

CEDAR CITY PLANNING COMMISSION

MINUTES

April 21, 2020

The Cedar City Planning Commission held a meeting on Tuesday April 21, 2020 at 5:15 p.m., **electronically through ZOOM.** <https://zoom.us/j/96308418232> Meeting ID: 963 0841 8232

Members in attendance: Mary Pearson–Chair, Craig Isom, Jennie Hendricks, Jill Peterson, Ray Gardner, Hunter Shaheen, Adam Hahn

Members absent –

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 5:15 p.m.

ITEM/REQUESTED MOTION LOCATION/PROJECT APPLICANT/PRESENTER

I. Regular Items

1- Approval of Minutes (March 24, 2020)

(Approval)

Craig moved to approve the minutes of March 24, 2020, seconded by Jennie and the vote was unanimous.

**2- Subd.- Minor Lot
(Approval)**

519 E 200 S

Clay Tom/ GO Civil

Dallas Buckner of GO Civil presented: he said this was along 200 South next to the walking trail and the Canyon Park. It is 1.2 acres and they are splitting this into 2 parcels. It has been reviewed by the City Surveyor, it meets with the zoning, and each parcel will be over ½ acre in size. The request is to make this into 2 lots. It is zoned R-2-2 so these are larger lots than needed.

Craig moved to approve this minor lot; seconded by Jennie and the vote was unanimous.

Dallas asked now, do they need to get this recorded, or does the City do that? Tyler said after it gets signed by the Chairwoman, he will get it back to Engineering and Dallas can get it from them and record it.

**3- Easement from City
(Recommendation)**

**Cody Drive
approx. 2500 W to 2700 W**

Rocky Mt. Power/Platt & Platt

Bob Platt presented, talked about how Cody drive goes up the hill through the green belt area from the Sunset canyon area. this was given to the City by the Jones family, they built the road that connects the subdivision, and the power company is now in need to get power along there for future development. It is not a dedicated road, so they are just getting an easement from the bottom to the top of this hill. He has all the documents; they have been reviewed by Clay the City Surveyor and this will be a 10' wide easement for underground power. That was Craig's question, if it would be

underground. Yes.

Tyler's only concern was if this were far enough off the road that if one day this were widened, will that be off the road or would they need to get another easement then? Bob stated that he has coordinated with Clay and even if this road is ever widened, and they install curb and gutter, this will be past that. It is placed appropriately with the input of the City Surveyor.

Kit said that they have a budget item to widen this road; it is master planned to be 55' wide. He and Clay have worked with the power company and they made sure where they place this line will be out of the widened road. It will accommodate that additional width. This road will be widened with no interference with this power line.

Mary thought so when the City has the money, then this road widening will happen. Kit said the City has the funds now. That will be widened and will be paid for with impact fee money.

Adam made a motion to send a positive recommendation on this power line easement to the City Council; seconded by Hunter and the vote was unanimous.

4- Street Modifications 800 West from Center to 200 S SUU/ Tiger Funk
(Recommendation) PULLED

5- PUD 2nd Amended 1450 West Jett/GO Civil
(Recommendation) Fort Cedar Commerce Center Phase 2

Dallas Buckner of GO Civil presented: he said this is the second amendment for the Fort Cedar Commerce Center Phase 2. They did the same thing in Phase 1. They are subdividing lots 9 & 10 and making them their own PUD. This will allow Tom Jett the owner to sell each unit off rather than rent them all out. This is similar to a townhome setup, but these will be steel building storage units with partitions between units. So, you can have Lot 9, Unit #4, or Lot 10, Unit #2, etc. Some were a little confused so Dallas explained and pointed out the separate units on lots 9 & 10 and how they will be subdivided. They will have their own CC&R's but will also be subject to the overall HOA in this PUD.

Jennie could see no problem with this. Tyler said he had reviewed this before and per his research, this is the legal way to do this.

Craig said they did hear about this last week in Council meeting. This recommendation will be considered before they vote on this at tomorrow's council meeting.

Jennie asked if the City Council had raised any concerns. Craig said no.

