

PROJECT REVIEW/ SKETCH
MINUTES

October 5th, 2023

The Project Review/Sketch Committee held a meeting Thursday, October 5th, 2023, at 8:30 a.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

Staff in attendance: Don Boudreau- City Planner; Clay Tolbert-City Surveyor; Randy Clove- Wastewater; Randall McUne- City Attorney; Jeff Hunter-Streets Department; Greg Orloski-Fire Dept; Drew Jackson-Building Official; Department Jonathan Stathis-City Engineer; Amber Ray-Executive Assistant

Utilities in attendance: Dallin Pead- Infowest; Dave Patrick- Lumen; Mike Foley -TDS; Matt Rhodes-UDOT;

Others in attendance: Mike Platt, Tiger Funk- SUU; Quinn Mathews- SUU; Farah LeFevre- Historical Pres.; Tyler Melling- City

<u>ITEM/PROJECT</u>	<u>PROJECT LOCATION</u>	<u>APPLICANT/PRESENTER</u>
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SKETCH

1. Zone Change AT to R-3-M	approx. 3400 W South Mountain Dr. Chamberlain/Henstra B-1846-0003-0000	
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Cameron Chamberlain: This is off 3400 across from future Middle School and High School. Master Planned for R-3-M. We would love to put in a project to accommodate that school. And also, the elementary that is coming in. We just got an updated plan that represents a little more of what we are doing. We would like to do more density than the plans states. Just looking for the zone change at this time.

Jonathan: It is in conformance to zoning listed on RDO. We should be in good shape if we match zoning and RDO. We need to get a statement of the owner's consent to the zone change, a legal description for the zone change. Before it goes to the Planning Commission, you will need to send out notices within 300 feet. It will go to the Planning Commission then City Council. Reach out if you have questions. Dallas at Go Civil is aware of the process. Once we actually get into the site plan for the subdivision, we'll probably have more comments. There are quite a few master plan elements that we need to look at. But as far as zone change, everything seems to be in order.

2. Annexation	1711 W 3000 N Creekside Homestead PUD	Hirschi/ Platt & Platt
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Mike Platt: We have a 10 acre area we want to bring into the city. We have talked to Don and Reed to start the process.

Jonathan: It is my understanding that Reed said the county doesn't need to give any formal approval

Don: That is a new state law, if we are filling in the peninsula we don't need to go to the county first.

Jonathan: Are you planning to include road in the annexation of 3000 north?

Mike: We can if we need to. Whatever we need to annex with this, we can.

If it's a property owner though, for example, to the east, I suggest that the city or the county reach out to them and not us because that's not our client. That's not our job.

Jonathan: You will need to do an MOU. Work with Don to get everything ready to go for the petition.

Don: Start with notice of intent. Have him keep in touch with me. Before they even send a notice, let's talk to make sure we are on the same page. What is directly to the east? I know Reed was concerned with that.

Mike: We are waiting on ROS to see what is on the ground. A technicality on our part.

Jonathan: I know there is an irrigation ditch. Good to get a ROS have you talked with Brent Hunter? Has he shown interest in annexing?

Mike: We haven't spoken to him. I can have my client reach out.

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| 3. General Plan Use Amend
Medium Density to
High Density | 1711 W 3000 N
Creekside Homestead PUD | Hirschi/ Platt & Platt |
| 4. Zone Change
AT to R-3-M
AT to RN | 1711 W 3000 N
Creekside Homestead PUD | Hirschi/ Platt & Platt |

Don: We will discuss items 3 and 4 together.

Mike: With the annexation our goal is to do a General Plan and zone change. Then bring them both into conformance so then we can do what we want to do. If you want to see the site plan, that leads us to why we need the General Plan and the zone change. They want to do a little RNZ neighborhood out there. That's why we're going through the zone change process. Some will stay R3M. Some will be smaller single-family homes that conform to that RNZ neighborhood.

Jonathan: The RNZ zone has two designations that you can go with either medium density or high density. Sounds like they want to do the High Density.

