

HISTORIC DOWNTOWN ECONOMIC COMMITTEE

7/7/22, 5:30-7:00

Council member present: Scott Phillips

Committee Members present: Jennie Hendricks, Maria Twitchell, Ron Cardon, Mark Baruffi, Chris McCormick, Danny Stewart, Evan Vickers, Brent Drew

Excused: Donn Jersey, Mindy Benson

Minutes: Natasha Nava

Call to Order: Jennie Hendricks

Pledge of Allegiance: Scott Phillips

Approval of Minutes: April, May, and June minutes to be approved.

***Motion:** Danny Stewart made a motion to approve April, May, and June minutes as written. Chris McCormick seconded this motion. All present unanimously approved.*

Public Agenda: Dave Whitmore from Cedar City Sports; his office has a view of the crosswalk on Center Street and 1st West. He says the crosswalk there is a mess. Pedestrians are not using it properly. He would like to see flags, or signs “drivers must yield to pedestrians in the crosswalk”. It will be greatly improved with the project starting in 2 weeks. They are going to correct the northwest corner by the library. It will be handicap accessible. It will be a four-way crosswalk zebra painted.

Business Agenda:

Downtown Zoning – Objectives and characteristics I have the ordinance from 5 years ago. I would like your thoughts on Downtown Commercial, in addition to changing the grid we might want to change the objectives and characteristics.

SECTION 26-III-14. DC Downtown Commercial Zone. Objectives and Characteristics.

“The DC Downtown Commercial Zone is established as a district in which the primary use of the land is for retail/business purposes. The area covered by this zone is intended to be the central retail, service and professional center of the City. For this reason, the zone has been located in the center part of the City where the street pattern makes the business buildings readily accessible to all parts of the community and the surrounding region. The area is intended to provide for a variety of community activities. The DC Zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting, and well-maintained shops, stores, offices, theater, and cultural buildings, as well as multifamily residential dwellings are also characteristic of this zone. Representative of the uses in this zone are specialty retail, lodging, condo/apartment housing (not at ground level), professional offices, theaters, restaurants, and a wide variety of retail outlets”.

- Should we make “Business” more specific? Business could be anything. We talked about adding professional offices on the 2nd floor or below grade.
- We might want to remove wide as we are trying to narrow the streets.
- Do we want to keep vehicular parking lots?
- Multi-family residential dwellings on the 2nd floor or below grade.
- Shopping, dining, entertainment, cultural and lodging needs to be included. Along with business and retail.
- Open spaces will be maintained by the City.

- Main floor primarily reserved for business.

(See attached proposed corrections to grid)

Mayor's Housing Committee Notes – that was a one-time short-term thing just making recommendations to the City Council. They want living in downtown, more affordable housing. Options for locals to afford housing.

UMSP – Program Administrator – lets figure out how much we have to work with, and we need to define the job as well. I believe we got \$15,000 from the RDA Program. We discussed \$15 an hour, a few hours a week. I believe the position description was defined in the grant proposal.

Other Business:

Tree grates - I received money to spend on tree grates, benches and so on in the Downtown area. I spoke with Anthony, he said the boxes are not big enough for trees, we should look into larger plants. I've talked with Chris Hall at UDOT, he is doing a comprehensive Main Street evaluation from the North to the South Interchange, focusing on the Downtown area. We discussed public input. The funding I have gives us 3 years to use it.

Utility boxes - We discussed utility boxes, covering, and painting them. I've received some money to do that. We just need to spend it before the end of the year. Wrapping is the best way. We will need permission from the utility company.

Benches – what is the status of the art grant with the benches and bike racks? We had a little money leftover that we talked about using on shipping. Have they been ordered? The City received the grant money, we need to follow up with Megan. Do we have locations picked out for the benches? We have not determined their location yet.

Adjourn – 7:02 p.m.

be recognized by the City for purposes of sale. Subdivision of property is not permitted in this zone. The property must first be re-zoned prior to further subdivision.

(E) Lot Width Requirements: Same as Lot Area Requirements above.

(F) Building Setback Requirements:

(1) Side Setbacks: Same as R-1 Residential Zone for dwellings and other main buildings.

(2) Front Setbacks: Same as in R-1 Residential Zone.

(3) Rear Setbacks: Same as in R-1 Residential Zone.

(G) Building Height Requirements: Same as in R-1 Residential Zone.

(H) Building Size Requirements: Same as in R-1 Residential Zone.

(I) Special Provisions: Same is in the R-1 Residential Zone.

(J) Supplemental Regulations: See Article IV, Supplementary Regulations to all Zones.

SECTION 26-III-21. Permitted and Conditional Uses.

The following list itemizes the various uses permitted in each type of commercial and industrial zone. Uses designated as "P" are permitted in that zone and those designated "N" are not allowed in the zone. Zones included here are: Mixed Use (MU); Central Commercial (CC); Downtown Commercial (DC); Highway Service (HS); Industrial & Manufacturing-1 (I&M-1); and Industrial & Manufacturing-2 (I&M-2).

	MU	CC	DC	HS	I&M-1	I&M-2
Agricultural products or supplies (except large machinery)	N	P	N	P	P	P
Air conditioning sales & service	N	P	N	P	P	N
Airports	N	N	N	N	P	N
Amusement enterprises (outdoor)	P	P	N	P	P	N
Amusement enterprises (indoor)	N	P	P	P	P	N
Animal hospitals	N	P	N	N	P	N

need better definition?

*SCOTT'S
NOTES*

	MU	CC	DC	HS	I&M-1	I&M-2
Animals, under 20 head	N	N	N	N	P ¹	P
Antique, import or souvenir shops	P	P	P	P	P	N
Apartment houses	P	P	P*	P	N	N
Apparel altering & repairing	P	P	P	P	N	N
Appliance and/or electronic instruments assembly	N	N	N	N	P	P
Appliance stores	P	P	N	P	P	N
Arts and crafts shops	P	P	P	P	N	N
Asphalt mixing plants	N	N	N	N	C	P
Assembly of appliances (from previously prepared parts)	N	P	N	P	P	N
Athletic & sporting goods store, (excluding sales & service of motor vehicles or motor boats)	P	P	P	P	P	N
Auction houses (except animals)	P	P	N	P	P	N
Auction houses (including animals)	N	N	N	N	P	N
Automobile parts sales (new parts only)	P	P	N	P	P	P
Automobile rental (<10,000 GVW) (See "Truck rental" for vehicles over 10,000 GVW)	N	P	N	P	P	N
Automobile sales (used and new)	P	P	N	P	P	N
Automobile service station	N	P	N	P	P	P
Automobile wrecking yards	N	N	N	N	N	P

¹The provision allowing under 20 head of animals in the I&M-I zone also contains an additional allowance for offspring. The offspring shall be allowed to remain on the property and not count against the 20 head. This allowance shall last for a reasonable time until the offspring are weaned, depending upon the breed of animal.

PAY DAY LENDERS / CHECK CASHING

DC
N.

	MU	CC	DC	HS	I&M-1	I&M-2
Bakeries, on-site retail only	P	P	P	P	P	N
^a Bakeries, wholesale	N	P	N	P	P	N
Banks and ^{credit unions!} other financial institutions	P	P	N	P	P	N
Barber shops, beauty parlors	P	P	P	P	P	N
Barns, stables, corrals	N	N	N	N	N	P
Bed and breakfast	P	P	P*	P	N	N
BAR Beer parlors (on site consumption)	N	P	N	P	N	N
Bicycle sales ^{repair} and repair shops	P	P	P	P	N	N
Boat sales and service (No manufacturing)	N	P	N	P	P	N
Boat storage	N	N	N	N	P	P
Book and stationary stores	P	P	P	P	N	N
Bowling alley	P	P	N	P	N	N
Breweries/Winery < 3000 S.F. production area	P	P	N	P	P	N
Breweries/Winery >3000 S.F. production area	N	N	N	N	P	P
Broadcasting studios	P	P	N ^{??}	P	P	N
Building materials sales yards and storage bldgs. (Materials are customarily stored outside the main building on a year-around basis)	N	N	N	N	P	P
Building supply stores (Materials are stored primarily inside the main building, including permanently attached, covered and fenced enclosures, with some seasonal sales items temporarily kept outside)	N	P	N	P	P	N
Bus terminal	N	P	N	P	P	N

Food Service?

need to talk they need to be permitted.
why? Not sure?

??

	MU	CC	DC	HS	I&M-1	I&M-2
Business Park/research Campus	C	C	C	C	C	C
Cabinet and woodwork shop	N	P	N	P	P	P
Camera store	P	P	P	P	N	N
Candy store, confectionery	P	P	P	P	N	N
Caretaker's dwelling (provided that the dwelling is incidental to the use of the land)	N	N	N P*	N	P	P
Carwash	P	P	N	P	P	N
? Catering service (food)	P	P	PC	P	P	N
Church	P	P	P P*	P	P	P
Clinics, medical and dental	P	P	P PN	P	N	N
Clothing and accessory store	P	P	P	P	N	N
Clubs and fraternal societies	P	P	P P2	P	P	N
Coal yards	N	N	N	N	N	P
Cold storage plants	N	N	N	N	P	P
Concrete mixing and batching plants	N	N	N	N	C	P
Construction equipment rental (heavy equipment)	N	N	N	N	P	P
Convenience store, <2,400 sq ft, w/fuel islands	P	P	N	P	P	P
Convenience store/travel center, <5,000 sq ft, w/fuel islands	N	P	N	P	P	P
Correctional /intensive treatment facility	N	N	N	N	C	N
Craft & hobby store	P	P	P	P	N	N
Dance hall/studio	P	P	P P2	N	P	N
Day care center	P	P	N P2	N	P	N

No Fuel islands!

above ground level. ?

	MU	CC	DC	HS	I&M-1	I&M-2
Department/variety store > 2400 S.F.	N	P	P	P	P	N
Department/variety store < 2400 S.F.	P	P	P	P	P	P
Drive-ins-fast food	P	P	N	P	P	N
Drug store Pharmacy	P	P	P	P	P	N
Dry cleaning and laundry	P	P	N	N	P	P
Dwelling units	P	P	P*	N	N	N
Electrical, heating, air conditioning and plumbing sales & service	N	P	N	P	P	P
Electrical sign shop	N	P	N	N	P	P
Electronic equip, sales & service (<2400 sf)	P	P	N	P	P	P
Electronic equip, sales & service (>2400 sf)	N	P	N	P	P	P
Employment agency	P	P	N	N	P	N
Engraving, printing	P	P	N	P	P	N
Farm buildings, fowl	N	N	N	N	N	P
Farm equipment sales, rental & service	N	P	N	N	P	P
Feed processing	N	N	N	N	P	P
Feed processing, cereal and flour mill	N	N	N	N	P	P
Fertilizer and soil conditioner manufacturing, processing and sales	N	N	N	N	N	P
Fire/police/sheriff stations	P	P	P	P	P	P
Fix-it shops (small appliance/equipment repair)	P	P	N	P	P	N
Floral shop	P	P	P	P	P	N
Food processing wholesale (with no noise or odor nuisance)	N	N	N	N	P	P

Afraid too big

what is this & why? upper level only

Jewelry stores do this?

	MU	CC	DC	HS	I&M-1	I&M-2
Food processing wholesale (with noise or odor nuisance)	N	N	N	N	N	P
Fuel, gas and oil storage (when approved by the fire chief)	N	N	N	N	P	P
Fur farms	N	N	N	N	N	P
? Furniture stores, retail <i>40,000 sq ft.</i>	P	P	P	P	P	N
? Garden supply & plant material sales	P	P	P	P	P	N
Gift shops	P	P	P	P	P	N
Grain storage elevators (over 5000 bu.)	N	N	N	N	N	P
Grain storage elevators (under 5000 bu.)	N	N	N	N	P	P
Gravel and sand pits	N	N	N	N	C	P
Grocery stores, less than 2400 sq. ft.	P	P	P	P	P	N
Grocery stores, more than 2400 sq. ft.	N	P	P	P	P	N
Hardware stores	P	P	P	P	P	N
Health clubs	P	P	P ²	P	P	N
Health food store	P	P	P	P	P	N
Heliport	N	C	N	C	P	C
Home furnishings	P	P	P	P	P	N
<u>Hometel</u> <i>what is this?</i>	P	P	P	P	P	N
Hospital	N	P	N	P	N	N
Hotel & motel	P	P	P	P	P	N
House wrecking yards	N	N	N	N	N	P
Ice manufacturing and storage (wholesale)	N	N	N	N	P	P
Ice cream parlor	P	P	P	P	P	N

special Furniture not appliances & mattresses

special garden not large scale

too big!

what is asterik?

what is asterik?

	MU	CC	DC	HS	I&M-1	I&M-2
Indoor Shooting range	N	P	N ^P	N	P	P
Interior decorating & design (retail)	P	P	P	P	P	N
Janitor service & supply	P	P	N	P	P	N
Jewelry stores sales & service	P	P	P	P	N	N
Junk yards and scrap storage (when property is fenced with at least six foot (6') site obscuring fence)	N	N	N	N	N	P
Karate studio	P	P	N ^{P2}	P	P	N
Kennels	N	P	N	N	P	P
Knitting mills	N	N	N	N	P	P
Laboratory	N	P	N ^{P2}	P	P	P
Laboratory, dental/medical	P	P	N ^{P2}	P	P	N
Library	P	P	P	P	P	N
Liquor store	P	P	P	P	P	N
Locksmith	P	P	N ^{P2}	P	P	P
Lumber yards	N	P	N	P	P	P
Machine shop (general)	N	N	N	N	P	P
Manufacturing, heavy	N	N	N	N	N	P
Manufactured home sales	N	P	N	P	P	N
Manufacturing, light	N	N	N	N	P	P
Manufacturing, clean	N	N	N	N	P	N
Mill working	N	N	N	N	P	P
Mobile home park	N	N	N	N	P	N
Mortuary/funeral home	P	P	N	P	P	N
Moving & storage company	N	P	N	N	P	N
Museum	P	P	P	P	P	N

Handwritten note: A blue circle is drawn around the 'N' in the 'DC' column for 'Karate studio'. A line extends from this circle to the right, pointing to the handwritten text 'upper level only'.

	MU	CC	DC	HS	I&M-1	I&M-2
Music store	P	P	P	P	P	N
Nurseries & greenhouses (plants)	N	P	N	P	P	P
Nursing homes	N	P	N	N	N	N
Office supply & machines, sales, & services	P	P	NC	P	P	N
Oil and petroleum refining	N	N	N	N	N	P
Open-air Businesses	P	P	P	P	P	P
Outdoor trap shooting ranges	N	N	N	N	C	C
Paint & wallpaper store	P	P	N	P	P	N
Park & playgrounds	P	P	P	P	P	P
Parking lots	P	P	P	P	P	P
? Pawn shops	P	P	NC	P	N	N
Pest control & extermination	N	P	N	N	P	P
Pet & pet supply store	P	P	N P	N	P	N
Photographic studios/film processing	P	P	P	N	P	N
Plasma Center / Blood Bank Plumbing shops	N	P	N	N	P	N
Power plant	N	N	N	N	N	P
Professional, business, & admin. offices	P	P	P	N	P	P
Professional, business, & admin. offices (not to exceed a maximum of 2000 sq. ft. on the ground floor and having no more than 2 stories above grade.)	P	P	P	P	P	P
Railroad spurs and dock facilities	N	N	N	N	P	P

outdoor dining?

Antique yes!
Pawn shop
No

upper level only
upper level only

*Recreation/L/Outfitters
Tour & Companies*

	MU	CC	DC	HS	I&M-1	I&M-2
			<i>P</i>			
Recreational vehicle sales, service & rental (Small - Vehicles customarily hauled to recreational sites such as snowmobiles, ATV's, etc.)	N	P	N <i>P</i>	P	P	N
Recreational vehicle sales, service & rental (Large - Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)	N	N	N <i>N</i>	N	P	N
Recycling	N	N	N	N	N	P
Recycling Center, Indoor	N	N	N	N	P	P
Residential	P	P	<i>P*</i>	N	N	N
Residential facility for persons with a disability (see Article XVI)	P	P	N	N	N	N
Restaurant	P	P	P	P	P	N
Rest homes	P	P	N	N	N	N
Salvage yards	N	N	N	N	N	P
Sawmills	N	N	N	N	N	P
Schools	P	P	N <i>PZ</i>	P	P	N
Service stations	N	P	N	P	P	P
Sewage service	N	N	N	N	N	P
Sexually oriented businesses	N	N	N	N	N	P
Shoe sales and repair shops	P	P	P	P	P	N

what is this?

	MU	CC	DC	HS	I& M-1	I& M-2
Sign painting	N	P	N	P	P	P
Sporting goods stores	P	P	P	P	P	N
Storage rental (more than 1.5 acre)	N	N	N	N	P	P
Storage rental (not more than 1.5 acres including: buildings, outdoor storage, and associated parking and driveways-with seven foot masonry perimeter fence and no access or frontage on Main Street)	N	P	N	N	P	P
Swap meets	N	P	N	P	P	N
Tanning, curing, storage of hides	N	N	N	N	N	P
Tattoo parlor and body piercing	P	P	P	N	P	P
Theaters, indoor & outdoor	P	P	P	P	P	N
Tire retreading and/or vulcanizing (associated with sales)	N	N	N	N	P	P
Tire sales & service	N	P	N	P	P	P
Toy store	P	P	P	P	P	N
Trade and vocational schools	N	P	N	P	P	P
Travel trailer courts	N	P	N	P	P	N
Truck and heavy equipment rental, sales & service (trucks \geq 10,000 GVW)	N	N	N	N	P	P
Truck terminal	N	P	N	P	P	P

limit square footage

	MU	CC	DC	HS	I& M-1	I& M-2
Upholstery shops	P	P	N	P	P	N
Warehouses (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	N	N	N	N	P	P
Welding shop	N	N	N	N	P	P
Wholesale outlets	N	P	N	P	P	N

Amended by Cedar City Ordinance Number – 0708-09, **0826-09**, **0811-10**, **1110-10**, **0926-12-1**, and 0311-15.