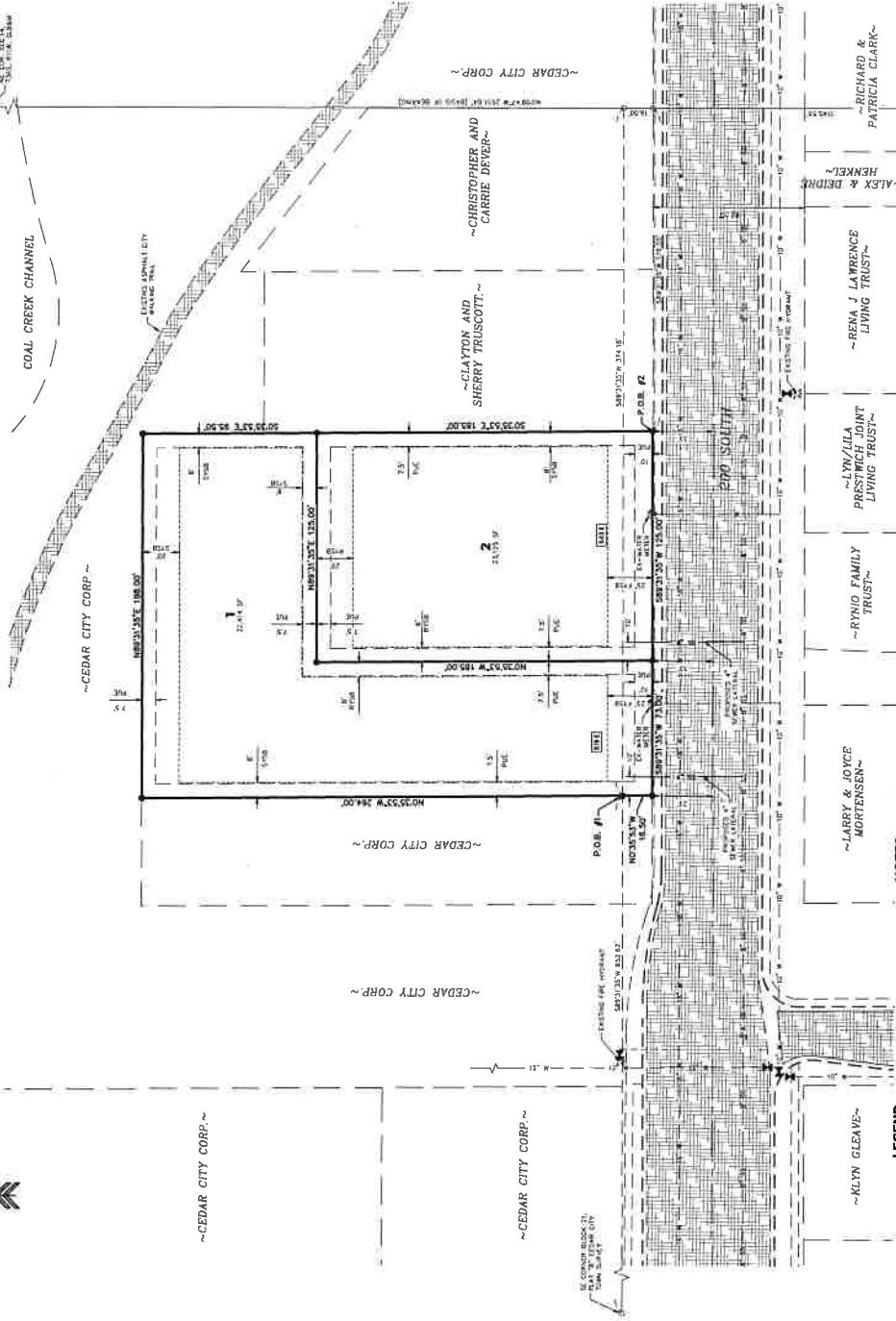
Jennie moved to send a positive recommendation on this PUD amendment to the City Council. Craig seconded the motion and the vote was unanimous.

The meeting adjourned at 5:30 p.m.

Michal Adams, Executive Assistant

MINOR LOT SUBDIVISION FOR CLAY AND TERESA TOM

LOCATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH



PROJECT LOCATION
VICINITY MAP

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, HAVE CONDUCTED A SURVEY OF THE ABOVE-DESCRIBED PROPERTY AND HAVE PREPARED THIS PLAT AND ACCORDINGLY I AM REPORTING TO YOU THAT THE SAME IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SAME IS ACCORDING TO THE RECORDS OF THE OFFICE OF THE COUNTY CLERK OF THE COUNTY IN WHICH THE SAME IS LOCATED.