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| 5. PUD- Vicinity | 1711 W 3000 N
Creekside Homestead PUD | Hirschi/ Platt & Platt |
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Jonathan: I am going to come back to the General Plan change. If we are increasing the density from what's shown on the general plan, we will want to look at infrastructure in that area and make sure it's adequate. We do have quite a large line, a sewer line, running down 3000. There's an existing 12-inch water line. We will need to see what the utility plan shows. We'll just need to check that and make sure we have the capacity to serve that additional density. In terms of the subdivision plan, I just want to make sure this is on record. Is the western portion going to be a regular subdivision or is it planned to be a PUD?

Mike: PUD

Don: Double check RNZ in regard to, there's a provision in there with PUDs.

Jonathan: That portion is likely to be a subdivision then the easterly portion would be a PUD. As far as the storm drain, it looks like are those open space areas or those intended to be detention ponds.

Mike: Yes, the open space. We need to get into how deep, I don't think it's going to be too deep.

Jonathan: Yeah, we need to look at detention in that area. Obviously, we know we've had flooding problems in that area. So, we'll just want to check the fire flow. I think the closest hydrants would probably be in Gemini Meadows. I don't think there's any hydrants along 3000 north. I want to check the sewer capacity in 3000 north so we can run that in our model. 3000 north is a 75-foot-wide master plan road. I'm not sure if any more of that needs to be dedicated, but we'll need to look at that. We'll need to get that to the full width to match what they did, you know, basically match what they did at Gemini Meadows. The frontage improvements there on 3000 north, and then widening out the asphalt. The master plan does show what's called a shoulder bikeway, which would be a master plan trail. I think that's likely going to go on the north side of 3000 north. So, I don't think it'll be an issue here on the south side, but we'll take a look at that a little bit closer. As far as the water rights, do they have water rights that they're going to be bringing in, or do you know at this point?

Mike: I don't know off top of the head, but I think they have, they could be, there should be water with the property. They know they have got to bring it in one way or the other.

Jonathan: It's probably been irrigated at some point. If we could start looking at that, that would be helpful. This is in the traffic pattern zone, so we'll just need to file the FAA form on this.

We'll need a soils report. It looks like there's some double-fronted lots there on 3000 north.

So, there will need to be a fence along the back, where it's up against 3000 north. I'm not sure if it was where that irrigation ditch is on the east side, where that's actually located, it's probably on Brent Hunter's property.

Mike: Well, we still need to get, we still need to get design information, topographic information, all that, utility stuff actually located, before we even send this to you guys to review. We just wanted, to get the okay with the annexation and the general plan zone changes. Just to get everything out in front of everybody, so when we go to Planning Commission, everybody knows what we're doing.

Don: In regard to the lot configurations, on our end, there's some parameters in that zone regarding proximity to other platted subdivisions and their zoning designations. I know your client was chasing that.

Mike: I think they got that resolved.

Don: And the question was, was it a platted subdivision?

Mike: It's not a platted subdivision.

Jonathan: It looks like there's a, an existing well down in the corner.

I will probably need to look at that and see if that's going to stay or what they're going to do with that.

Mike: Yeah. They're aware of that.

6. Engineering Standards Revision Detail R-4 A

Meisner/ GO Civil

Dallas Buckner: We are working on 4B Ranch Phase 4. When the engineering department made the revisions, this got added. The two CFS is possibly a typo. When talking with Jonathan and the developer Jonathan provided us with a table that said that for the soil type. We see in Cedar, we can go up to five feet per second without rip wrapping. That's what we're requesting the change be made to is to five feet per second instead of two CFS.

Jonathan: Yeah, so we've had a lot of discussions on this. It kind of comes down to a maintenance issue. It's a little bit easier to maintain a channel that's not rip wrapped. Obviously you're going to get a little bit of scouring at some point, but it's a lot easier just to run a blade down a channel that's not rip wrapped. Once we get into the higher velocities, it is going to scour a lot more. We want to protect that

and, you know, protect the adjacent properties and the roadway. That's where we kind of came up with the five feet per second. It's kind of a happy medium, I guess you'd say. Balancing the maintenance issues with the scour and undercutting issues. There's really no perfect solution with an open ditch. It's just, it's always going to, there's always going to be some maintenance there. But at least in my mind, it seems like this would be a good balance at this point.

