** We met with Jonathan and we’re planning to come through with the ordinance changes to the ones that are a double fronted lot. On this project those are 2’ contours so there’s 30’ between them. Similar with 4B Ranch Phase 3, a small right-of-way, we hope to have the PC and City Council let us have a 45’ right-of-way here. Because of slopes and drainage, we’ll have the capacity in the ditches to handle the runoff. Unlike other projects this should have easy capacity. Making the drainage work shouldn’t be an issue. **Mary:** Do we address all those issues tonight? **Tyler:** The City Council needs approval only. **Mary:** But for information purposes, only tonight. **Jonathan:** It’s not in the ordinance. **Tyler:** You can give it a negative recommendation, table it and get approval for those things, or give a positive recommendation with the understanding those things will get worked out with City Council. **Dallas:** We intend to ask the Council for a 45’, and the ordinance changes will be separate, and we’ll address that on the construction drawings. **Jennie:** If they come back and ask for an ordinance change, will it be retroactively applied to this? **Tyler:** They’re vested in the ordinance at the time they bring it through. A change in ordinance is not vested, but they have the ability to come compliant with the current ordinances.

Craig motions for a positive recommendation on the vicinity plan for The Estates at South Mountain Phase 3; Jennie seconds; all in favor for unanimous vote.

8. **Subd. – Vicinity** South Mountain Drive Hanson/GO Civil
   (Recommendation) The Bluff at South Mountain Phase 2

**Dallas:** This one has Hansen as the developer, but Joel has sold it and the new developer is moving forward. The vicinity plan is for 992 Properties L.L.C. Phase 1 of the build, we had technical approval from the city surveyor and engineer. For the vicinity plan a new group purchased the property before final plat and Phase 1 is on the agenda for tomorrow night. Our plan is to move the project along and up to the improvements. The current concept will be minimum 10,000 sq. ft. lots, curb/gutter/sidewalk.

**Mary:** Are there other contingencies? **Jonathan:** Phase 1 needs to be platted and bonded to go ahead. The road accessing goes through Phase 1. **Dallas:** We’ve been working with Tyler. **Tyler:** Everything’s in place. **Mary:** Phase 2 is contingent on Phase 1 having a positive approval. **Dallas:** By that time, we’ll have it worked out.

Jennie motions for a positive recommendation on the vicinity plan for The Bluff at South Mountain Phase 2; Ray seconds; all in favor for unanimous vote.

9. **Subd. – Vicinity** approx. UT Hwy 56 & S. 4700 W., Burgess/GO Civil
   (Recommendation) Iron West Leigh Farm Subdivision Phases 1-5

**Dallas:** Iron West Phases 1-2 vicinity plan. The power lines run N-S. Thorley Ranch is on the west side. Zone change went through at City Council and zoned to R-2. The R-2-1 layout conforms with the general plan. I’m confident that will go through. It’s broken into 5 phases. Our first phase is on the east side with the Iron West project. The sewer lift station is moving forward. With the different phases, we’ll use what we can with that. This is a minimum of 7,000 sq. ft. lots; there’s a 45’ right-of-way, standard stuff.

**Jennie:** There’s a lot of boxes there. Is there any open space? **Dallas:** I believe the Burgess’ are in talks with the City for a park that’s about 30-ish acres. There’s high ground water along the Quichapa channel. I know that’s not slated for residential. **Jennie:** Is it slated for open space? **Dallas:** If they decide to do it with the park.
Craig motions for a positive recommendation on the vicinity plan for Iron West Leigh Farm Subdivision Phases 1-5; Jennie seconds; all in favor for unanimous vote.