NARRATIVE
THIS MINOR LOT SUBDIVISION WAS REQUESTED BY CLAY AND TERESA TOM, THE OWNERS OF THE PROPERTY, TO DIVIDE THE PROPERTY INTO TWO PARCELS AND TO CORRECT THE BOUNDARIES OF THE PROPERTY. THE PROPERTY IS LOCATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH.

OVERALL DESCRIPTION
0.275 AC
THIS PROPERTY IS SITUATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH. THE PROPERTY IS BOUNDARIED BY THE RECORDS OF THE OFFICE OF THE COUNTY CLERK OF THE COUNTY IN WHICH THE SAME IS LOCATED.

PARCEL 1 DESCRIPTION
0.275 AC
THIS PARCEL IS SITUATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH. THE PARCEL IS BOUNDARIED BY THE RECORDS OF THE OFFICE OF THE COUNTY CLERK OF THE COUNTY IN WHICH THE SAME IS LOCATED.

PARCEL 2 DESCRIPTION
0.275 AC
THIS PARCEL IS SITUATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH. THE PARCEL IS BOUNDARIED BY THE RECORDS OF THE OFFICE OF THE COUNTY CLERK OF THE COUNTY IN WHICH THE SAME IS LOCATED.

UTILITY COMPANY APPROVAL

THE UTILITY COMPANIES HAVING JURISDICTION OVER THE UTILITIES LOCATED ON THIS PLAT HAVE REVIEWED THIS PLAT AND HAVE APPROVED THE LOCATION AND PLACEMENT OF THE UTILITIES.

UTILITY COMPANY	DATE
CELESTY LINK	
ROCKY MOUNTAIN POWER	
SOUTHWEST ENERGY	

UTILITIES NOTE

THE UTILITY COMPANIES HAVING JURISDICTION OVER THE UTILITIES LOCATED ON THIS PLAT HAVE REVIEWED THIS PLAT AND HAVE APPROVED THE LOCATION AND PLACEMENT OF THE UTILITIES. THE UTILITY COMPANIES HAVE ADVISED THAT THE PLAT IS IN ACCORDANCE WITH THEIR REQUIREMENTS AND THAT NO CHANGES TO THE PLAT ARE NECESSARY. THE UTILITY COMPANIES HAVE ADVISED THAT THE PLAT IS IN ACCORDANCE WITH THEIR REQUIREMENTS AND THAT NO CHANGES TO THE PLAT ARE NECESSARY.

CITY ENGINEER'S APPROVAL

I, THE CITY ENGINEER, HAVE REVIEWED THIS PLAT AND HAVE APPROVED THE LOCATION AND PLACEMENT OF THE UTILITIES. THE CITY ENGINEER HAS ADVISED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THAT NO CHANGES TO THE PLAT ARE NECESSARY.

PLANNING COMMISSION APPROVAL

I, THE PLANNING COMMISSION, HAVE REVIEWED THIS PLAT AND HAVE APPROVED THE LOCATION AND PLACEMENT OF THE UTILITIES. THE PLANNING COMMISSION HAS ADVISED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THAT NO CHANGES TO THE PLAT ARE NECESSARY.

NOTES

1. PARCELS 1 & 2 ARE ZONED RESIDENTIAL 2 (SINGLE-FAMILY, TWO UNITS).
2. THIS PROJECT DOES NOT FALL WITHIN ANY APPLICABLE ZONING.
3. THIS PROJECT IS LOCATED NEAR BOULEVARD 4300 AND IS SUBJECT TO INTERSECTION TRAFFIC CONTROL AND SHALL BE SUBJECT TO THE CITY ENGINEER'S APPROVAL.
4. THIS PROJECT FALLS WITHIN UTAH ZONE 2 AND THE UTAH FROM AND COMMUNITY PAVEMENT DISTRICT IS SUBJECT TO THE CITY ENGINEER'S APPROVAL.
5. THE CITY ENGINEER HAS ADVISED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THAT NO CHANGES TO THE PLAT ARE NECESSARY.
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LEGEND

