

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

November 16<sup>th</sup>, 2023

The Project Review/Sketch Committee held a meeting Thursday, November 16<sup>th</sup>, 2023, at 8:30 a.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

Staff in attendance: Randall McCune-City Attorney; Drew Jackson-Building Official; Don Boudreau-City Planner; Jonathan Stathis-City Engineer; Mike Shurtz-Fire Dept.; Randy Clove-Wastewater; Amber Ray-Executive Assistant

Others in attendance: Dale Patrick- Lumen, Matt Rhodes- UDOT, Daryl Brown -Watson Engineering, Mike Foley- TDS, Dallin Pead- Infowest, Steve Kamlowky- Brown Consulting Engineers, Jim Guthrie, Colt Cross- Pretreatment, Bob Platt- Platt & Platt, Marshall Jackson, SC Broadband

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

1. RDO Amendment	Pods 3,4, and 16 Cedar Trails RDO	Guthrie/ Brown Consulting Engineers
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Steve Kamlowky- This is Parcel 2 of the Cedar Trail Master Planned area. The number of pods were previously approved. We want to propose an amendment to allow for an increase number of units in Pods 3 and 4. This is right near the frontage road, so it is a perfect place for higher density. We want to do town home type apartments. 24 units per acre. Back pod, 4 units per acre, which meets the underlying density. The front pod would remain the same, 6 pods per acre.

Don- How many were originally proposed?

Steve: In pod 4, 156 approved. We are proposing 344 potential units.

Don: So about 200 more. My concern is that this is master planned as low density. With that, my biggest concern is traffic. It would be a problem unless there is relief to the south. Trying to get people in and out in High Density. I'm not opposed to HD, we want to meet the housing goals we have with the state.

Jonathan: Concern with sewer capacity. Any changes would need to be modeled to see if there is capacity. When we laid it out originally with RDO as it was, it was maxed out.

Steve: We would be happy to look at the water and sewer, upsizing or look at the infrastructure.

Jonathan: Possibly of needing models for transportation, water, and sewer. Also look at drainage, with hard surface, that would need an onsite or regional detention plan.

Steve: We planned for detention onsite. We can show you.

Randy\_ I second Jonathan on the sewer. I think it will be a much larger cost than what you are thinking. We have been studying that area.

Steve: Do you have a study?

Randy: We have a meeting today. If we keep going away from master plan, then we will need changes made.

Jonathan: We are currently updating the sewer master plan with Stantec. They have a model. May be best to reach out to them. They pretty much have the modeling all done. We are also finishing a water master plan. It is going through the city council. Reach out to them.

Steve: It seems like we can present information to you, and we can see what needs to be done.

Jonathan: Yes, we would need to see the data.

2. Minor Lot Subd.	991 N. Main St. Equitable Properties LLC	Equitable Properties LLC/ Watson Engineering
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Daryl Brown: The owner is wanting to split property into two separate parcels. Currently there is a furniture store being constructed on part and he wants to split it to create a parcel two. The access is off 1045 North.

Don: What is the plan?

Daryl: I don't know.

Don: I know the original intent to build a warehouse.

Daryl: I know that is no longer the intent.

Jonathan: We would need you to include the 20-foot PUE along Main and also 1045 N. This was part of an old subdivision. You will need to see if it will cause any issues. The portion may need to be vacated. It was one of the first subdivisions. We will need to sit down with Clay on that. Will the two parcels need reciprocal access for parking and circulation. Get a copy to Clay to review. Once approved by staff, then we will need signed mylar and deeds.

Matt: The access will be a concern. There is some cross access with the furniture store. When you come to the construction side of things, the owner will probably have to go through our access process.

3. Minor Lot Subd.	1581 S. Providence Center Drive Phoenix Plaza LC	Jones/ Platt & Platt
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Bob Platt: This is presently one parcel, west side of I-15, east side of Providence Center Drive. We want to divide it into two.

Don: This is in two different zones.

Jonathan: There is a 20-foot PUE along Providence Center Drive. I don't know if that is dedicated at full width. We may want to wait on the PUE until it is fully dedicated. Talk to Clay on that. Check the master planned width. Also, there is a 16-inch water line that passes through the top parcel. PUE needs to be maintained. Also, the trail easement. If there is no written easement, one will need to be written. Also show an easement for the water line. Will there be reciprocal access or parking between the two parcels?

Bob: Separate. Division is livestock trail.

Jonathan: Preserve the livestock easement and master planned trail. Have easement shown. It is master planned, but I don't believe it is in place. Provide a copy for Clay to review. Then we will need a signed mylar and deeds for the Planning Commission. Should be simple.

Matt: Drainage would be my concern, but I think it is down in a hole.

