

**PROJECT REVIEW/SKETCH**  
**MINUTES**

September 21<sup>st</sup>, 2023

The Project Review/Sketch Committee held a meeting Thursday, September 21<sup>st</sup>, 2023, at 8:30 a.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

Staff in attendance: Drew Jackson-Building Official; Don Boudreau-City Planner; Jonathan Stathis-City Engineer; Clay Tolbert-City Surveyor; Randall McUne-City Attorney; Rob Mitchell-Water; Jeff Hunter-Streets; Mike Shurtz-Fire Dept.; Kurt Raffield-WWTP; and Amber Ray-Executive Assistant

Utilities in attendance, Brian Stowe-SC Broadband, Dale Patrick-Century Link, Dallin Pead- Info West, Levi Costigan- TDS, Mike F.- TDS

Others in attendance: Bob Platt- Platt & Platt, Michael Platt- Platt & Platt, Farah LeFevre- Hist.Pres.

**ITEM/PROJECT**

**PROJECT LOCATION**

**APPLICANT/PRESENTER**

**SKETCH**

1. Vacate Public  
Utility Easement

941 E Nichols Canyon Rd

Jeff Hignite

Jeff Hignite: Regarding vacating a 7 ½ foot easement to build a wall and shop. Want to line wall up with neighbors' property.

Jonathan: We were Aware of the wall, but we were not aware of the shop. The shop would go in the easement area? Any set back issues?

Don: I don't see any issue with a wall. The shop would probably be ok with zoning but depends on how close to the property line.

Jonathan: Do utilities have any objection? No objections. There is a piece of property adjacent that was deeded to the city. Not seeking to encroach, are you?

Jeff: Nothing past my property line.

Jonathan: You are good to continue to Planning Commission. We will need a legal description of the easement that will be vacated by a licensed surveyor, prior to the meeting.

Jeff: Because of the shop, or is it required for the wall?

Jonathan: You can leave the easement in place and build a wall. How close do you want to build the shop to the property line? If you want the shop further away from the property line, you wouldn't have to worry about the easement. Let us know if you want to meet to discuss it further.

Jeff: I'll consider the shop and move forward either way.

2. Minor Lot- Subdivision

400 N Aviation Way  
4 Acre Parcel

Roofer's Supply/  
Platt & Platt

Bob Platt: 4-acre parcel owned by Roofer's Supply. They are on the north 2 acres. They want to make

it three parcels, Roofer's Supply on 2 acres and two one-acre parcels.

Robbie: Intentions? There is one water line.

Bob: I am assuming they would have to put in water and sewer when they develop.

Jonathan: Simple minor lot? The only improvements that are missing are the sidewalk. Could fall into the detailed minor lot. If it more than 200 feet, then a simple minor lot.

Bob: I don't think it would be. If it is less than 200 feet of frontage, detailed minor lot, shows you will put in sidewalk and future laterals. I assume Roofers Supply has a sidewalk.

Jonathan: I am not sure if they put in a sidewalk. Let's take a look at the layout. Water and sewer laterals to the new lots.

Bob: Let's say they sell the one-acre lot, at that time, can it be part of the building permit?

Jonathan: If it is detailed, they have to do it now. If we keep it simple, they could do it later.

Bob: I'm not optimistic that there is enough frontage. Maybe they could do two, two acre lots.

Jonathan: Give them those options and see what they want to do.

Robbie: On most of those lots they ran a 6-inch stub. It will depend where that falls. If not on the north side, they can come off of that sub.

## **PROJECT REVIEW**

- |                         |  |                        |
|-------------------------|--|------------------------|
| 1. Building- Commercial | 1030 W Industrial Rd<br>Titan Stairs and Trim Inc. | Prisbey/ Platt & Platt |
|-------------------------|--|------------------------|

Mike Platt: This is the existing Titan building. They want to add on to the building. The addition will be used to keep storage. It will be adjoined to the building.

Drew: Refurbishments needed on landscape area; parking area hard scaped. Shared access in place or will you be pursuing that.

Mike: I'll have to look into that

Drew: We will need to see how that corresponds to the two parking areas. Setbacks as shown. Airport overlay, signs will be a separate permit. There is a streetlight across street, so that is fine. Sewer lateral to existing. Water- we will need the fixture unit. We have to make sure it corresponds to meter size.

What do you have for drainage?

Mike: Has to go out to the street.

Drew: We will look at 2021 IBC and IFC and check fire walls.

Mike: Will probably be fire rated. If that is the case, that won't be fire rated.

Mike S: An ordinance to Knox access through gate.

Kurt: Will you utilize the existing sewer?

Mike: Yes

Don: Be aware of parking and access.

Jonathan: We will look at drainage to see where it is going, if you take it out to the west, look for an easement from adjacent property, or retain on site. Soils report for the area, provide civil drawings.

Drew: Include property address on documents.