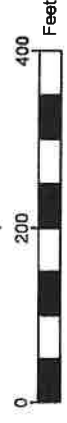
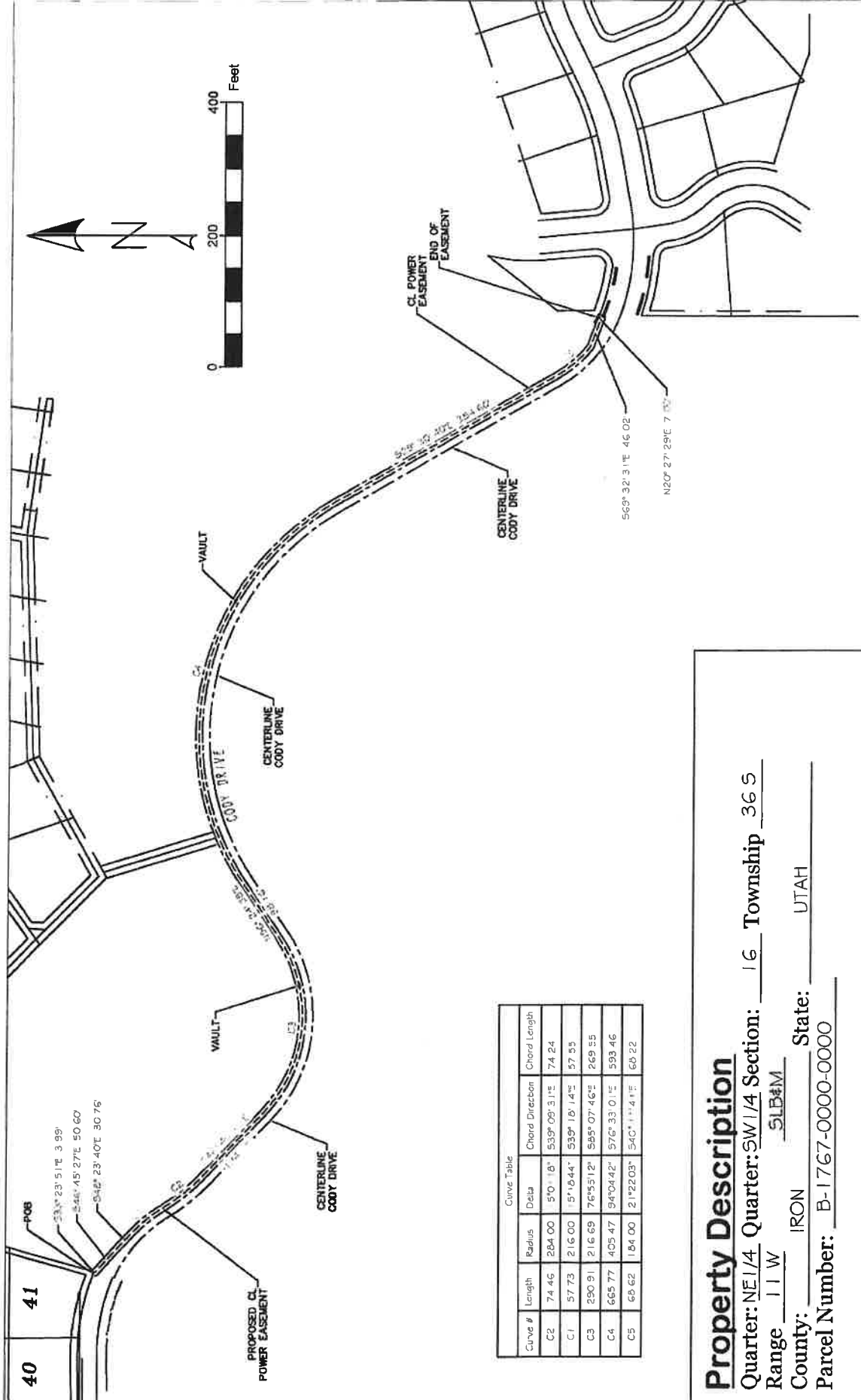
- SECTIONAL NUMBER AS NOTED
- TO BE SET PER PLASTIC TAPE
- EXTENSIVE APPRALS
- PROPERTY
- PROPERTY ADJACENT
- EXISTING TRAIL
- EXISTING WATER RIGHTS
- EXISTING WATER RIGHTS
- EXISTING WATER RIGHTS