Jonathan: The fly over would be a concern. At some point it may go away.

Matt: We don't have a plan for the new interchange yet. We can't stop anything since it is not set in stone. It may not hurt to reach out to the UDOT team working on the south interchange. I'll get you contact information. Wouldn't hurt to talk to them. Make sure they are aware and see if they have any comments.

4. Minor Lot Subd.	100 South Westview Drive B-1431-11	Gubler Family Trust/ Platt & Platt
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Bob Platt: We want to divide the parcel in half. There is a shed on the property, not sure if it is compliant.

Jonathan: It will be a Detailed Minor Lot because the frontage is too short. The improvements should have been done when the garage was done.

Bob: I think there is a ROW in place. I will verify that.

Jonathan: You will need curb, gutter, sidewalk, and also channel improvements in the back. We are working on getting information on the cross section. We will need construction drawings. The vicinity map needs to be approved by the City Council.

Randy: There is a pressurized sewer right in front.

Jonathan: Will want to bring in water laterals to both sides of that.

Bob: We would tie into the sewer.

Randy: That lift station went away. We would like to eliminate the pressure line. It can be gravity fed back that way. We may want to look at putting a dry line in.

## **PROJECT REVIEW**

1. Sign – Commercial	820 S. Main St. Fiiz Drinks	Towery/ Onyx Design
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Elijah via phone: This is about the sign. We basically will be replacing the cactus but using the existing pole. It would be further away from the traffic light pole.

Drew: Once you change the cabinet, it needs to comply with current standards. My concern is that it could be in the UDOT ROW. Submit permit application electronically.

Matt: I think he will need to have it surveyed to make sure that it is not in the UDOT ROW. If it is, you would need to relocate it.

Drew: If it is in UDOT or city ROW you will need to relocate. The overhang will be tough. If it is relocated, you can still apply, and follow the provisions for the pole sign.

Elijah: If it doesn't hang into the ROW we can submit the permit?

Don: I would want to see a photo sim. It cannot interfere with traffic signals. UDOT has concerns as well. Just not a good location putting it right near traffic lights.

Drew: When you apply, we will need the notice criteria tool through the airport. It is time consuming, do that sooner rather than later. I can email it to you. Are you just doing tenant improvement inside building. Are you part of that?

Elijah: yes

Drew: For the tenant improvements, we will want to see a full set of plans for Tenant Improvements.

Matt: I would like him to go through the access process where the two accesses are so close to the intersection.

Elijah: Our plan was to not change any existing driveways.

Drew: With the tenant improvement, you would then have to bring it into compliance. Amber will send a link for UDOT. Do you anticipate any changes to sewer, water, electrical, gas?

Elijah: There will be changes to outlets.

Drew: Just inside

Elijah: Yes

Drew: Do you know the square footage?

Elijah: 1330 Sq feet

Drew: Any changes to kitchen area. Food Prep?

Elijah: The only food prep is a plug-in oven to heat up pretzels. We will be removing the hood fan. There won't be any need for a hood fan.

Drew: Do you know if there is an interceptor? I assume there is.

Elijah: I don't know.

Drew: You can go right into plan review. We will be looking for code analysis 2021 IB & FC. Reach out to wastewater about the grease interceptors. Just to get expectations out in the open. Street department, reach out to them. They will want to see existing conditions on sidewalk. See if the current conditions are okay or if it needs to be updated.

Marshall Jackson: SCC has infrastructure along the property line out-front. Buried fiber parallel to main street, along the front of property. Be aware of that if you change access or change pole sign. Reach out to Rocky Mountain Power if there is any upgrade to the current system.

Don: We would want to see parking and circulation calculations.

Drew: We would need to see if the current parking and circulation suffices. Look at the landscaping requirements per ordinance. Apply on the city website through the building department. The sign has to be out of ROW and cannot overhang a ROW.

Don: I want you to send a photo simulation, not just a rendering. Show the sign in relation to the traffic signal. Also, show the traffic signal in the simulation.

2. Building - Commercial

155 E. 400 S  
Meetinghouse

LDS Church/ Evans  
& Associates

Chad and David via phone: There is an existing meetinghouse. Our intention is to raise the building onsite, building a new building in the SW corner, new parking lot, water.

Drew: There are quite a few individual lots there that are all owned by the church. You would be well served to combine the lots. When you work towards the demo, apply online at the City Website. Looking at setbacks, on the south side, you have well over 32 feet, west side, 31 feet.

We will still look for the setbacks, show those on the submittal. There is a notice criteria tool through airport. I don't see any issues, but it is required. I will email it to you. Looking at the parking calculation, you may have an issue with what is proposed on south side proper towards east side. 18-foot 6 inch set back. Needs to be 20 feet. Existing driveway locations, one on NW. Stay as is?

