

CEDAR CITY PLANNING COMMISSION
MINUTES
May 5, 2020

The Cedar City Planning Commission held a meeting on Tuesday May 5, 2020 at 5:15 p.m., Join Zoom Meeting <https://us02web.zoom.us/j/86510839193> Meeting ID: 865 1083 9193

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

Members absent – Jill Peterson

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

Others in attendance: Dallas Buckner, Tiger Funk, Cindy Moxley, Jonathan Gazley, Creston Singler, Ryan Wallace

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 (April 21, 2020)
(Approval)**

Hunter moved to approve the minutes of April 21, 2020 seconded by Jennie and the vote was unanimous.

2- PUBLIC HEARING

**Zone Change: R-2-2 to I&M-1 800 West at Coal Creek Rd. Kade Adams/GO Civil
(Recommendation)**

Dallas Buckner of GO Civil presented. He said that Kade Adams bought these 2 parcels recently from the City. They are zoned R-2-2 and he would like to change them both to I&M-1. That will match the General Land Use which is light manufacturing.

Craig asked about the things all around this area. Dallas stated that everything south of Coal Creek is I&M-1. These two little parcels are R-2 but basically everything south of Coal Creek is I&M-1. Mary opened the public hearing. As there were no comments, Mary closed the public hearing.

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

**3- Street Modifications 800 West from Center to 200 S SUU/ Tiger Funk &
(Recommendation) Cindy Moxley**

Tiger Funk with SUU presented. He said also here at the meeting are Cindy Moxley, Ryan Wallace

the architect, Jonathan Gazley and Creston Singler a traffic analyst.

SUU is designing a building to be on the corner of 800 West and 200 South. They understand with any new building that will bring an increase in pedestrian and vehicular traffic, particularly crossing 800 West in this area. A few weeks ago, they took some ideas to the Sketch Committee, asked for input and were given several points. He would like to respond to those points. Tonight, they are asking permission to move this along to the City Council. They can go over the map and look over the different items. First, there is a sewer manhole on the South end of the drop off drive that serves the event center. Public Works needs access to that manhole and be able to park a truck next to it for service and cleaning. They have created a center median that gives them the 7.5' to park in the middle of that street. They will meet their request to allow them to have access to that. They would like to have all traffic circulate on either side of the road. They have been able to achieve that. As far as the center median, they will be able to snowplow, and get fire trucks around as this will be easy to drive over. But it will still be prominent enough that the average vehicle will not drive over it. Additionally, the low profile will facilitate snow removal and not have anything that will hook a blade. Having that median at a very soft 1", but they would like to maybe go to more like 2" or 3". They would like to give a prominent signal to others who may want to cross there. Make them aware they can't use that, but the fire department wanted to be able to access that drop off lane in front of the events center by coming from the north and be able to turn east over the median and access there. With this low-profile center median, they can do that.

Next, on down the drawing, the hatched-out area originally was to be a concrete curb and the idea to give the impression that the road is narrowing so that vehicles will slow down. That was problematic in the emergency vehicle eyes, and so, that will be stripped and painted on the asphalt and will facilitate snow removal with no problem. Moving on down to the intersection of 200 South. There is a bulb out on the east side of the intersection and fire was concerned about getting large trucks around that corner. The did not want to puncture tires on that curb. They have softened that, make it mountable and so the fire department is now happy with that.

The last thing, for water, they adjusted where the main water feed to this new building will be. It was to come off 800 West but will now be off 200 South. It is not shown on this drawing, but in talking with Rob Mitchell the Water Superintendent, he is very much on board with this adjustment. With those points made, he can answer questions now.

Adam asked if the fire department had issues with that median, was the drop to 1" at their request? Tiger said they just drew it that way. It started as a 6" with a hard curb around it. Perhaps they have over corrected but would like that center median in order to make all the cars go around.

Mary said to recap, they are proposing a 7' median on 800 West with a 2 or 3" rise with accessibility for emergency vehicles. With that bulb out, rather than be raised, it will just be painted. On the Corner they will still have a raised curb that has been approved by emergency response. Craig said if that were a 1" or a 3" rise, will it still be okay for plowing snow and other things.