LOCATED IN SECTION 14, T36S, R11W, SLB&M, CEDAR CITY, UTAH

MINOR LOT SUBDIVISION FOR CLAY AND TERESA TOM

GO CIVIL
ENGINEERING

DATE	REVISION



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C2	74.46	284.00	5° 0' 18"	74.24
C1	57.73	216.00	8° 18' 44"	57.55
C3	290.91	216.69	76° 51' 12"	269.55
C4	665.77	405.47	94° 04' 42"	593.46
C5	68.62	184.00	21° 22' 03"	68.22

Property Description
 Quarter: NE 1/4 Quarter: SW 1/4 Section: 16 Township 36 S
 Range 11 W County: IRON State: UTAH
 Parcel Number: B-1767-0000-0000

CC#: 11391, 006792552
 Landowner Name: Cedar City Corporation
 Drawn by: M.E. PELLEGRINI

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

SCALE: 1" = 200'

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF LOTS 9 & 10 OF THE LAND DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JAHN, STATE OF UTAH, HAS VOLUNTARILY AND PERMANENTLY DEDICATED TO THE PUBLIC USE AND BENEFIT OF THE STATE OF UTAH, THE COUNTY OF JAHN, AND THE CITY OF CEDAR CITY, UTAH, THE LAND DESCRIBED HEREIN, HEREBY APPROVE THIS AND AMENDED PLAT.

IN WITNESS WHEREOF,
 WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: [Signature]
 [Name], [Title]
 FORT CEDAR DEVELOPMENT, LLC

ACKNOWLEDGEMENT
 STATE OF UTAH, COUNTY OF JAHN, CITY OF CEDAR CITY, UTAH

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, [Name], IN THE COUNTY OF JAHN, STATE OF UTAH, THE ABOVE NAMED PARTY, WHO IS ACCUSTOMED TO SIGN THE INSTRUMENTS AND DECLARATIONS FOR THE PURPOSES STATED THEREIN.

BEING TO WELL KNOWN TO ME, TO WIT:

MY COMMISSION EXPIRES _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF LOTS 11 & 12 OF THE LAND DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JAHN, STATE OF UTAH, HAS VOLUNTARILY AND PERMANENTLY DEDICATED TO THE PUBLIC USE AND BENEFIT OF THE STATE OF UTAH, THE COUNTY OF JAHN, AND THE CITY OF CEDAR CITY, UTAH, THE LAND DESCRIBED HEREIN, HEREBY APPROVE THIS AND AMENDED PLAT.

IN WITNESS WHEREOF,
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BY: [Signature]
 [Name], [Title]
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BY: [Signature]
 [Name], [Title]
 FORT CEDAR DEVELOPMENT, LLC

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BY: [Signature]
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IN WITNESS WHEREOF,
 WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: [Signature]
 [Name], [Title]
 FORT CEDAR DEVELOPMENT, LLC

PARKING CALCULATION (LOTS 9 & 10)