10. Subd. – Vicinity (Recommendation) in the vicinity of 2500 W. Meadow St. Onado/GO Civil

**Dallas:** Phase 4 as-builds are getting completed. It’s progressed steeper and steeper with each phase. This is the steepest portion that meets up with the existing subdivision that’s on the hill. Because of the topography, the developer sees to connect the existing roads for continuity in between. It will dead end road and have some custom lots. It’s much bigger than what was done in earlier phases. **Mary:** Does it connect into Black Rock? **Dallas:** Yes, on the west. That’s just residential. **Jonathan:** It goes into the Cove area around Meadow St. Is there an existing sewer line easement that will need to be vacated? **Dallas:** Yes. It will be included on the vicinity plan. There’s a 12” master planned water line that runs through the slope that we’ll need to look at. **Jonathan:** We can just follow that property line and keep it in the roadway. It doesn’t need to run through those lots. **Dallas:** We’ll come through with final plat and the vacation of the existing sewer easement and do them like we’ve done with Phases 1-4.

**Jennie** motions for a positive recommendation on the vicinity plan for Crescent Hills Subdivision Phase 5; Jill seconds; all in favor for unanimous vote.

II. Staff Items

1. Discussion on the New Definitions the ADU Ordinance regarding Sections 26-I, 26-V, 26-III-2(B).2

**Donald Boudreaux**

**Don:** The City has a new housing committee. They find solutions for affordable housing. Refer to Don’s presentation. The City is in compliance with what the State requires. It needs to be 1-story, 16’ max height. Dallas put together some examples and he’s a member of this committee. **Jennie:** What are we being asked to vote on? **Don:** To allow ADUs in any zone under those parameters and detached from primary residents. Currently they have to be internal to the existing house. **Jennie:** Is that for the State ordinance? **Don:** No. This would be expanding what the State is requiring. In this case there are no State restrictions, but it’s what the PC may think is appropriate because they’re detached. **Jill:** Have there been interested people? **Don:** Some. Building code says we can have guest houses that are in our ordinance. It’s limited to 1 bedroom that can’t be rented. **Laura Henderson:** How will those be monitored? I know its owner occupied, but it could be abused for extra people in the area. Too many people in accessory dwelling? **Mary:** It’s not a rental unit. **Laura:** I think it’s a great idea, but it could explode into something huge. Some of our rentals aren’t licensed. It’s a good alternative for providing housing but how will that be addressed? **Don:** Enforcement is always an issue. **Tyler:** It will be complaint driven. When they come in for a rental license there are statements that they initial. Under penalty of perjury. We do get complaints, I send letters and usually quickly they’ll get in compliance. **Jennie:** One concern I have that it will go into R-1 zones. You have an owner/occupant with external ADU, and that owner/occupant sells the property to investor or rents out the primary residence. Is that also complaint driven? **Tyler:** Yes. That’s a legal use, so they could have 2 rentals on same lot. **Jennie:** Is that in compliance? **Tyler:** No. You’d only be able to rent out the external. **Don:** There’s something in State law for internal units to record something that says it’s an ADU. It’s subject to city laws. **Jennie:** Do you force a deed restriction? **Don:** Not necessarily a restriction, more of an FYI. It’s more of an accessory dwelling. **Mary:** It doesn’t go away with the new owner. **Laura:** Would it be beneficial for a deed restriction? **Tyler:** Who are they giving the deed to? If that deed is mine and I change that. There are ways around it. **Jill:** Is there just one unit for both? **Don:** I don’t know if we talked about that. **Jill:** What if they’re renting the basement? **Jonathan:** A duplex is allowed to run off 1 meter. A twin home is 2

Planning Commission Minutes
February 15, 2021
Page 7 of 10
separate for 2 owners. It’s a similar situation for the same owner on the same property. City Council restricts that to 1 meter. **Dallas:** The size restriction with 800 sq. ft. there’s no fire count to push it over. Our preference is to keep on 1 meter rather than do road break. **Jill:** It’s a safety net. **Laura:** The owner would keep tabs on ADU. **Jennie:** When you looked at this Dallas, it looks like ¼ acre minimum to work with the setback? **Dallas:** The intent of the committee is that this would apply to any residential zone to make it work. Cross Hollow is bigger, so there’d be no problem there. Older spots are smaller so those would have an R-3 or R-2-2 underlying zone. Newer construction of 9,000 sq. ft. plus new in R-2-2 is not going to work, just older parts and high-density zoning is. Shadow Cove is zoned R-3-M, but it’s more of an R-1. On a skinny lot like this, 58’ wide, you still have the ability to make it work. We discussed to allow this and put restrictions in to generate income, its owner occupied you have the power to look at that. For external ADU’s you need the right tenant in there. By allowing this fill that in with some of the areas around older parts of town and can better support commercial expansion as well. A lot of economic things. There’s a wide array of property around town that this could work. A larger lot would be more spacious. This is just an example of what it may look like. **Don:** It ties into transit too. Densities would support the CATS bus. **Dallas:** The committee is allowing owner occupied external ADU to generate income, which will hopefully promote upgrading and improvements. **Laura:** It can also help with neighborhood preservation. **Dallas:** I don’t know if the studies have shown that. We discussed that with the baby boomer generation this is a big investment to generate income, as long as its owner occupied and not an investor. You have the ability to make improvement and it allows you to make improvements to your home. That’s one of the goals. **Mary:** It’s still very costly. **Laura:** There are still some standards. **Mary:** It has to match the dwelling up front; it can’t just be a shed. **Don:** We discussed colors and materials. Some concern was that the older part of town would be difficult to try and match architecture, and it may be cost prohibitive to keep the same style and same color. **Jennie:** You’ll need a regular building permit, right? **Don:** Yes. **Jill:** The internal one is State mandated, but the external is what the City’s thinking about? **Dallas:** An ordinance could be adopted. It gives option. **Jennie:** But, it prevents new inventory coming onto the market. It will solve 1 problem. Affordable entry levels. **Tyler:** We’ll need a recommendation. **Jonathan:** This was noticed as a public hearing, but it’s not on agenda.

**Mary opened the public hearing.**

**Laura:** Our city needs some of these things. This is a good thing. I hope they are good to neighborhoods. **Jennie:** On minimum of 30 days for rental, it’s ok to be longer than that than have to mess with the system. **Tyler:** Short-term rentals are less than 30. **Milt McClellan:** With the technology now, the way they’re building these small homes is impressive. It provides answers to questions about a lot of problems. I hope the way we’re asking is how to help people as opposed how to impede them. I appreciate what this does. It helps give a home to their kids. There are so many good things about this. Trying to work towards making it happen instead of setting rules and restrictions. Zip kit homes are a local business in Cedar. We need to be looking at those solutions. Thanks to the committee for doing the work.

**Mary closed the public hearing.**

**Craig motions for a positive recommendation; Jennie seconds; all in favor for unanimous vote.**

2. Consider approving an amendment to the SUU Housing District (SHD) zone ordinance regarding a lot area requirement.

**Tyler:** City Council was trying to concentrate all of the student housing around SUU to meet the demand that kept growing. To have complexes come in with a lot of beds. The PC has seen 2-3 zone changes for
the student housing district (SHD) that were small lots. Not more than a duplex. The purpose of this is to reduce parking more rather than beds for students. I’ve been approached by some City Council members about the minimum lot area requirement. I didn’t receive too much direction on what that was. I put in 3 options, but I was asked to put in a 4th. If you want to come up with the 5th, you can. **Mary**: I think it was Earl Prestwich that brought his last time. His was less than ¼ acre. It was a concern to the commission and public at the time. This would help resolve that. Do we have to decide on input on whether it should be one of those options? **Craig**: I think at least ½ acre makes sense to me. **Mary**: What’s the objective to the SHD and purpose of it? Some specific requirements in there are not height and reduces space from the street. All that would stay just to meet the height requirement. Is there anything we’re missing or need to consider from when zoning would change that would impact our thoughts? **Tyler**: I don’t think so. It’s not going to affect setbacks. **Don**: I agree with Tyler. **Mary**: All the times that people have come back and opt-in to the SHD zone, it benefit the neighbors. **Don**: The SHD typically doesn’t require setbacks around the university. Setbacks are a minimum of what fire and building codes require. **Mary**: I’m thinking in the residential area with the SHD overlay, you said ½ acre, there are some lots in there that are ½ acre.

*Mary opened the public hearing.*

**Laura**: I want to thank everyone for putting time and thought into this. The intent of the SHD, although I don’t care for it, provides more housing than less. This makes more sense. Serious developers are putting their money down to provide more housing for students. The project on 3rd West is 1.38 acres. Looking at those figures and determine which one you’d like, Mr. Leavitt’s isn’t one of the bigger ones. Most lots are approx.1.4-acre lot size. With ½, you’ll end up with the same parking issues. **Don**: Sometimes it depends on what the developer wants. How high they want to go. The higher it is, the more use. **Laura**: The biggest lot was .33, but other ones were less. **Don**: I believe it’s 2-stories and a basement. There’s a lot of geography there for parking. Access may become an issue. I don’t know the acreage. This was smaller. **Jonathan**: It was Brad Brian on 400 W. **Don**: The small lot it’s a bed & breakfast. They were able to preserve that house and pick up 8 units on the back and park as an SHD. I don’t know the bed count, but it was .75 for the whole property. You can have a smaller lot and put housing on the back. **Laura**: Some people take a home and want to make it a duplex. It comes down to parking. **Don**: That’s the big driver in an SHD, not lot size. This is different. Larger lot sizes you wouldn’t see in the future. This is Old Sorrel. The big building, we lost 4-5 single-family homes. This is the tall one. **Laura**: It was up against the university. With the last agenda item, it would be great to see if some of those happened by providing housing for anyone, but not disrupting tall structures. It will help solve some concerns. Dave Mineer met with neighbors several times to get their input. **Jennie**: I don’t have enough information to make a decision.

*Mary closed the public hearing.*

**Mary**: Can we make a motion of putting a lot requirement on it and send it forward to City Council? **Tyler**: Sure. If you want to have a say, table it. **Mary**: I am I favor for having lot requirement for sure. For optimal size I’m not sure on. **Jennie**: I have no pros or cons or data on either one of those. If you limit it, you’ll have problems related to that. **Tyler**: It’s so subjective for one person to put in a 200-bed complex. Don brought up an example to keep the existing home. **Jennie**: The larger lot size is more likely to go taller. Someone will be able to put more units and take advantage of height restrictions. **Craig**: I’ve been involved in all discussions of the SHD, and we agonized about it. The intent was to take care of situations by generating housing where kids are being shoehorned into basements with no emergency exits. Our hope was to create some incentive to create student housing. You can do that on
smaller lots not to negate the purpose of an SHD. I was one that said it was not in the spirit of an SHD. **Jennie:** The problem we’re trying to solve can be solved by a minimum lot area requirement or a different angle in the SHD to require different things? What’s the problem we’re trying to solve with disallowing small lots? **Mary:** A lot of people come forward with ¼ acre lot, and that brings up a huge discussion that always comes back to parking. **Jennie:** I guess I’m not understanding what the issue is with buying a home and putting in an SHD? Why is that bad? **Craig:** Our drive was to improve the student housing, plus a bit more. **Jennie:** To solve parking issues. **Mary:** Every time we go through this, all people know that it can be 3-4 stories high.

Craig recommends to further discuss this matter at City Council; Jennie seconds; all in favor for unanimous decision.

The meeting was adjourned at 7:10 p.m.

[Signature]
Onjulee Pittser, Executive Assistant
PROPOSED ANNEXATION TO CEDAR CITY CORPORATION

WITHIN NW1/4 SECTION 26, T. 35 S., R. 11 W., SLB&M

CEDAR CITY, IRON COUNTY, UTAH

1. WATER: There is an existing 8" water line in 175 West Street with a fire hydrant near the southwest corner of Lot 46 within Old Farm Sub.

2. SEWER: There is an 8" sewer main in 175 West Street and 3000 North within the NW1/4 Section 26, T. 35 S., R. 11 W., SLB&M.