Kit said they addressed that in Project Review. Having that as a 1" or 2" rise in elevation will not make that much difference. He also brought up that along 200 South there is an irrigation curb. What do they plan for that? Will that all be replaced, taken out? What.

Tiger said that will be taken care of in a separate project they are working on to improve that irrigation. That ditch and storm water will eventually all be underground. Whether or not that is done with this building is yet to be determined. They intend to improve that as many know on stormy and winter days, it catches vehicles as it is so deep. They are planning to improve that.

Adam moved to send a positive recommendation to the City Council on these street improvements; seconded by Jennie and the vote was unanimous.

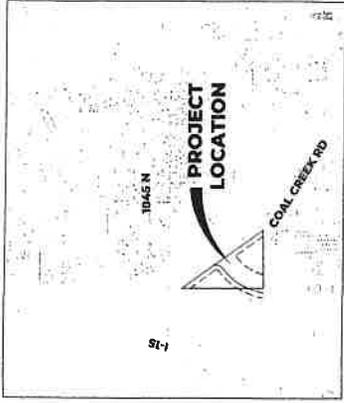
The meeting adjourned at 5:35 p.m.



Michal Adams, Executive Assistant

ZONE CHANGE FOR KADE ADAMS

LOCATED IN SECTION 10, T36S, R11W, SLB&M



VICINITY MAP
N1&E

ZONE CHANGE BOUNDARY DESCRIPTION .95 AC

BEGINNING AT A POINT THE 180° 22' 21" ARC 51.55 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10, T36S, R11W, SLB&M; THENCE 100° 20' 17" W, 26.84 FEET TO A POINT ON THE SOUTHWESTERN 1/4 CORNER OF COAL CREEK THENCE ALONG SAID SOUTHWESTERN LINE 80° 18' 0" E, 47.95 FEET; THENCE DEPARTING SAID SOUTHWESTERN LINE 80° 22' 36" W, 14.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

NARRATIVE

KADE ADAMS RECEIVELY PURCHASED PARCELS FROM CEDAR CITY CORPORATION AND WANTS TO CHANGE THE PARCEL. ZONE FROM R-2-2 TO LM-1 SIMILAR SURROUNDING PARCELS THAT MEET HIS INTENDED LAND USE.

CITY ATTORNEY'S APPROVAL

I, TYLER SCHMEL, CITY ATTORNEY FOR CEDAR CITY CORPORATION, ON BEHALF OF THE CITY OF CEDAR CITY, HAVE EXAMINED THIS ZONE CHANGE AND THAT SAID PLAN MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 20____.

TYLER SCHMEL - CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, MARY FRASER, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE _____ DAY OF _____, 20____.

MARY FRASER - CHAIRPERSON

CERTIFICATE OF ACCEPTANCE

I, PAUL WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY THE CITY COUNCIL, AND THAT SAID PLAN HAS BEEN APPROVED BY CITY COUNCIL ON THIS THE _____ DAY OF _____, 20____.

PAUL WILSON - MAYOR

CITY ENGINEER'S APPROVAL

I, MARY WARDHAM, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ZONE CHANGE WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 20____.