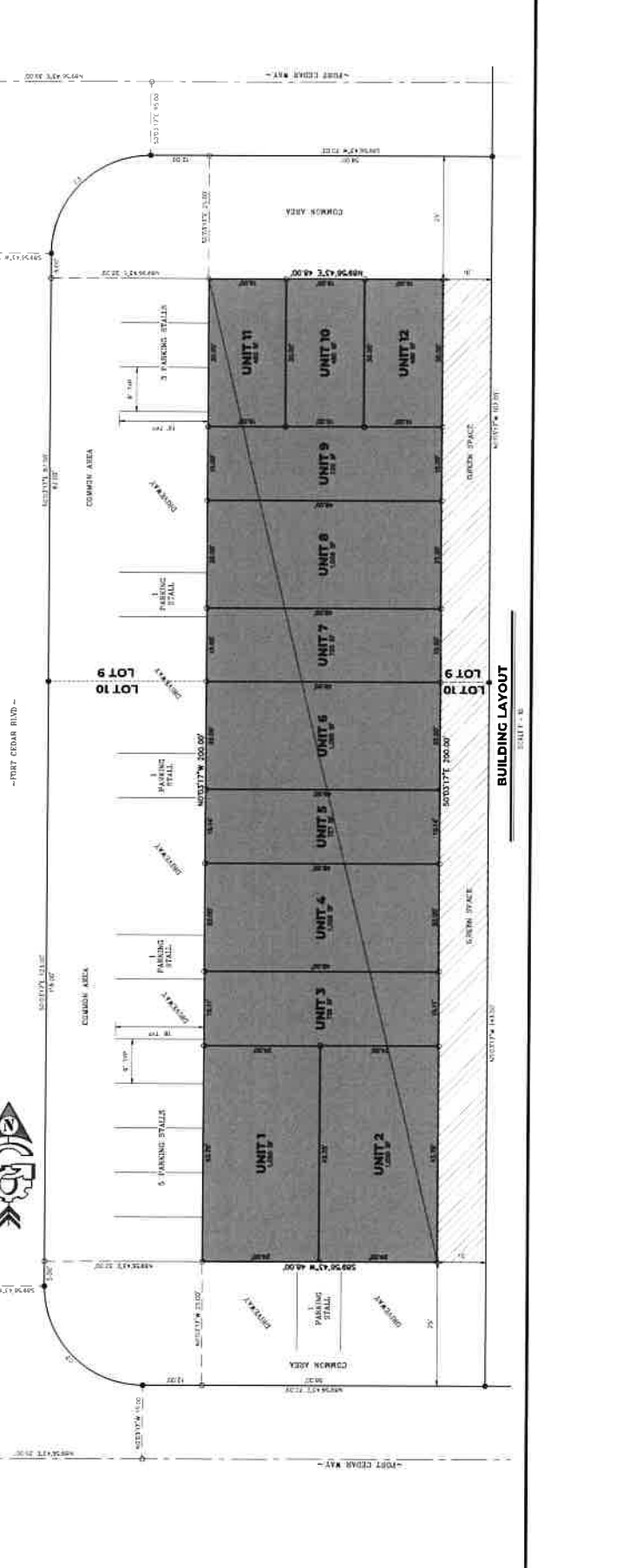
THE SUBMITTED SECTIONS ARE REQUIRED PARKING UNITS AND GREEN SPACE CALCULATIONS FOR LOTS 9 & 10. THE REQUIRED GREEN SPACE IS 1000 SQUARE FEET OF MANUFACTURING PLUS ONE (1) SPACE FOR EACH 2000 SQUARE FEET OF MANUFACTURING PLUS ONE (1) SPACE FOR EACH 4000 SQUARE FEET OF MANUFACTURING.

LOT 9: 1000 SQ. FT. MANUFACTURING = 0.50 PARKING STALLS REQUIRED
 LOT 10: 2000 SQ. FT. MANUFACTURING = 1.00 PARKING STALLS REQUIRED
 PROVIDED PARKING STALLS FOR EACH UNIT

LEGEND

DESCRIPTION	TOTAL #
GREEN SPACE COMMON AREA	1000
GREEN SPACE COMMON AREA	2000
GREEN SPACE COMMON AREA	3000
GREEN SPACE COMMON AREA	4000
GREEN SPACE COMMON AREA	5000

BUILDING NOTE
 UNITS AND WALLS AS SHOWN ON THIS PLAN.