Jeff: I would rather see it all in curb and gutter. Easier to blade no rip wrapped ditch. Less cost to the city.

PROJECT REVIEW

1. Culinary Water Connection Sorensen PE Building SUU

Tiger Funk: Proposing to change water line connection. From University Boulevard to Harding Ave. We currently feed the P.E. building from University Boulevard, clear up along this fire lane and around. We've had a number of failures on that line over the last couple of decades. We would like to abandon it and come off of the Harding Avenue line right here. Before we went into design, we talked to Robbie Mitchell about the concept of this, making sure that we would have the pressure we needed and volume. He felt like it would be appropriate and, an okay adjustment to make. Coming off of Harding Avenue here, we would come right off the main line, put a meter vault on S.U.U.'s property. Then feed up from the building from there. The meter vault is designed to cities, to the city spec with that 20/60 detail.

Drew: Any changes to water metering itself.

Tiger: I think it's a 14 inch line with an eight inch feed and that that will continue to serve as a fire line. But the culinary line down there will be abandoned. The culinary line comes off of that eight inch line with, with a valve. We would close that valve and put a blind flange on it. There's really little, if any risk of, of creating a septic stub or something like that. But by and large then, that eight inch fire line that runs up here, that would all stay in place coming off of the existing metering point here. And then the new metering point up here would just be for a four inch culinary line.

Drew: Will there be change to the actual meter itself. We're not putting in any new water meter itself, correct?

Tiger: It will be a new meter.

Jonathan: If you're just going from a four inch to a four inch, I don't know that there would be any new fees like water acquisition. I don't see that applying in this situation. Can you use the existing and move to new location. Possibly a new meter purchase

Tiger: Not sure if we want to reinstall. I think in our specs or in the plans here, we, we call out the purchase of a new meter.

Jonathan: What is causing the issues with the 4 inch line? Is it the higher pressure or is it just the material?

Tiger: We don't know exactly other than it was put in with schedule 40 PVC, which is probably one of the problems. We've, we've stubbed out of the building now with HDPE and that's what we will run down to this new metering point with. We really just think it's pressure fluctuation, a little bit of water hammer and the fact that PVC just is not the right product for a long term main feed into a building like this.

Jonathan: Have you looked at the pressure there on Harding Avenue, is that going to be adequate to serve the building?

Tiger: Yes, that is why we went to Robbie and he said it was adequate.

Randall: Are you going to completely remove your connection on university.

Tiger: We don't have any irrigation feeding off that. It will still feed fire line. The irrigation stub will come off the University's line. Will be replaced in like for like. Entirely on university side of things

Matt: Are you going to dead end connection after the university?

Tiger: We will but not have to get into roadway

Jonathan: If you are going into Harding Ave you will have to get a road break permit to make the tie in. You can move forward submitting plans to get a permits

Drew: We will move it forward with a water meter permit.

CITY ITEMS

1. Proposed Ordinance Change Section 26-VI-2 Don Boudreau

Don: This is a real simple change to the city's landscape ordinance. Earlier this year, we added some language to satisfy the state of Utah. So folks could apply for turf removal rebates. One of the provisions that we had to add was that you couldn't have turf areas that are less than eight feet in width. That only applied to new residential developments. The state has tweaked that and they want that to apply to all developments. That's the basic change. We can, if we change that, we can stay in good graces with the state. If people want to remove their grass, they can get a rebate from the state. I think it's a buck, a square foot or something along those lines. So very basic change.

Jonathan: You vetted this change though the state?

Don: Yes, everything should be good.

Jonathan: We will need to go through planning commission.

Meeting adjourned at 8:57am.