- |                         |   |                                 |
|-------------------------|---|---------------------------------|
| 2. Building- Commercial | 1580 S Providence Center Dr<br>Cedar City Cascade Collision | Silver Fox Construction/<br>CIR |
|-------------------------|---|---------------------------------|

JD and John Heiner: We have done a few buildings for Cascade. Cascade runs a clean collision shop. This is our first pass with you. We are familiarizing ourselves with Cedar City.

Drew: This is in the Central Commercial zone. The frontage on 1600 and Providence. The building setbacks as shown. As far as fencing, one thing to consider, a site obscuring fences at least 8 feet in height, if vehicles are not in running order. Landscaping out 10 ft times frontage. Landscaping is shown on the east and north side, in the rear where butts residential it requires a 10-foot landscape strip. That could affect east side parking. Parking calculations are shown, loading area required for over 10,000 square feet. Which is a bigger parking space 10 x 25 ft long, at least 14 feet rear height. It looks like shared access; do you have documentation in place as far as an easement with liquor store.

Heiner: That is something we are pursuing.

Drew: Driveway on NE side, ordinance states 150 feet from intersection.

Jonathan: Engineering Standards are anytime an intersection with an arterial string. 1600 South is a major collector. It states the driveway entrance to be at least 150 feet from the intersection. It looks like you have enough frontage you can shift that. Also access from Providence could be an option. Any variance to Engineering Standards would have to be approved by the City Council.

Heiner: I think we could make the 150 work no problem.

Jonathan: Also want to see line of sight on 1600 South is the proper site distance Where you're going to be moving it, it would be on the curve a little bit more.

Drew: Be aware of curb, gutter, sidewalk, asphalt. There is some existing along Providence Center. Reach out to street department. See if an upgrade is needed. Have them check early on. Airport overlay: filed with FAA 45 plus day turn around.

Heiner: It looks like we are outside of that.

Drew: All commercial jobs require it. Street light is fine. What do you have planned as far as water and sewer?

Heiner: We will know when we are deeper into the final plan with civil

Drew: How about lot drainage, and idea?

Heiner: No, that as well

Drew: Any retaining walls that would be 4 feet or over and signage are a separate permit. Also need a Prairie dog clearance.

Heiner: It has already been submitted with the application.

Drew: We will need a Soils Report.

Heiner: We should be getting it back shortly.

Drew: On architectural plans we will look for code analysis. We are using the 2021 international building and fire codes. Fire protection systems, accessibility. Rating inside and third-party inspections. Reach out to Rocky Mountain Power and Dominion Energy.

Randall: There is an oddity, the design plan has 1580, that is the address for the liquor store.

Jonathan: We will need to look at what public utility easements are currently in place. If none, we would need a 20-foot public utility easement.

Mike S: We will look for the code analysis for fire.

Robbie: I'll look for a set of plans with water.

Jonathan: Be aware of water pressure. There are two water lines, one of the lines is lower pressure. You'll want to do a flow test. There is a hydrant on the corner, you'll want to make sure it is meeting fire flow. This can be done by request from the fire department. Look into which line you want to tie into. One is fed off south tank, one is fed off Cross Hollow. I think there may already be an existing lateral. We will want a fixture unit count for the meter. How much water do you plan on using?

Heiner: Minimal water usage. We do wash cars when finished.

Jonathan: You may want to look into water acquisition, and the incentive program. If you show what your fixture count and the water usage is less than average, there is some discount if you have a conservation agreement. Also, will depend on landscaping, whether that is xeriscape or turf. That will be something to look at once we get into water conservation. 1600 South is a 66-foot ROW we will want to see that you have fulfilled the width. There are master planned trails along Providence and 1600 South. For the trails you will need a 10-foot-wide sidewalk. The city pays for the additional width.

Heiner: So that doesn't increase the road width for fire?

Jonathan: If you do that, we would need an easement. It wouldn't increase ROW width but an easement for pedestrian access. When you get into the civil drawings, we will look at the drainage design. We will look into onsite detention. UDOT requires onsite. We do allow underground retention and the parking lots to be used as detention. You'll want to look at that.

Heiner: What are the next steps?

Drew: All plans are submitted through My City Inspector on our city website. Civil and architectural plans will come at the same time and have one permit. If you have a pole sign, that will need to come back through project review.

Heiner: What is the timeline?

Jonathan: There are no other public meetings that you need to attend. Everything is approved by staff at this point.

Drew: Once we get the plans the Building Department distributes. You as the proponent have access to see the process. Have you been sprinkling these buildings? We will look for occupancy. Sometimes it has a difference as far as water meter configuration.

Robbie: There is a dedicated four-inch line coming in from the street. Important to know what kind of pressure and flow you have in the area.

Heiner: What kind of materials are allowed for the fence?

Don: If you will refer to 26.1 you will see the definition of site obscuring fence. There are a few options. Question on parking. I don't see number of bays. Will this be two stories?

Heiner: It will be one story.

Don: As long as you have the required parking, and you aren't including the storage in the required parking, not a problem.

Kurt: Do you do inground interceptors for wash bays?

Heiner: Yes. We will detail that. We have installed them.

The meeting was adjourned at \_9:15\_am.

---

Amber Ray, Executive Assistant