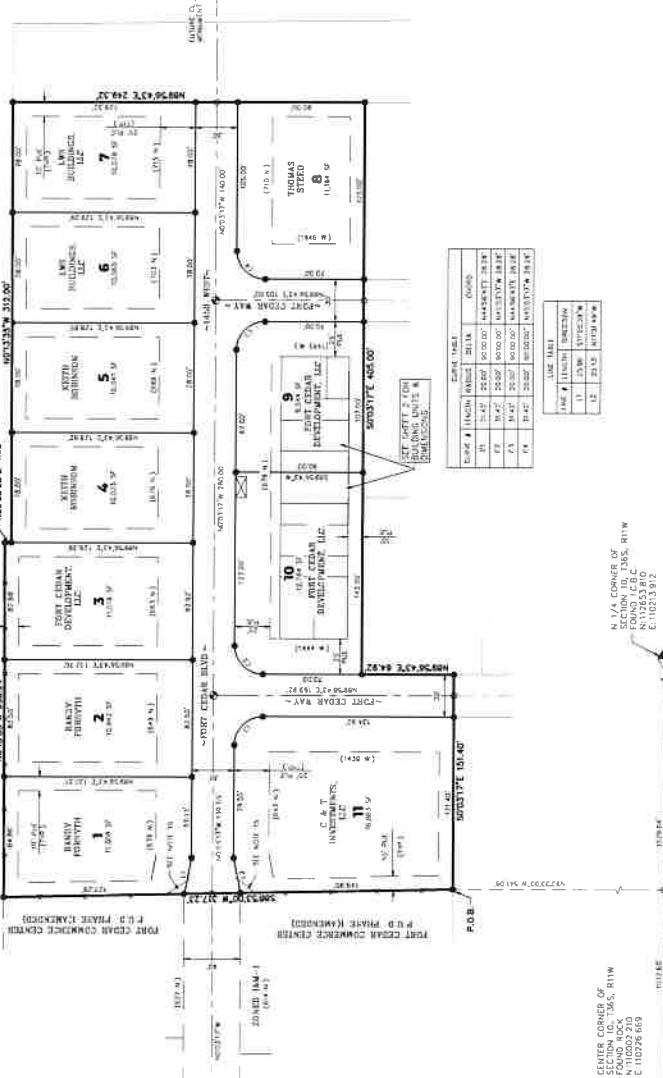
2ND AMENDED FINAL PLAT FORT CEDAR COMMERCE CENTER LLC, P.U.D. PHASE 2

LOCATED IN THE NW 1/4 OF SECTION 10, T36S, R11W, S1B8M, CEDAR CITY, UT

FORT CEDAR DEVELOPMENT, LLC
2754 W 350 S
CEDAR CITY, UT 84720
PHONE (435) 590-2865

CHARTER CITY CORP

48933307E 48Z



SOILS NOTE
THE SOILS SHOWN ON THIS PLAT ARE CLASSIFIED AS... (text partially obscured)

UTILITY COMPANY APPROVAL
I HEREBY CERTIFY THAT THE UTILITY COMPANIES HAVE REVIEWED THE PLAT AND... (text partially obscured)

UTILITY COMPANY	DATE

UTILITY NOTE
UTILITY COMPANIES SHALL MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GRADE AND ALL OTHER RELATED... (text partially obscured)

CERTIFICATE OF ACCEPTANCE
I, THE SHERIFF, COUNTY OF KANE, ARIZONA, DO HEREBY CERTIFY THAT... (text partially obscured)

CITY ATTORNEY'S APPROVAL
I HEREBY CERTIFY THAT THE PLAT COMPLETES THE REQUIREMENTS OF THE... (text partially obscured)

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT WAS APPROVED BY THE... (text partially obscured)

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT WAS... (text partially obscured)

POST OFFICE APPROVAL
I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT... (text partially obscured)

NOTICE
1. THIS SUBDIVISION IS ZONED... (text partially obscured)

NOTICE
1. THIS SUBDIVISION IS ZONED... (text partially obscured)

NOTICE
1. THIS SUBDIVISION IS ZONED... (text partially obscured)

NOTICE
1. THIS SUBDIVISION IS ZONED... (text partially obscured)

NOTICE
1. THIS SUBDIVISION IS ZONED... (text partially obscured)



VICINITY MAP
1:1.5

LEGEND
PROPERTY BOUNDARIES SHOWN AS DOTTED
EXISTING CONTAINING INSTRUMENT
TO BE SET THIS PROJECT
PROPERTY
NEIGHBORHOOD (UTILITY AND COLLECTION)
NOT SHOWN IN THIS PLAT
EXISTING STREET

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA... (text partially obscured)

P.U.D. PROPERTY DESCRIPTION
3.45 ACRES

AFFECTED PROPERTY
ALL LOTS AND BY FORT CEDAR COMMERCE CENTER LLC, P.U.D. PHASE 2, AMENDED... (text partially obscured)

NARRATIVE
THE AMENDED FINAL PLAT WAS APPROVED BY THE... (text partially obscured)

CERTIFICATE OF RECORDING
I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT WAS APPROVED BY THE... (text partially obscured)