

CEDAR CITY PLANNING COMMISSION

MINUTES

March 5, 2019

The Cedar City Planning Commission held a meeting on Tuesday March 5, 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, Jill Peterson, Hunter Shaheen and Adam Hahn

Members absent – none

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

Others in attendance: Teri Kenney, Arlo Fawson, Ben Batty, Carter Wilkey

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

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

- 1- **Approval of Minutes (February 19, 2019)
(Approval)**

Ray moved to approve the minutes of February 19, 2019, seconded by Hunter and the vote was unanimous.

- 2- **PUBLIC HEARING
PUD – Vicinity
(Recommendation)**

**Approx. 200 W 1425 N.
1425 North PUD**

Burgess/GO Civil

Arlo Fawson of GO Civil presented; he said this will be a townhome development along 1425 North just east of the Stonehenge building. They will do a “U” shaped road in and out. There are other townhome projects in this area. They will also re-route an irrigation pipe that runs through this property. Kit said the irrigation company has agreed to the re-routing of that line. He also said there was just recently a zone change on this land.

Mary opened the public hearing. There were no comments, so Mary closed the public hearing.

Craig moved to send a positive recommendation for this PUD to the City Council, seconded by Jill and the vote was unanimous.

3- PUBLIC HEARING

PUD- Vicinity

(Recommendation)

Approx. 2300 N 1200 E

Fiddlers Mountain Estates PUD

Smith/GO Civil

Arlo Fawson with GO Civil presented; he said this has come through many times. The issue was the need to put in another road. They are trying to see what they can do to make this work. The developer of this just wants to sell the lots.

Kit said they have two full paragraphs on this map of what needs to happen before he can sell lots or build any homes there. Arlo said there is a future soccer field project on City property, there is some SITLA property and they need to put in the second access. Kit said the issue is that they already have 80 lots for that 1 access into this area. So, they will not be able to put any more homes in until they have that second access. They did look at different accesses but felt this one may work.

Kit also said this was to be a part of Ashdown Forest at one time.

The City has an agreement to put in some of this road, they are just trying to come to an agreement on this.

Jennie asked about this road; were there easements in place, do they have permission to place this road on that land? Arlo stated that is just a master planned road at this point. There is no definite place where this road will go yet. The developer has talked about just putting in some type of temporary access road until they get that road finalized.

Kit wondered just how many lots this was. It was thought to be about 23.

Mary opened the public hearing.

Carter Wilkey said he walks this area. He wondered just who would pay to put this road in they are talking about. The developer. He pointed out the dead end out of the one area, and where it goes into this area. That space between is dirt and very rough now. He was told that it would be paved when this developer completed his project.

Mary closed the public hearing.

This is the Vicinity portion of this PUD. It will need to have construction drawings approved then go through final plat approval.

Jennie asked if staff was good with this? Kit said if they could read all the notes that they placed on this particular plat, they could see that they feel they have covered all the bases. He said the trick will be to get through all that SITLA property.

Adam moved to send a positive recommendation of this vicinity for this PUD to the City Council. Seconded by Jennie and the vote was unanimous.

4- PULLED PUBLIC HEARING

General Land Use Amend

Approx. 760 S Cove Dr.

Obering/Platt & Platt

Medium to High Density Residential

(Recommendation)

5- **PULLED** Zone Change R-2-2 to R-3-M Approx. 760 S Cove Dr. Obering/Platt & Platt
(Recommendation)

II Staff Items

1- Power line easement through Golf Course

Staff

Jonathan Stathis presented; he said they are working on a project to provide irrigation ponds and a pumping system for the golf course. They are in phase 3 of this improvement project. In order to run the pumps, they need power to that site and Rocky Mountain Power is requesting an easement through City property. It is just a matter of running the power line up to that pump station. The easement will come from that pump station then all the way down to 100 East. He pointed out the portion of the Golf Course that this line will run through. It will all be underground.

Kit said the main purpose of putting the pond up there is to make the irrigation system more efficient. The goal is to save water as they feel they are using more water than they need to. The current irrigation system is about 60 years old. It has become very inefficient. This is one of the higher points on the golf course. Being at that elevation will help some, they won't have to run that much power to pump that from the higher elevation. It does add a little cost to add the pond up there.

Adam wondered what would fill this pond. Jonathan said there is a well near the cemetery that is currently used to water the golf course. It used to serve the cemetery and other parks, but only waters the golf course now. It does not run full time. They don't have any water storage on this front 9 yet, so this new pond will help that.

This needs to go before the City Council for final approval, so this is just a recommendation.

Craig moved to give a positive recommendation to the City Council for this Rocky Mt. Power easement across the golf course. Seconded by Jennie and the vote was unanimous.

The meeting adjourned at 5:30 p.m.

Michal Adams, Executive Assistant