3. DRAINAGE: This property slopes westerly and northerly to an existing 136.12' streets adjacent to this property.

4. PROPOSED IMPROVEMENT UPGRADES: These will come with the property.

EXISTING CITY BOUNDARY

COVID-19 CIVIL ENGINEERS & LAND SURVEYORS

POC: 435-586-6151

1000 N 100 E.

CEDAR CITY, UT 84720

CITY RECORDER

MAYOR

COMMUNITY PANEL NUMBER 490075 001 B, EFFECTIVE DATE: MARCH 17, 2004,

INFORMATION: FLOOD INSURANCE RATE MAP, CEDAR CITY, IRON COUNTY, UTAH,

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE CEDAR CITY COUNCIL AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

ROGER & JENNIFER SMITH

PARCEL 1

SLOPE EASEMENT

ROGER H. & JENNIFER L. SMITH (APN D-0683-0004-0000) 1.15 ACRES

1. ROGER H. & JENNIFER L. SMITH (APN D-0683-0004-0000) 1.15 ACRES

2. CEDAR CITY CORPORATION (175 WEST STREET) 0.41 ACRE

3. JONATHAN STATHIS, CITY ENGINEER

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé au conseil municipal pour approbation.

Cette annexion plat a été approuvée par le comité de planification de Cedar City et est recommandé au conseil municipal pour approbation.

Cette annexion plat a été approuvée par le comité d'approbation de la Cité de Cedar City et est recommandé pour approbation.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation du conseil municipal.

Cette annexion plat a été approuvée par le comité de planification de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.

Cette annexion plat a été approuvée par le conseil municipal de Cedar City et est recommandé à l'approbation de la Cité de Cedar City.

Cette annexion plat a été examinée par moi et acceptée ce jour de , 2022.
Proposed Annexation

Cedar City

Northfield Road

Iron County

City Limits

Proposed Annexation

3000 North

175 West

100 East

2400 North

City Limits

Iron County Parcel Lines

Proposed Annexation

City Limits

Iron County Parcel Lines
Cedar Breaks Townhomes

Proposed Zoning: R-3-M (with PUD)

December 7, 2021
<table>
<thead>
<tr>
<th>ESTATE NAME</th>
<th>LOT NUMBER</th>
<th>BLOCK NUMBER</th>
<th>STREET ADDRESS</th>
<th>LOT SIZE</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Estates</td>
<td>1</td>
<td>1</td>
<td>Main Street</td>
<td>48,899 SF</td>
<td>1.00</td>
</tr>
<tr>
<td>The Estates</td>
<td>2</td>
<td>2</td>
<td>Main Street</td>
<td>33,558 SF</td>
<td>1.00</td>
</tr>
</tbody>
</table>

PROPOSED PHASE 3 BOUNDARY DESCRIPTION

PHASE 3 CONTAINS 12 LOTS WITH AN OVERALL DENSITY OF 1.00 UNITS PER ACRE.

EXISTING WATER VALVE
EXISTING HYDRANT
FOUND SECTIONAL MARKER AS NOTED

GARTH GREEN - MAYOR
RENON SAVAGE - CITY RECORDER

FROM THE NEW 66' R/W REQ'D FOR RESIDENTIAL ESTATES.

1. ESTATE ENGINEER'S APPROVAL
2. PLANNING COMMISSION APPROVAL
3. CERTIFICATE OF ACCEPTANCE

#(435) 586-9592  WWW.GOCIVIL.NET
VICINITY PLAN FOR THE BLUFF AT SOUTH MOUNTAIN, PHASE 2
LOCATED IN SECTION 29, T36S, R11W, SLB&M, CEDAR CITY, UTAH

NOTES:
1. Proprietary information is shown, but all front lot lines are to adhere
   to the Bluffcrest boundary as shown on this Plan.
2. Building setback shall be 30' from rear, if 140' E/W with tops of 20' 
   above.
3. This project is termed E-1:
4. Property is located in a flood zone, a level of flood plain/flooding 
   includes flood hazard in any area subject to normal water flow, 
   and is based on 100 year flood event.
5. Existing static water pressure in this area is approximately 100 PSI.
6. Proposed Phase 2 contains a lot with an overall density of 2.88 units 
   per acre.
7. This project falls within the Cedar City Medium Density Zone.
8. The Bluff Phase 2 Environmental Impact Assessment was performed 
   with the Augusta County Planning Commission.

CITY ENGINEER'S APPROVAL: ________________________
PLANNING COMMISSION APPROVAL: ________________________

SOIL AREA(S):

Legend:
- PROPOSED PROPERTY LINES
- PROPOSED IMPROVEMENT
- EXISTING IMPROVEMENT
- EXISTING EASEMENT
- EXISTING WATER DRAIN
- EXISTING DRAINAGE SYSTEM
- EXISTING WATER DRAIN
- EXISTING DRAINAGE SYSTEM
- EXISTING EASEMENT
- EXISTING WATER DRAIN
- EXISTING DRAINAGE SYSTEM
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT
- PROPOSED IMPROVEMENT
- PROPOSED IMPROVEMENT
- PROPOSED EASEMENT
- PROPOSED EASEMENT
ADU Changes-

• New City Committee charged with finding solutions for affordable housing.
• External ADU’s are a suggestion for the Planning Commission from the City Housing Committee as part of the solution to help with the current housing crisis.
Accessory Dwelling Units - Why?

• According to the Utah Foundation's November 2021 study, our state is 45,000 housing units short. Utahns are worried about housing costs, but the leading concern from our residents is how those costs impact their children. The study says that:

  • Apartment complexes alone cannot close the 45,000-door housing gap, considering the demand for owned homes.
  • Single-family homes cannot close the gap considering costs.
  • Instead, there need to be more options for a wider variety of Utahns with increased supply

• Salt Lake Chamber of Commerce Article: As limited housing supply continues to push prices and rents higher, affordability remains a challenge for many...ADUs can be a tool for delivering affordable units to the market.
Accessory Dwelling Units - Why?

Some notes from a Kem C. Gardner Institute paper about best policy practices:
Why ADUs Are a Best Practice

- Provide an Affordable Housing Option—According to a recent survey completed by the Terner Center for Housing Innovation out of UC Berkeley, ADU rents average 58% below market value.

- Deliver Units to the Market Quickly—The construction timeline of new ADUs is relatively fast.

- Generate Wealth—ADUs offer an attractive housing alternative that benefits both renters and homeowners in various community types.

- Appeal to All Ages—Because ADUs tend to charge below-market rents, they are an affordable option to those entering the housing market.

- They also provide empty nesters with a possibility of aging in place while renting their larger homes to a family member or caretaker. For example, in Portland, Oregon, ADUs are disproportionately owned by 55- to 64-year-olds.

- Fit into Existing Neighborhoods—ADUs can create lower-cost housing without disrupting architectural or community character

- ADUs do not need new infrastructure investments and can connect to existing water, sewer, and power lines.
Internal Accessory Dwelling Units – Current Law -State Definition

• 2021 State Law Requiring Cities to Allow for ADU defined as follows:
  • Internal accessory dwelling unit” means an accessory dwelling unit created:
    • Within a primary dwelling;
    • Within the footprint of the primary dwelling at the time of the internal accessory dwelling unit is created; and
    • For the purpose of offering a long term rental of 30 consecutive days or longer.

• “Primary dwelling” means a single-family dwelling that:
  • Is detached; and
  • Is occupied as the primary residence of the owner of record.
Where are they allowed?

• **Per State Law in any area primarily zoned for residential use:**
  • The use of an external accessory dwelling unit is a permitted use; and
  • Except as otherwise provided in Subsections 3 and 4 a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within the primary dwelling, including a restriction or requirement governing:
    • The size of the internal accessory dwelling in relation to the primary dwelling
    • Total lot size; or
    • Street frontage.
Permitted Restrictions

• Numerous Restrictions Allowed Under State Law- The City Council chose to select the following which was adopted last year:
  • One Parking Space Per Unit
  • Must be a Primary Owner
  • Rental License Required
  • Loss of Parking to be Replaced
Proposed Changes

To allow for ADU’s Detached from the Primary Dwelling:

• Maximum 800 Square feet and 2 bedrooms/
• Must be located behind the primary dwelling, and meet all setbacks of the primary dwelling.
• Must match the primary dwelling in color and roof design.
• Meet minimum access requirements for the Fire Department.
• Must provide one parking space per bedroom, and replace any lost parking.
• 12 Foot Driveway minimum.
Zoning Text Amendments regarding Accessory Dwelling Units

**New Definitions for Section 26-I**

**Accessory Dwelling Unit- Internal:** A unit as defined by UCA 10-9a-530(1)(a) as amended.

**Accessory Dwelling Unit -External:** A unit as defined by UCA 10-9a-530(1)(a) as amended which may be detached from the primary structure.

**Primary Dwelling Unit:** A unit as defined by UCA 10-9a-530(1)(b) as amended.

**New Parking Ratios for Section 26-V**

Internal Accessory Dwelling Units: One additional parking space. Any required parking spaces lost due to the creation of the unit shall be replaced.

External Accessory Dwelling Units: One space per bedroom. Any required parking spaces lost due to the creation of the unit shall be replaced.

**New for Section 26-III-2(8).2 (Permitted Uses)**

**Internal Accessory Dwelling Units.**

**External Accessory Dwelling Units** which are no greater than 800 square feet, encompass no more than 2 bedrooms, and do not exceed one story (16 feet). Units must be located behind the primary dwelling, meet the setbacks of the primary dwelling (not an accessory building) and match the primary dwelling in color and roof design. All detached units must also meet the minimum access requirements for the fire department with a minimum of a 12-foot driveway for access to the rear. Existing guest houses may be converted to an External Accessory Unit subject to the criteria above.
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; and (8) 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. An area of not less than:

1. **14,520 square feet (.33 acres), or**
2. **21,780 square feet (.50 acres), or**
3. **43,560 square feet (1 acre), or**
4. **54,450 square feet (1.25 acres),**
   shall be provided and maintained.

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

Building Size Requirements: In compliance with currently adopted building and fire codes.

Dwelling Unit Density Requirement: No requirements.

Parking Requirements: Required parking in the SHD Zone is 0.75 parking stalls per occupant.

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.

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) Commercial Uses 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 800 W;
   ii. Center Street between 300 W and 800 W;
   iii. 300 W between Harding Avenue and 200 S; and
   iv. 800 W between 200 N and 200 S, excluding the westside of 800 W from Harding Avenue to 200 N;

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;
   ii. qualify as a "wall sign" or "awning sign" under the Cedar City Sign Ordinance; and
   iii. 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) Permitted uses for buildings fronting streets identified in Section 26-III-22(L)(1)(a) shall not include a drive-in or drive-through or gasoline service station, and shall be limited to the permitted uses of this zone as identified in Section 26-III-22(B) and the following uses:
   a. Antique, import, or souvenir shops
   b. Apparel altering & repairing
   c. Arts and crafts shops
   d. Athletic & sporting goods store, (excluding sales & service of motor vehicles or motorboats)
   e. Bakeries, on-site retail only
   f. Banks and other financial institutions
   g. Barber shops, beauty parlors
   h. Bicycle sales and repair shops
   i. Book and stationary stores
   j. Camera store
   k. Candy store, confectionery
   l. Clothing and accessory store
   m. Craft & hobby store
   n. Drug store
   o. Electronic equip, sales & service (<2400 sf)
   p. Floral shop
   q. Gift shops
   r. Grocery stores, less than 2400 sq. ft.
   s. Health food store
   t. Ice cream parlor
   u. Jewelry stores sales & service
   v. Music store
w. Office supply & machines, sales, & services
x. Restaurant
y. Shoe sales and repair shops
z. Amusement enterprises (indoor)
   aa. Clinics, medical and dental - excluding plasma donation centers
   bb. Dry cleaning and laundry

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

1) Mixed Use Buildings and the grounds thereof 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. There shall be no minimum setback along those lot lines abutting a public right-of-way or street for commercial buildings or structures which incorporate commercial space on the ground floor and residential space above the ground floor. Any doors or openings into the public right-of-way must be recessed in such a way that there is no impedance to ADA access and fire access per Appendix D of the fire code.

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.

5) Signs shall be subject to the provisions of the Cedar City Sign Ordinance.
UTILITY CONTACT INFORMATION

PROJECT INFORMATION

UTILITY CONTACT INFORMATION

CONSTRUCTION PLANS

354 S 300 WEST

CEDAR CITY, UTAH

August 2021

PROJECT DRAWING

DRAWING INDEX

DEDICATION PAGE

PROPERTY ADDRESS

Cedar City, Utah

REFERENCE SHEETS

Not to Scale
STORM WATER IMPROVEMENTS
DETENTION POND STORAGE AND ORIFICE CALCULATIONS
PROJECT: 300 WEST (PROPOSED)

Rational Method Calculations

<table>
<thead>
<tr>
<th>Surface Type</th>
<th>Grass/Landscape Area</th>
<th>Sidewalk</th>
<th>Roof Area</th>
<th>Pavement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.082</td>
<td>0.090</td>
<td>0.116</td>
<td>0.814</td>
<td>1.102</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Allowable Area Coefficient A</th>
<th>C Runoff (Ac)(CFS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.02</td>
<td>0.02</td>
</tr>
<tr>
<td>0.02</td>
<td>0.16</td>
</tr>
<tr>
<td>0.47</td>
<td></td>
</tr>
</tbody>
</table>

For existing condition the Rational Coefficient = 0.3, However Cedar City only allows 0.2 for developed property

Storage Calculations

25-yr Storm

<table>
<thead>
<tr>
<th>Minutes</th>
<th>A *C Intensity (in/hr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.9343</td>
</tr>
<tr>
<td>10</td>
<td>0.9343</td>
</tr>
<tr>
<td>15</td>
<td>0.9343</td>
</tr>
<tr>
<td>30</td>
<td>0.9343</td>
</tr>
<tr>
<td>60</td>
<td>0.9343</td>
</tr>
<tr>
<td>120</td>
<td>0.9343</td>
</tr>
<tr>
<td>180</td>
<td>0.9343</td>
</tr>
<tr>
<td>360</td>
<td>0.9343</td>
</tr>
<tr>
<td>1440</td>
<td>0.9343</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Time (sec)</th>
<th>Cumulative Allowable Runoff (cu. ft)</th>
<th>Runoff (cu. ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>300</td>
<td>1399</td>
<td>141</td>
</tr>
<tr>
<td>600</td>
<td>2125</td>
<td>282</td>
</tr>
<tr>
<td>900</td>
<td>2640</td>
<td>423</td>
</tr>
<tr>
<td>1800</td>
<td>3549</td>
<td>846</td>
</tr>
<tr>
<td>3600</td>
<td>4406</td>
<td>1692</td>
</tr>
<tr>
<td>7200</td>
<td>4823</td>
<td>3384</td>
</tr>
<tr>
<td>10800</td>
<td>5772</td>
<td>5076</td>
</tr>
<tr>
<td>21600</td>
<td>7750</td>
<td>4060</td>
</tr>
<tr>
<td>86400</td>
<td>1439</td>
<td>4060</td>
</tr>
</tbody>
</table>

Required Storage Volume (cu. ft)=

Outlet Control Calculation

Gravity

Allowable Runoff (cfs) 0.47

Orifice

<table>
<thead>
<tr>
<th>Orifice (C)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.6</td>
</tr>
</tbody>
</table>

Constant Coefficient Depth (G)(ft) 2

Drop Inlet Orifice Area (sq. in) 9.94

Orifice Diameter (in) 3.56

Storage (cu. ft) 12581843

221727032714
Existing home 170 N 400 W

Bedroom 6

Bedroom 5

Second floor

Bathroom

Bedroom 4
Fiddlers Canyon Development MASTER PLAN
Can it carry 1500 gpm fire flow without the pressure dropping to a miniscule and damage hot water heating?

UL-DE-SAC
9+45.44
5079.32

PSI
9+75.44

 gì時間