

COUNCIL MINUTES
APRIL 13, 2022

The City Council held a meeting on Wednesday, April 13, 2022, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Garth O. Green; Councilmembers: Terri Hartley; Craig Isom; W. Tyler Melling; Ronald Riddle.

MEMBER EXCUSED: Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Economic Development Director Danny Stewart; Water Superintendent Robbie Mitchell; Wastewater Superintendent Eric Bonzo.

OTHERS PRESENT: Ryan Talbot, Ann Clark, Teri Kenney, Wendy Green, Laura Henderson, Kalub Spendlove, Steve Miller, Mindy Benson, Mark Mumford, Tom Jett, Alysha Lundgren, Dave Clarke, Carter Wilkey, Sandy Smith, Dallas Buckner, Matt Phillips, Kate Sorensen, Derek Morton.

CALL TO ORDER: Paul Bittmenn gave the invocation; the pledge was led by Jonathan Stathis.

AGENDA ORDER APPROVAL: Councilmember Isom moved to approve the agenda order; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ Melling – a few weeks ago on social media the condition of the sidewalks along 600 South were posted. Scott and I were tagged in that. I forwarded it to staff and they were fixed and I was praised on social media, I want to give that praise to staff. ■ Hartley – I want to congratulate GenPak, I see in the bills that they are getting paid their tax incentive, thank you Danny for your work, they have brought good paying jobs to our community in order to receive this incentive. ■ Report from the Housing Committee: Melling – in January the Mayor appointed a housing committee. We met about 10 weeks looking at our ordinances, looking at surrounding communities, it went in a direction no one was expecting. I want to thank the mayor for putting it together, and Don for his work to help ensure the suggestions would fit in our existing framework. Kate Sorensen – when invited to participate I didn't know what to expect and have been pleasantly surprised. It is clear the people care about the community. Housing is a hot topic everywhere. In Cedar City we identified a few groups. Attached Exhibit "A" was presented. Dallas Buckner, Go Civil – it was a pleasure to work on this committee. He continued with Exhibit "A". Derek Moreton, Netgain Property Management. Continued with Exhibit "A". Mindy Benson, Interim President of SUU. This was a committee of very different people coming together for the good of Cedar City. She continued with Exhibit "A". We need to find a balance between building new and what we treasure in the older neighborhoods. Allowing people to live in our downtown area,

this needs to happen in a slow process. Make more concentrated, more walkable, more livable and more affordable. We want incremental changes. The definition of form-based housing which is a tools cities use to get to the middle housing. Form based housing – looks at the size and scale of the building instead of the number of units which introduces more opportunities to redevelop older properties, keep existing structures and allow more people to live near walkable neighborhoods.

Melling – thank you all for helping us with this project. We didn't make the code changes, looking at the building envelope option we have some specific language, but will have minor edits. When it comes to council, we will have notes to fine tune in the RDO and then go from there on form-based options. Hartley – is building envelope on percentage? Melling – it is the setbacks; the language has minimum square footage depending on the zone and minimum width of the envelope as well.

Mayor – it was fascinating to see this group work together with Melling, Derek Morton, Dallas, Mindy and Kate, it was fascinating every Friday morning. We covered a lot of ground, and everyone was so open and congenial and nice. Thanks to all for your participation on the community. It brought a new perspective to the community.

Melling – I don't think the building language was noticed, so it will be to council the third week in May. I will have Don send you the language to look over.

Riddle – one question I have, we talk about it as an option. I wonder, I have relatives that do large and small development in Northern Utah. In our opinion, do we feel a developer will pick this up and go with it, a 10-acre parcel with 3 different styles of homes, has anyone said I will do that or no I wouldn't do that. It is great if we say we do it. If you want expensive housing have the City do it, they are very expensive and they are owned by cities. It drives the price so high. Melling – that is a complete failure. The data is not indicating subsidy anymore, but more free market options because subsidy drives things up. Dallas – there is a wide array of developers, some go to higher density because of setbacks. With the option to generate more density is a benefit. A 4-B Ranch is 1 acre lots, we had R-2-1, most are 8,500 square feet, but I have Shadow Cove with amenities before it was a part of the ordinance, and some targeting more affordable. Adding this option, you won't see every developer utilize it, but it is a good option. You give someone the ability to use a portion of this, with the cul-de-sac. The minimum lot width, if the envelope is 54 feet you max it out. This gives an option for better use of the land and also gives variety. Melling – when I looked at this it is a neighborhood with 40 twin home units. The developer can do 58 units, with it even R-2-2 you have 24 single family homes where there were none before. Fast forward 5 years, if every R-2-2 does this option it is a new standard. Dallas – we don't have the RDO language defined, but by using some of these examples, if you can contain multiple type of housing in one area you have a better-quality product. If the RDO can be done with the same efficiency as zone changes you get a better master plan with low, medium and high density.

PUBLIC COMMENTS: ■ Ann Clark – he was saying 54% is owner occupancy, then why are we building, and some say it is all investors. I am concerned that we are building for investments. I am concerned, you can build apartments and rent them out, but rentals do not