Chad: Yes.

Drew: On NE I have two, you will go to one?

Chad: Yes

Drew: Same on South side, existing to not be utilized?

Chad: Yes

Drew: Work with the street department with existing sidewalk see if it is good as is or will need an upgrade. Reach out to Bart. I will send contact info. We will look for circulation dimensions in the parking area. Any changes to existing water meter sizing or sewer sizing?

David: I don't anticipate a larger lateral or water meter. I don't know how old the pipes are, and if you would want them upgraded to a different pipe.

Randy: I think you will be fine with lateral size. If you bring it up to code, put in the clean out, if they are in traffic area have them traffic rated. Every 100 feet you need a clean out. We have a monument style cover you can access and not hit with plows.

Chad: We will have to bring in a new water system for sprinklers.

Drew: We will look for the meter sizing for culinary and sprinklers.

David: Do you know the water line size in existing streets?

Drew: You can look online on our utilities map. What do you have as far as lot drainage?

David: Two big factors, the existing site appears to drain NW, is it possible to maintain that? The Geotech engineer said soils are sensitive. Concerned with the drainage near the building. How do we approach a storm drain on site.

Jonathan: Good point. There are soil issues here. The existing structure has had settling problems over the years. What we want to see is a drainage study, drainage destination, and make sure the street has capacity. What I don't know is if there are capacity issues on road going north. See if it is okay to drain to street. With onsite detention there are ways to mitigate, lining the pond so it doesn't drain into the soil. We need to make sure the City has the capacity to carry drainage.

David: Does the map online have storm drain information?

Drew: Yes

David: We will evaluate if there is capacity to drain into the street. If it is okay, then we can go that route, if not, retain on site.

Drew: I see the fire hydrant, that covers us. We will look for a soils report and recommendations. On the architectural plans, we will look for code analysis 2021 IB & FC. Also, any third-party inspections.

Don: Looking for a parking analysis. I will look at floor plans to make sure you have supporting parking.

Infowest: Will there be a developer conduit stubbing 400 South Street? A lot of the newer ones have them coming out for anyone wanting to tie in.

Dave: Yes

Dallin: I will get a hold of Chad Spencer to get the utilities plan.

Keely: I am with Dominion Energy, you will need to retire the old service, and put a new service in.

Drew: Reach out to Rocky Mountain Power.

Dale with Century Link: On the demo permit, get a hold of us to remove cables.

Randy: My other concerns are covered on the demo permit.

Drew: Just a warming area, correct?

Chad: Yes

Jonathan: We will look at the sewer lateral, if it is only a 4 inch, we will want to see fixture count to make sure sewer is adequate. If they do end up changing the sewer lateral out, we'd want to have the existing lateral deadened at the main out in the street. And then also the same thing with the water lateral. In order to get a credit for the old lateral, we would need to have that also

deadened at the main out in the street. And then we'll also want to see a water fixture unit count to make sure that we know what the equivalent meter size would be. Any onsite fire hydrants?

Chad: I don't see a need. May need to add hydrant depending on where the riser room is.

Jonathan: Looking at a 6-inch water lateral coming in, it would need to be fully metered. Again, we will need to get the water fixture counts.

Chad: If we need to have a hydrant onsite, what I have done on the other ones is make an 8-inch connection up to hydrant, after hydrant, 8-inch with 2 6-inch valves. So, I don't have to do two cuts at the street.

Jonathan: You can do that and go through a 6-inch master meter.

Chad: Do you require meter on hydrant

Jonathan: Yes, if it is onsite, it needs to be fully metered. We can get you a copy of our standard detail. We have a standard that details that. It is available online. Also check street light location around perimeter. We will also need to check the fire flow.

Chad: Do you have a water model?

Jonathan: Yes, you will do a flow test through the Fire Department. The Engineering Department can run it through the model.

Drew: I will send the Cedar City Fire Department contact.

Chad: On the storm water, is it possible to do a bubble up box as our release out in the street?

Jonathan: We allow what is a curb outlet structure. We would need to look at that. Our current details allow outlet to curb. Depends on what elevations show.

Randy: I know the existing lateral comes out mildot. If a new one, cap the old one. Just to help you out. A good idea to have someone camera the line because it is an older church.

Chad: For combining the lots, what is the process?

Jonathan: I believe we allow that to be done with deed. Check with the City Surveyor. I don't think this is in a subdivision, but we will check.

Chad: Next step?

Drew: Submit permit application online. Demo and Building are two separate submittals but can be done at the same time.

The meeting was adjourned at 9:45 a.m.

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Amber Ray, Executive Assistant