MARY WARDHAM - CITY ENGINEER

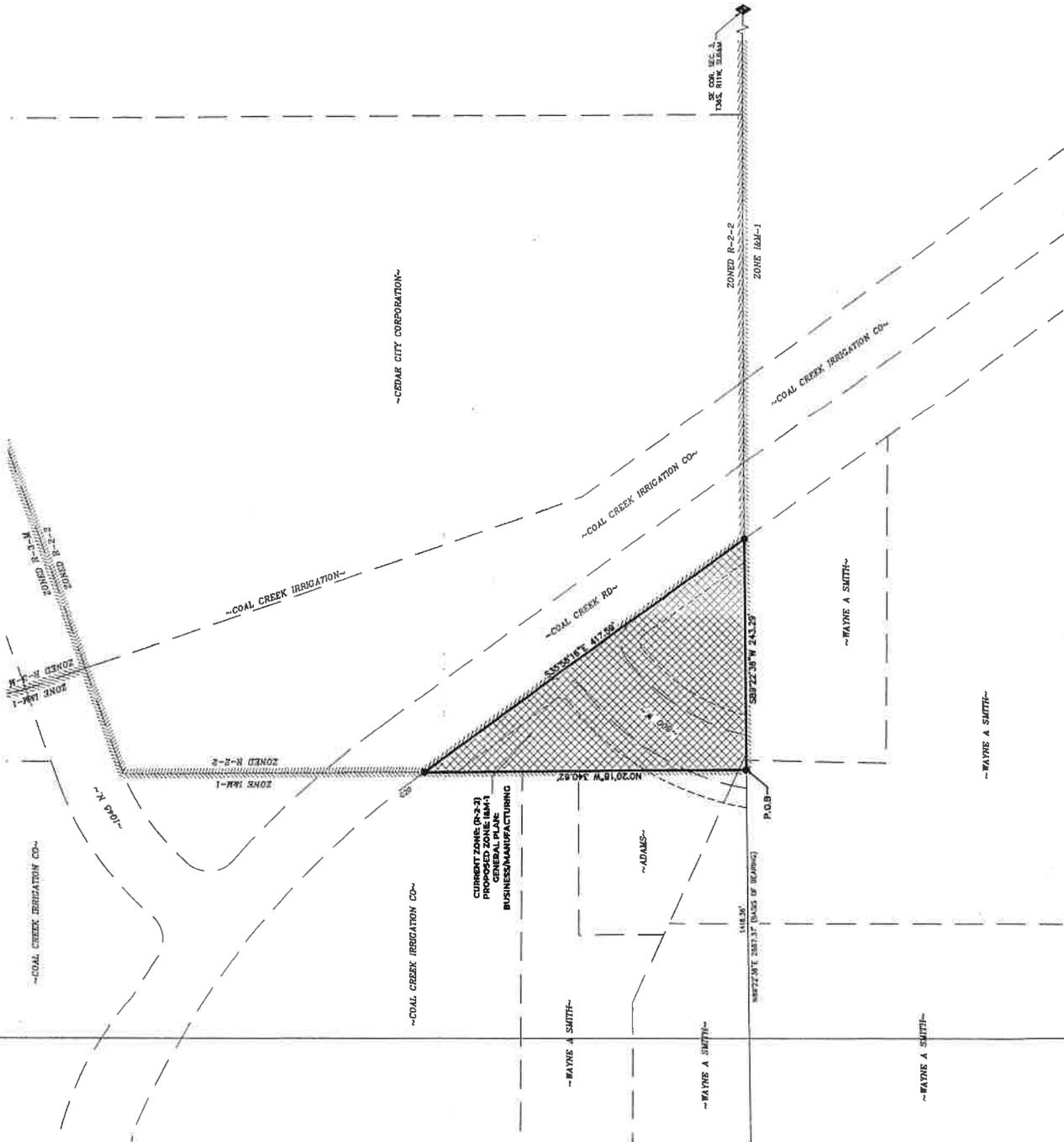
PLANNING COMMISSION APPROVAL

I, MARY FRASER, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE _____ DAY OF _____, 20____.

MARY FRASER - CHAIRPERSON

LEGEND

- EXISTING ZONE BOUNDARY
- - - PROPOSED ZONE BOUNDARY (M&M-1)
- ▣ SECTIONAL MARKER AS NOTED



NO.	DESCRIPTION	DATE

GO CIVIL
FOR
ENGINEERING

150 N 800 W CEDAR CITY, UT 84201
PHONE: 801-223-8888 FAX: 801-223-8889

ZONE CHANGE
KADE ADAMS

I PLAN THIS IS CERTAINLY THE BEST SOLUTION FOR THE PROJECT.

CHECKED:	DRAWN:
SCALE:	DATE:
DATE:	SHEET:
DATE:	NO. OF SHEETS:

