

**CEDAR CITY PLANNING COMMISSION**

**MINUTES**

September 15, 2020

The Cedar City Planning Commission held a meeting on Tuesday, September 15, 2020 at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

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

Members absent Craig Isom-excused, Adam Hahn

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

Others in attendance: Arlo Fawson, Teri Kenney, Mary Robbins, Joan Thompson, Judy Ludgate

The meeting was called to order at 5:15

**ITEM/REQUESTED MOTION    LOCATION/PROJECT    APPLICANT/PRESENTER**

**I. Regular Items**

**1- Approval of Minutes (September 1, 2020)**

**(Approval)**

**Jennie moved to approve the minutes of September 1, 2020, seconded by Jill and the vote was unanimous.**

**2- PUBLIC HEARING**

**PUD- Vicinity  
(Recommendation)**

**Approx. 4300 W 375 N    949 Properties LLC/GO Civil  
The Village on 56**

Arlo Fawson of GO Civil presented and pointed out the property along U-56. This was brought in a few years ago with a layout. They had discussed then to have access off the highway from UDOT. They will probably have to go back through that process again. They will place a culvert over the top of the irrigation ditch that parallels the highway. They have discussed this with Don the City Planner. These will be 2 story, it is a pretty tight area to get into, they will have garages, there will be 20 units and he pointed out the pond for drainage. That can be landscaped as it is just a depression, so all the drainage water does not flood the neighbors.

Jennie had 2 questions: there will be no issue with getting that access from U-56. Arlo said they were okay before; it is just a matter of talking with UDOT. Jennie also stated on the sketch review, it looked like they had issues with placing gas meters on all the buildings. Has that been resolved? Arlo was not sure, they will certainly get with the gas company before building.

Some present wondered just what PUE meant. Public Utility Easement. Arlo stated that with this PUD the utilities could go anywhere there was not a unit footprint. They can run utility lines in all the other areas which can all be used for PUE's for utilities.

Mary opened the public hearing.

Mary Robbins is a homeowner within the 300' of this development. She just received the mailing. Her concern is that they are along 300 North which is in back of this. They do not show the access, but her concern is that they may take all the large trucks for construction up and down her street to access this from the rear. She is concerned about all the neighboring kids and her father is blind and walks in this neighborhood. Already the sidewalks slope up and down at each drive, and if you have debris that will be a hazard. She would like to see that they are all protected. She would like them to honor the wall and see that it is put in place as soon as possible so they don't have trucks in their area. Her main concern is that they will honor the construction and limit their access to just off U-56 and they talked about a 6' wall. Her home is not directly impacted by a 2-story unit, but they might consider an 8' wall. She was just not sure of the limits. They could also plant trees along there. Her main concern is for the safety of those in the area that they only access from U-56 during construction. She pointed out one side yard that they are afraid they might access through.

Arlo stated the wall they will put up will be per City Ordinance. As far as that side yard access, that looks to be very tight, and they will not use that. They will be placing a sewer line through there to connect sewer to that subdivision so there will be some construction in that area.

Kit asked if all the surrounding area were twin homes. Yes.

Mary closed the public hearing.

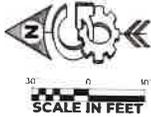
**Jennie moved to send a positive recommendation to the City Council for this PUD; seconded by Hunter and the vote was unanimous.**

The meeting adjourned at 5:25 p.m.

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Michal Adams-Executive Assistant

# VICINITY PLAN FOR THE VILLAGE ON 56 P.U.D. LOCATED IN SECTION 7, T36S, R11W, SLB&M, CEDAR CITY, UTAH



PROJECT LOCATION



## PROPERTY DESCRIPTION 1.827 AC

BEGINNING AT A POINT 649.30 IN TO THE 101.00 FEET ALONG THE QUARTER SECTION AND 800.00 TO E 134.10 FEET FROM THE CENTER QUARTER CORNER OF SECTION 7, T36S, R11W, SLB&M, SAID POINT THE NORTHWEST CORNER OF CANTERBURY COURT SUBDIVISION, THENCE ALONG THE WEST LINE OF SAID SUBDIVISION 800.16 54° E 260.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LAMB-UNIT COTTAGE VILLAGE PHASE 5; THENCE ALONG SAID NORTHERLY BOUNDARY OF THE FOLLOWING 2 CURVES: 500.16 59° E, 102.67 FEET, THENCE 500.16 59° E, 102.67 FEET TO A POINT ON THE 1/4 SECTION LINE, THENCE ALONG THE 1/4 SECTION LINE 800.16 54° E, 271.50 TO A POINT ON THE SOUTH BIRTH OF WAY LINE A HIGHWAY 56; THENCE ALONG SAID SOUTH BIRTH OF WAY LINE 53.49° E, 274.50 TO THE POINT OF BEGINNING.

## CITY ENGINEER'S APPROVAL

I, KIT C. WAREHAM, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN EXAMINED AND ACCEPTED BY ME ON THIS DATE: 08/29/20

## PLANNING COMMISSION APPROVAL

I, BRADY PEPPERSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN REVIEWED AND RECOMMENDED TO THE CITY COUNCIL BY SAID COMMISSION ON THIS DATE: 08/29/20

## CERTIFICATE OF ACCEPTANCE

I, MALE WILSON EDWARDS, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS DATE: 08/29/20

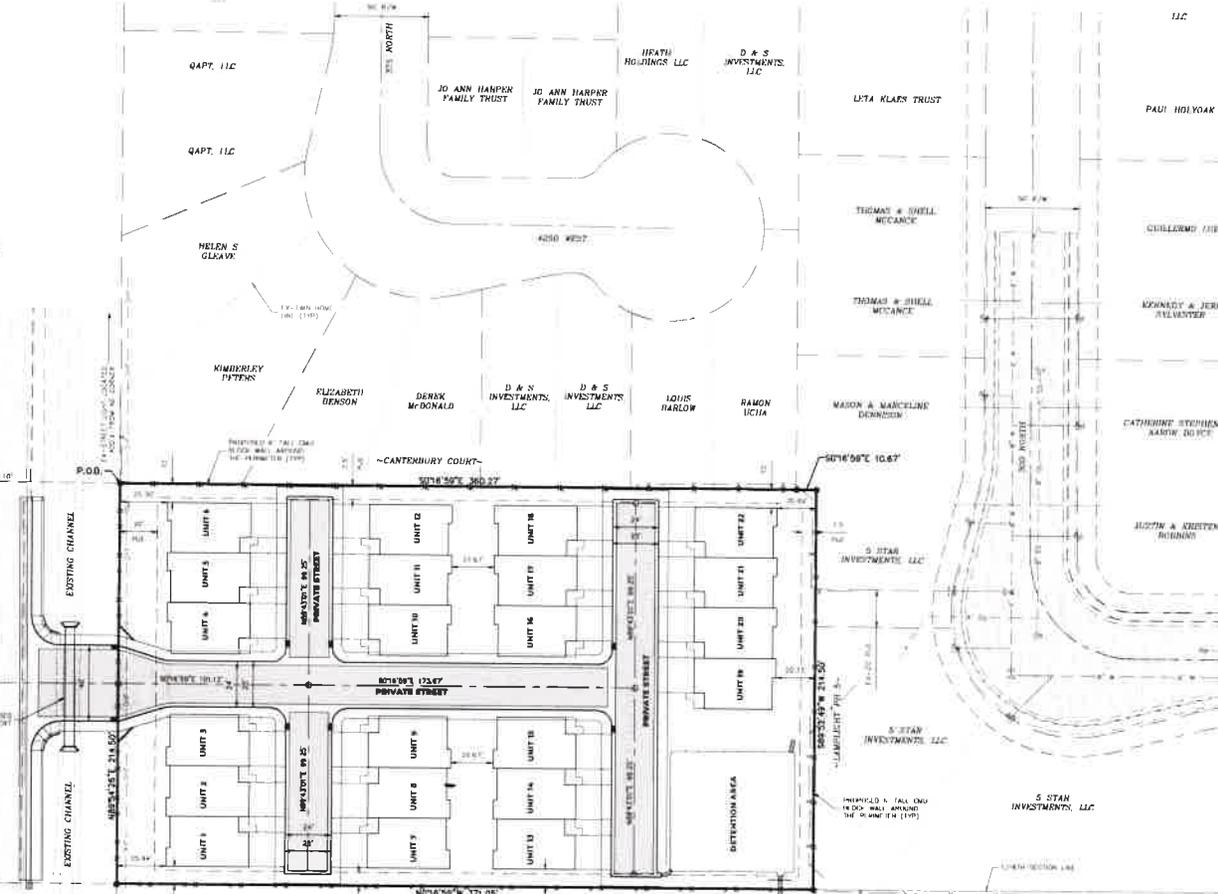
BY: MALE WILSON EDWARDS, MAYOR ATTEST: RENON SAVAGE, CITY RECORDER

## NOTES

- PUBLIC UTILITY EASEMENTS WILL BE 20 FEET ALONG HWY 66 & 75 FEET ALONG THE SUBDIVISION BOUNDARY AS SHOWN ON PLAN.
- BUILDING SET BACKS ARE 20 FEET ALONG HIGHWAY 56 & 10 FEET ALONG THE PERIMETER.
- ALL COMMON AREAS IN THE P.U.D. WILL BE A PUBLIC UTILITY EASEMENT.
- A 6 FOOT HIGH BROWN BRICK MASONRY FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE SUBDIVISION.
- THIS PROJECT FALLS WITHIN THE AIRPORT TRAFFIC PATTERN ZONE (ATZ).
- THIS PROJECT IS ZONED RESIDENTIAL 3 M (DWELLING, MULTIPLE UNIT).
- THIS PROJECT FALLS WITHIN FLOOD ZONE C PER THE FEMA MAP COMMUNITY PANEL NUMBER 480273 0708B, EFFECTIVE DATE JULY 1, 1983.
- MAXIMUM BUILDING HEIGHT FOR THIS PROJECT IS 35 FEET.
- PROPOSED LANDSCAPING TO BE VEG SCAPE.
- BEFORE FINAL PLAT APPROVAL SUB-DIVIDER & DEVELOPER OF PLATTED SUBDIVISIONS & RESIDENTIAL PLOTS ARE REQUIRED TO CONVEY WATER RIGHTS TO THE CITY ACCORDING TO THE CITY'S WATER ACQUISITION ORDINANCE.
- DUE TO CONDITIONS EXISTING IN CEDAR CITY, UTAH, WHICH OCCASIONALLY CAUSE SOIL SLURFAGE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRES PROPOSED SUBDIVISIONS TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING.



TYPICAL UNIT DETAIL



AREA USE TABULATION	
DESCRIPTION	TOTALS
TOTAL LAND AREA	1.827 AC
PRIVATE AREA	0.509 AC (27.9%)
COMMON AREA	0.298 AC (16.3%)
CITY AREA	0.020 AC (1.1%)
GREEN SPACE REQUIRED (25% OF TOTAL AREA)	0.457 AC (25.0%)
GREEN SPACE PROVIDED	0.000 AC
ALLOWABLE DWELLING UNITS	34 UNITS AC - 42 UNITS
TOTAL DWELLING UNITS	22 UNITS

## PARKING CALCULATION REQUIREMENTS

CC ORDINANCE SECTION 26 V 2 (REQUIRED PARKING RESIDENTIAL)  
(2) TWO PARKING SPACES FOR EACH UNIT THAT CONTAINS ONE OR TWO BEDROOMS. UNITS THAT CONTAIN THREE BEDROOMS AND ABOVE ONE AND ONE THIRDS (3/3) PARKING STALLS FOR EACH BEDROOM.  
1 UNIT = 3 BEDROOMS, 3 X 13 = 4 STALLS PER UNIT.  
22 UNITS = 88 PARKING STALLS REQUIRED.  
EACH UNIT WILL HAVE A 2 CAR GARAGE AND A 2 CAR DRIVEWAY 7' X 22' - 88 PARKING STALLS PROVIDED.

## LEGEND

- FOUND SECTIONAL MARKER AS NOTED
- PROPERTY CORNER
- EXISTING HYDRANT
- EXISTING WATER LINE (W/ICE SHOWN)
- EXISTING CONDUIT
- EXISTING GATE VALVE
- EXISTING SEWER LINE
- EXISTING POWER LINE
- PROPOSED 6" TALL ORG. BLOCK WALL FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING FENCE
- LANDSCAPE/COMMON AREA

VICINITY PLAN  
THE VILLAGE ON 56 P.U.D.  
949 PROPERTIES, LLC  
LOCATED IN SECTION 7, T36S, R11W, SLB&M, CEDAR CITY, UTAH

CHECKED:	DATE:
SCALE:	DATE:
DATE:	SHEET: