

# Cedar City

10 North Main Street • Cedar City, UT 84720  
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[www.cedarcity.org](http://www.cedarcity.org)

## **CITY COUNCIL MEETING** **MARCH 13, 2024** **5:30 P.M.**

### **Mayor**

Garth O. Green

### **Council Members**

Robert Cox  
W. Tyler Melling  
R. Scott Phillips  
Ronald Riddle  
Carter Wilkey

### **City Manager**

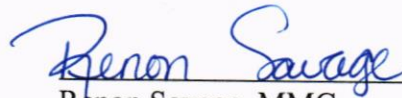
Paul Bittmenn

The City Council meeting will be held in the City Council Chambers, 10 North Main, Cedar City, Utah. The City Council Chambers may be an anchor location for participation by electronic means. The agenda will consist of the following items:

- I. Call to Order
  - II. Agenda Order Approval
  - III. Administration Agenda
    - Mayor and Council Business
    - Staff Comment
      - Love Where you Live Essay Contest winners. Brandon Burk
  - IV. Business Agenda
    - Public Comments
  - V. Public Consent Agenda
    1. Approval of minutes dated February 21 & 28, 2024
    2. Ratify bills dated March 1, 2024
    3. Approve the appointment of Tanisha Wittwer to the CDAAT Board. Mayor Green
    4. Approve a local consent for a beer garden for the Belgium Waffle Ride on April 5<sup>th</sup> and 6<sup>th</sup>. Payten Crawford of Warehouse Bar & Kitchen/Chief Adams
    5. Approve granting an easement to Iron County with a memorandum of understanding for the Quichapa Creek Flood Channel. Richard Wilson/Jonathan Stathis
    6. Approve the bid from Advanced Construction and Design, LLC in the amount of \$913,613.00 for the Cody Drive Improvements project. Jonathan Stathis
    7. Approve the bid from Nelson Excavating & Construction Co. in the amount of \$206,775.00 for the Western View Drive Waterline Replacement project. Jonathan Stathis
- Action – need a motion from a council member to either approve or deny each of the following items:
8. Consider a request for an all-way stop and a variance to the City Engineering Standards at the south entrance of Iron Hawk PUD. GO Civil/Jonathan Stathis
  9. Consider approval of the Vicinity Plan for the Iron Hawk PUD located at 4375 West Center Street. Go Civil/Don Boudreau

10. Consider an ordinance amending Chapter 32-7(F)(8) pertaining to title report requirements for final plats. Randall McUne
11. Consider an ordinance amending Chapter 26-IV-20 pertaining to the clustering of residential development. Tyler Melling/Randall McUne
12. Consider an ordinance amending Chapter 32-9(C)(15) pertaining to subdivisions and public improvements. Randall McUne
13. Consider proposals for the Wastewater Treatment Plant Effluent Reuse Filtration project. Jonathan Stathis
14. Consider proposal for disposal of mining rights at the old Wastewater Treatment Plant. Paul Bittmenn
15. Closed Session – Character, professional competence or physical or mental health of an individual

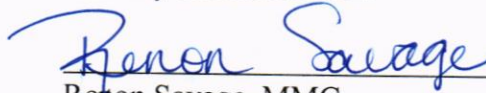
Dated this 11<sup>th</sup> day of March 2024.



Renon Savage, MMC  
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 11<sup>th</sup> day of March 2024.



Renon Savage, MMC  
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.



**COUNCIL MINUTES**  
**FEBRUARY 21, 2024**

The City Council held a meeting on Wednesday, February 21, 2024, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Garth O. Green; Councilmembers: Robert Cox; W. Tyler Melling; R. Scott Phillips; Ronald Riddle; Carter Wilkey.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; Economic Development Director David Johnson.

**OTHERS PRESENT:** Tom Jett, Rob Ehret, Diane Ehret, Jared Lewis, Christian Simmons, William Evaskovich Sr., Shelby Smith, Dallen Smith, Shara Evaskovich, Gerald Bowler, Sheila Bowler, Malinda Dustin, Annie Taylor, David Evaskovich, Hailey Ensign, Janiece Purpura, Joshua Purpura, Matthew Debelis, Lois Nackerud, Lori Neighbors, Cynthia Emmons, Stephen Emmons, Deon Taylor, Wallace Taylor, Donna Judd, Lori Bluemel, Thom Bluemel, Brittany McCabe, Wayne LeBaron, Mark Comstock, Sadie Hinck, Kelly Newville, Wendy Green, Clay Harward, Esten Leavitt, Father Lee Montgomery, Cozy Sanderson, Doug Croft, Ray Vance, Kira Thomas, Matt Carter, Kaio Bloomfield Togiai, Elesie Bloomfield Togiai, Sam Bauer, Deb Bauer, Terry Hermansen, Teri Kenney, Anne Clark, John Fenn, Debbie Johnson, Dennis Johnson, Jamilyn Evans, Jason Davis, Kirsty DeGraaf, Richard Wilson, Jason Dodds, Guy Neighbor, Richard Bauer, Glen Bauer.

**CALL TO ORDER:** Father Willmann of St. Jude Episcopal Church gave the invocation; the pledge was led by Carter Wilkey.

**AGENDA ORDER APPROVAL:** Mayor – item number 1 on the agenda is Platt & Platt, not Go Civil.

Councilmember Phillips moved to approve the agenda order with that correction; second by Councilmember Melling; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■ Mayor – Mr. Bittmann's son Nick beat the school record at the State Swim meet in a relay. In each action meeting, we will hold closed meetings to discuss employees. Also, we have a few board appointments for vacancies that need to be filled. I propose to put Ellen Wheeler to RAP Arts to replace Donna Law and Terry Hermansen replacing John Ash on the Board of Adjustments. I asked them to come tonight. **Terry Hermansen** – I have lived here almost 4 years. I grew up for 10 years in Parowan. I have wanted to get involved in Cedar City and this phone call came and I am excited to be involved. **Mayor** – we have Jamie Evans that has an idea. **Jamie Evans** – I work for the Iron County Event Center and Fair Grounds, this year our theme is Treasure the Memories and we were reaching out regarding the Storybook Parade to see if we could maybe use a float, and they came back and said they were not doing the parade anymore. I went to the commissioners to ask if the County could take it over and they thought it was a good thing. We met with Mayor Green to keep the Parade in Cedar City and use the storage and help that you have given in the past and keep it going in Cedar City. **Mayor** – you want the commitment that they have had.



**Phillips** – the floats will need some repair, we got a lot of flak last year because we didn't have the parade, we couldn't get the citizens to help put on the parade. **Jamie** – we are hoping we can revitalize it. **Wilkey** - do you have a proposed route? **Jamie** – we want to keep the same route and the same weekend. **Paul** – the Police Department a few years ago went to the parade organizers and asked if they would reroute and start at 300 West and Center and then north on Main. **Phillips** – one of the issues we have, the floats are tall, it was moved to the first weekend in November because they won't fit under the Christmas lights on Main Street. The Downtown lighting next year will be November 30<sup>th</sup>. I think it is a great community builder and people loved it. **Wilkey** – is UDOT ok with us closing Main Street for parades. **Paul** – you have to ask. **Phillips** – it is a great idea; we should give it a try. **Mayor** I asked for a report on the Animal Shelter, and it is staggering, we only have capacity for 18 dogs. **Brittnay McCabe** – Shelter Manager – I did not put the rabbits and goats in the report. **Mayor** – I am hoping you have discussed and are coming up with ideas. **Brittnay** – we haven't fully turned away a stray, sometimes it is within a few days before we can take them. Surrenders are astronomical, all the shelters in the area are full, none have taken surrenders for quite a while. **Phillips** – I hear it is a statewide problem. **Brittnay** – it is a nation problem, I don't know if it is from COVID, at that time we couldn't keep animals in the shelter, now people are back to work and don't know what to do so they are trying to get rid of them. **Wilkey** – we were given some number of animals turned away, does the number include aggressive animals? **Brittnay** – it is all animals. I have people calling me from Beaver, Salt Lake, Panaca, Nevada, we can't accommodate that. **Wilkey** – how much do other shelters charge for surrenders? **Brittnay** - \$100 within our jurisdiction, \$200 if they are from somewhere else. **Wilkey** – is that dog or cats, and other animals? **Brittnay** – it is both dogs and cats. **Mayor** - if we took dogs and cats to Best Friends will they take them? **Brittnay** – on occasion, but they do help other states, not just Utah, they take a lot off the Navajo Nation reservation, we can reach out and if they have space open up, they will take them. They have taken several dogs from us this past year. They do take cats; they are easier to move around. We have a lot of large dogs; people want small dogs. The staff works hard with the animals, we have great animals. **Wilkey** - I took 23 cats and dogs to Best Friends to get them spayed and neutered and brought them back, do we still do that? **Brittnay** - yes. **Mayor** - do you have a van? **Brittnay** - we have a truck. **Chief Adams** – a few options, we will have an ordinance change request and fee changes. The shelter is just that, to shelter strays, those that get loose, if you adopt an animal and then decide you don't want it we don't take them back. If you don't want the dog, you can take it to a vet, our staff gives them resources. The four things we could do is: (1) Privatize the shelter, I am not saying I advocate for that and the burden is on private entity. **Wilkey** – then if we pick an animal up do we pay them? **Chief** - yes. **Phillips** – I am not sure we have an organization to do it. **Chief** – (2) move from a no kill shelter; (3) expand the staff and building; and (4) raise surrender fees to discourage people from bringing them in, they sometimes then drop them off in the county. **Wilkey** – what is the fee for adoption? **Chief** - \$55. **Wilkey** - is that an issue for adoption? **Brittnay** - not really, we are low cost, there is a rescues in St. George that charges \$250 per dog, we do that and charge \$55. **Chief** – it is a good opportunity, we are low, \$25 is the sterilization deposit, they go to Dr. Francisco and Best Friends pays that and we refund the \$25. I will present to change fees so in certain months we cut the price in half and provide more discretion to me to get animals moved out. This will help in the short and long term. **Wilkey** - can we have a sale? **Brittnay** – yes, it is something we could do. Iron County, and Enoch are no kill. As far as I know everyone around is. **Wilkey** – what is the financial benefit. **Brittnay** – we have a grant to pay all medical through Best Friends, we would lose



that and the partnership, and we wouldn't get help from rescues, there is a lot at stake if we do that. **Phillips** – I agree, we would not want to do that. **Chief** – there are a lot of pet lovers that donate. Last year we advertised on the Shelter page, and we received \$7,500 in donations. **Phillips** – they can always take donations of food; they go through a lot. **Mayor** – we serve our public, we need to do what citizens need done, I am amazed at the number of dogs adopted per month. **Brittany** – we get one dog out and two more come in. **Phillips** – I have worked with the staff and there are people that love to take care of the animals at the shelter, so thank you. **■Phillips** – we have a couple youth city council members in the audience, they continue to do things in the community, we will have a column in the newspaper. We have the Love Where you Live campaign, we are going to move into agenda items we may not all agree on, but we love where we live and want to celebrate. We have 3<sup>rd</sup> graders writing essays telling why they love where they live, and we will give cash prizes to the student and the class. **■Wilkey** – Mayor, good job on the State of the City this morning. I have had a few citizens reach out about street parking, I had one citizen if once a year the city could do a campaign to remind people the law, a campaign with Gabbie and Sgt. Ludlow or in the newsletter, I know we don't have manpower to enforce.

**PUBLIC COMMENTS:** **■Wendy Green** – there is a Chinese New year's Celebration 6:30 – 7:30 and Dual Emersion students from Fiddlers will do the program, if you have time come and see. **■Christian Simmons** – I love this town, the city, the people because there is so much, every time I hold a sign they wave and honk. I went to St. George yesterday to hold a sign and the city trucks stare at me, I don't know why you can't hold a sign down there, it is against the policy, I wish you could talk to them to get a license for me to hold a sign. **Phillips** – you should go to their city council.

**CONSIDER THE FINAL PLAT FOR TRAILSIDE TOWNHOMES PUD, PHASE 3 IN THE VICINITY OF 170 WEST - 75 EAST 1050 SOUTH. PLATT & PLATT/**

**RANDALL MCUNE:** **Mike Platt**, Platt & Platt – this is the final plat for Trailside PUD phase 3, all the paperwork is into the city. **Randall** – we need verification from the trustee on the title report. **Phillips** – to the right is Phase 2. **Mike** – phase 2 is to the north. We have enough open space. Consent.

**PUBLIC HEARING TO CONSIDER MODIFICATIONS TO SECTION 26-IX-4(E)(2) PERTAINING TO THE FENCE HEIGHT REQUIREMENTS FOR RESIDENTIAL NURSERY SCHOOLS. BRANT PARKER/RANDALL MCUNE:**

**Amanda Parker** – we have been in the process of opening an in-home daycare. We would like to change the height requirements for the fence to meet the State requirement which is 4 feet. **Phillips** – are you wanting to be State licensed? **Amanda** – yes, we went to the Board of Adjustments, our fence is over 4 feet but not 6', we have metal gates, it is secure, we are wondering why the 6' requirement when State requirement is 4'. **Wilkey** – do we have other ordinances that exceed State requirements. **Randall** – that is hard to say. We have a 6' requirement around swimming pools. **Melling** – some HOA's have CC&R's that don't exceed 4'. **Amanda** – we have an 85-pound Doberman that is in the yard and can't get out. Our kids can't get over the fence.

**Mayor Green** opened the public Hearing. **Christie DeGraff** – I have been licensed for 16 years and advocating for providers for years. There are things challenging to be licensed in Cedar City. I have written letters and a report about the State of Child Care in Cedar City,



there are 1,000 licensed spots and 1,400 kids that don't have access to licensed care and are missing out on high quality programs. The State licensing requirements are extensive, we have multiple visits from the Fire Department, State, food program, it is based on research. I have been working with the State to advocate for support of childcare providers, we support the economy, and the city policy opens us to harassment and bullying. I encourage you to consider aligning Cedar City rules with the State rules to make it simple and a friendly place to be to raise children. **Tom Jett** – Washington City and Hurricane also recognize the 4 feet. The hearing closed.

**Wilkey** - my only concern is a double fronted lot. **Melling** – I look at this like alcohol permits, the State regulates so heavily so why do more. My understanding is more than half of our daycares are not licensed because part is the city requirements, I would like to encourage people to be state licensed.

**Phillips** – I agree, we should align with the State. I have followed your husband through many meetings. **Melling** – I would like to revisit and more closely match the State. **Amanda** - people don't get licensed because of the regulations. **Randall** – another change is notifying neighbors within 300 feet, and it has created some not so happy meetings. It does add up. We didn't have that for years; we had a local accountant that wanted multiple employees in his home and the Council wanted to add other things. Some complainants wonder why we say no in the Board of Adjustments, and it is because they meet the requirements. So why notify us if you still approve them. The hearing closed. Action.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE CITY'S TRANSPORTATION MASTER PLAN IN THE VICINITY OF 1700 SOUTH OLD HIGHWAY 91 AND SHURTZ CANYON DRIVE. PLATT & PLATT/RANDALL**

**MCUNE: Dave Clarke**, Platt & Platt – we are requesting a realignment, the current master plan cuts in the middle of a 14-acre piece and it destroys the property. The property owner put in Shurtz Canyon Drive, and it was to tie in, when the City did the master plan update, staff and the consultant didn't talk to the BLM, Kit had it worked out to put the road through BLM and then to private. I was involved in Cedar Trails RDO, and we dedicated the road, at the 12<sup>th</sup> hour the BLM came and said why is the road not here. **Paul** – I met with the BLM on multiple occasions as did Jonathan and the consultant, the BLM was aware. **Dave** - we are proposing to bring the road back around to the frontage road rather than through the neighborhood. City staff concern was a connection to Shurtz Canyon. I met with Jonathan and Randall, we propose to put it along the south boundary and the north boundary of the other property and make this a public right of way, not a public road, we don't want the curb, gutter and sidewalk and PUD, they will put 24' of pavement, dedicate it as a public access and utility corridor, that would tie the two roads together and allow the crossover, they don't need more frontage on a public street, they have a livestock easement already, like the back of Wal-Mart, that would be the compromise rather than a 66' road through the middle of it. **Phillips** – how many homes when fully built out? **Dave** - 1,600 and will 3 or 4 roads tie into Hwy 91. **Phillips** - we don't want it all on Hwy-91, they all only have one way to get out of there. I think we need something else. If there is already a livestock trail, what are they giving up. **Dave** – they put in a 66' road over 20 years ago. **Phillips** – it is part of the development agreement we need access. **Dave** - how many want to go through the neighborhood, it is 25 mph and two cattle guards. **Wilkey** – when was it taken from the end of the road through their property? **Jonathan** – about 2 years ago with the Master Plan



update. **Wilkey** – at the end of the road is a massive fissure, a 20-30 foot deep gully, I think that is why we changed it. **Paul** - the City crews went up a year and half ago and filled up a portion of it, BLM is well aware of what we are doing. We would have to engineer a road back far enough to not collapse a bridge and the BLM would have to move their stuff, they were happy to do it and to expand the trail head. We showed them the master plan. **Wilkey** - you can see the property line, a road at the south end and the north end of theirs would go through their parking lot. **Dave** - no, it would only be 20 feet. **Paul** – where would it go, the soil to the side of the pipe is still collapsible soil. **Dave** – I think they put dirt in before the pipe. **Wilkey** – I don't think that would be the best place for a road because of the soil. **Melling** – you are tying where the traffic will be funneled anyway. What is the access for Hwy 91? **Dave** - that is up to the city. **Wilkey** – which property does the applicant own? **Dave** – all of the property, the IHC piece is adjacent, the road does go through IHC. **Cox** – you are shifting the liability to another property. **Kelley Newville** – I am a part owner, it is a 36-acre parcel right now, we did a minor lot subdivision and went to the Sketch meeting and that is how we found out about the road. Shurtz Canyon is developed along the north and east side and Hwy 91 is around it and the livestock trail and they need the utilities. With it being an easement, you can't develop on top of the livestock trail. We have had discussion with IHC, there is a sewer lift station we were required to put in to assist with the sewer flow and it will be abandoned with the development to the south. The triangles are owned by us and IHC and we have discussed a trade. The road through the big box does not make sense. Why do we want commercial flow into the neighborhood. You have Ken Middleton Parkway that gives flow, Highway 91 will have to be figured out. This gives two ways to not put traffic into the residential neighborhood. There will be driveways through the parking lots on the commercial, like Wal-Mart it has easements to travel through. It also keeps an easement off Highway 91, and it would reduce the number of easements needed. The flow of the driveways onto Hwy-91, this road fixes a lot of the easement issues. The 36-acre parcel is more developed than anywhere in the city. We have held and waited for a long time, but we are proud of how this will represent Cedar City. The road will create more harm. **Wilkey** – I like the idea, my only concern is the part you put on IHC, the lower part was IHC's burden all along. **Kelly** – they are very aware, they were aware of this meeting, I was told to notify them of the outcome of the meeting. There will be absorption of additional property for the easement in the south. **Wilkey** - do they have to put through the portion on the IHC parcel? **Jonathan** - they only have to improve their frontage. **Dave** - they have to go 12 feet past the center line. Our next step is to get with IHC and OMG partners to do the road. **Wilkey** – will your road cul-de-sac until IHC develops? **Dave** – we have plans at city review to put that in as a dead end. **Melling** – the way it is written, the main plus is there is redundant access if Hwy 91 is closed for maintenance. All the traffic does go to Hwy 91. We would need assurance of a public right of way. **Paul** – if you approve it make it part of the record so when they come back in, we have the information. This is commercial but residential traffic travels through residential roads to get to other places, it will have southbound traffic also. **Wilkey** – you are talking to get to Shurtz Canyon Drive. **Melling** – like the access between Wal-Mart and Applebee's it is private easement, but everyone drives on it. **Dave** – the livestock trail will be the easement; I don't think they use it. We are working to get with the Livestock people. **Wilkey** – what about a road on this soil? **Jonathan** – they would have to get a soils report, there are settlement issues. If they engineer and build it properly, they will be ok. There was Crest Townhomes south of Industrial Road, there is a requirement for public access through the private property, we could do that on the master plan with this amendment. **Dave** – it would still be under their ownership with public access, any settlement



would be their responsibility. **Kelly** – I believe the way everyone is working on this project is very synergetic, it needs to be a win across the board. Platt & Platt has worked hard on this, they have been working with all the parties, we are trying to work together and I am seeing that happen.

Mayor Green opened the public hearing. There were no comments, the hearing closed.  
Action.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A ZONE CHANGE FROM CENTRAL COMMERCIAL (CC) TO RESIDENTIAL DWELLING, MULTIPLE UNITE (R-3-M) FOR A PROPERTY LOCATED AT 168 EAST COLLEGE AVE. PLATT & PLATT/RANDALL MCUNE:**

**Mike Platt**, Platt & Platt – we are doing away with the split zone and conform the entire property, we want to change to R-3-M in conformance with the general plan. We have a PUD we are working on for this property. **Phillips** – where does this go with the general plan? **Jonathan** – it conforms.

Mayor Green opened the public hearing. There were no comments, the hearing closed.  
Action.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A ZONE CHANGE FROM RESIDENTIAL, SINGLE FAMILY (R-1) TO RESIDENTIAL, TWO UNIT (R-2-2) AND RESIDENTIAL, MULTIPLE UNIT (R-3-M) FOR PROPERTY LOCATED AT OR NEAR 2700 N 100 EAST. PLATT & PLATT/RANDALL MCUNE:**

**Mike Platt**, Platt & Platt – we are asking for a zone change, not a general plan change. We are asking it to be in conformance with the general plan. It is not required, but I did send Jonathan what we want to do with the property. We want to continue the road to 100 East; we will not connect anything to the south. **Wilkey** – no connection from R-2 to R-3 piece? **Mike** – we don't know what the owner will do, but we have advised them to keep it separate. We are trying to match the style to the neighborhood to the north, this would be single story on 27 of the parcels, the others will be two story and they are allowed. **Wilkey** – do you have any idea how deep the house is? **Mike** – it does not intrude into the rear setback, it will be 20 feet in the back and 25 feet in the front, it is 30' in an R-1 setback, it is a deep house. There will be a detention pond that will come with a design. **Wilkey** – is there any appetite for a development agreement to keep it to one story? **Mike** – I have not asked them, but the others can have a two-story home in their neighborhood. We may put two stories on lots that are on the south side and are configured better for that. **Melling** – the market is calling for more one-story homes. **Wilkey** – we understand what this developer says, but the only way it sticks is through a development agreement. **Mike** – I have a co-worker that lives in this neighborhood. When the developer approached me, I told him we wanted to meet the neighborhood adjacent. The hatched piece is a sewer easement, it is a PUE. **Wilkey** – I want to go over a timeline, when was it master planned and zoned. Jonathan and I sat down and found general plans back to the beginning of this property. This property is zoned R-1 and was annexed in 1995, in 1996 everything was zoned R-1. In the 1999 Master Plan the two parcels we are talking about today, the R-2-2 and R-3 piece and everything lower was master planned commercial, Old Farm was master planned medium density. **Melling** – when they did that on the north side of town, about everything outside the Airport Approach zone was medium density. **Wilkey** – in the 2009 Master Plan everything became what it is today, that is when the R-2 and R-3 properties were master planned, and that same designation rolled



through 2012 and 2022 master plan. **Phillips** – that was going to be the interchange. **Wilkey** – in 2009 it became residential on the master plan.

Mayor Green – we will allow three minutes per person; the council can ask any questions when you are finished. We will allow ten people to comment. The public hearing was opened.

**Tom Bluemel** – I live in Old Farm; I retired here after 36 years in real estate and an appraiser and an expert on property values. The residents in Old Farm see the density as damaging to our quality of life, the character and more traffic. I have a survey of 474 Cedar residents, attached as Exhibit “A” stating they didn’t want higher density, traffic, or change to the rural lifestyle, 89.5% did not want higher density. People buy single family lots, they are willing to pay more by having a lot, a place to raise children, less traffic, more privacy, safety, the view. We all paid more to live in this R-1 neighborhood. We understand the need for affordable housing, but our purchase also demonstrates a real demand for single-family homes. Affordability is a relative term based on infrastructure, interest rates, development costs, supply and demand and location, it is not based strictly on property type. A single-family home is a longer proposition that requires buyers to save and build equity for an opportunity to buy a home with some land where there is little incentive to grow and progress and that is seldom townhomes. My wife and I bought our house in Old Farm because we love the rural feel, larger lot, the views of the mountains. We acknowledge that shopping is less convenient than what we were used to but was worth the price to have less traffic noise, crime, congestion and the unfriendliness of being alone in a crowd. This development will permanently damage the character of this wonderful neighborhood and degrade our quality of life and our property values will be affected.

**Christian Jones**- we have an ideal R-1 residential community, people bought here because that is what they wanted and what it was zoned. I have been asked to talk about a case that is relevant in Utah law, Bradley vs Payson City Corporation. In Bradley the owners wanted to rezone from R-1 to R-2-75, which is a higher density, that is what they want to do here. In Bradley they had a petition with 38 names opposing it, I believe you received a petition with over 80 names on it opposing the change. In Bradley the City Council denied the rezoning application because the general plan, traffic concerns and the Planning Commissions negative recommendation. The court of appeals had other reasons, they liked the rural lifestyle where they could raise horses and do other things like that, and the other thing was public opinion. We have public opposition asking to let them keep the community the way it is with residential R-1 zoning. The developer is free to develop the land that way, and it should be fine. **Phillips** – the court ruled in the homeowner’s favor or in Payson City Corporation? **Christian** – Payson City Corporation, and they denied the zone change and the Supreme Court upheld the denial. **Paul** - it also complied with the master plan. **Christian** – yes, but in our general plan we talk about it being an advisory document.

**Jason Davis** – Pg 17 on the Vision Statement (a copy is attached as Exhibit “B”). I am from Cedar City, I was born and raised here, and I have had the opportunity to experience this in Cedar City. I want to draw out sustainable and strong neighborhood piece. Old Farm is a strong neighborhood, it is an established neighborhood, we would like it to remain R-1 and keep density at a reasonable rate. **Wilkey** – what is the biggest concern, is it the traffic going through 175 or what. The infrastructure in the area can support it. The way I look at it, the



traffic, most of the R-2-2 will go to 100 East, not 175. **Jason** – to me, you say traffic will exit toward Main Street, I have four children, and the neighborhood has several children that go to Iron Springs Elementary, and that traffic will go toward Lund, out the other side, I know traffic is a concern, but I don't know if it is the top concern. Another concern is there is very little room for parking, and there is a lot that goes on in the street with little kids roaming, and then one thing I would like to add is the continuity of the neighborhood and keep the growth at a rate not doubling or tripling the size of the neighborhood. **Wilkey** – what are the problems with the growth? **Jason** – the density of it in such a small space.

**Jennifer Smith** – see attached Exhibit “C”.

**Jared Lewis** – I was born and raised in Cedar City, I then moved to California and now I have moved back. I rented a house in Old Farm and loved it so much that I bought it. It is a diamond among the rubies. I was raised on Sunset Drive Rountree Drive around good people, and Cedar City is full of good people. It is not about the quality of life, a lot of us believe, it is not the Smith's it is trying to preserve the culture of the neighborhood, it is about the kids running around the street, they have a blast, they will leave bowling balls on my door step, and ask me to come out and do pushups, ask for a pickle. Going away from single family homes to people that don't care. I bought my first Lamborghini it is a matchbox car for my grandson, it is a community that is unique that we want to preserve, we want to keep the kids outside, the kids ride four wheelers and scooters, we want to preserve that for our children.

**Phillips** – do you think custom homes would be sold next to an apartment? **Jared** – I would have questioned that side; it faces north and the view. The traffic in the community has no access, they have to go out and around. **Phillips** – but you wouldn't have a view. **Jared** – I would buy a home knowing the community, the people around are supportive, I was used to that on Sunset and Rountree.

**Shara Evaskovich** - we purchased a home a few years ago, the R-1 community was the attraction. Growth is all around, my home is on 175, directly behind me is the Rose development. We have R-3-M all throughout, it is all through town. One of the things I overheard is the traffic, in reading the zoning with regards to R-2-2, it is a denser residential development with higher traffic. One permitted use is boarding and rooming houses for not more than 3 boarders or roomers in addition to the residents. I don't see any parking lots, only houses squashed together, I have 4 vehicles in my garage and driveway and if someone visits the street is where they park. If they have boarders, where do they park, in front of my house. We have the bus garage with the outlet, in the morning and evenings all the people will come through our neighborhood. I ask you to consider the Planning Commission recommendation.

**Clay Harward** – I have lived in the Old Farm neighborhood for just over 4 years. Previously I lived in St. George with the population density of 1,930 people per square mile compared to my home now that has 390 people per square mile according to the 2020 census data. In St. George I couldn't go in the back yard without being completely viewable by 6 neighbors' homes. There were cinderblock walls, but homes were in such close proximity that there was no privacy, if we didn't close our blinds, we could see our neighbors. The front of the house was not much better, if I went out front my 80-year-old neighbor who lived across the street somehow would pop out of her house at the same time and have a 20-minute conversation. I lived there 2 months before I wanted to move, we stayed an additional 3 years. I work from



home, and I spend 22-24 hours a day at my home, and I love hearing the eagles cry, the crows caw, my job requires intense focus, the best way to do that is to be in a quiet area. I do understand the need for affordable housing, I actually lived on the other side of the freeway in the Kensington apartments, I was in the middle of town in the Sunrise Apartments behind Ace Hardware, I lived in several duplexes behind Big-O Tire, I want growth in the community, I like the parks, trails, restaurants, but to have a 2 or 3 story building next to a residential home doesn't sound like smart growth to me. I know we would all love to see the property behind us stay a pasture, but I think as good stewards of our community we can find an alternative that both parties can agree on. I hope to see you follow the recommendations of the Planning Commission and deny the change.

**Matt Carter** – when I was little, we grew up in R-1, it was great for huge families. I grew up in Enoch, and moved here and it is where I want my kids to be raised. I don't worry too much about my kids, safety is what I care about, I know my neighbors, their wives and kids. You get all the other stuff and traffic, I yell at some of the neighborhood drivers, I have a big lot with a long driveway. The safety of it is my concern, you will get too many cars, if you get all those houses, they will park in there and less ways for our kids to be on the streets and out doing stuff, and with all the cars our children will be at risk of safety. **Riddle** – I have known you a long time. Do you feel that twin homes or duplexes will hurt the safety of your family?

**Matt** – yes, you put 60 homes in there and where they all will go, on one street they will have as many as our entire subdivision. We have people that walk in our neighborhood from Cedar Bend. The American dream is a nice home with a white picket fence.

**Rob Ehret** – 109 W 2775 N, my back yard backs up to the property proposed for the zone change from R-1 to R-2-2. I am a licensed general contractor and retired police officer. I work for a general contractor here in Cedar City, he is also a developer, they build various buildings such as custom homes, storage units, airport hangars, etc. When my wife and I decided to move, Cedar City was a natural choice, I have been coming here for over 30 years and have several family members that reside here. We fell in love with the area because Utah has a friendly atmosphere with majestic views. As we were looking for a place to call home, we had several homes to look at, ultimately, we chose Old Farm. Other than the home was perfect for us, we also had a backyard that faced south, we could see all of Cedar Mountain, the Temple the lights at night. The past year some developer built 3 story apartments behind my house which took my view, I will have at least 30 families look in my back yard. R-2-2 setbacks are ten feet closer to my back yard. My wife and another person here are bus drivers, they have problems getting buses out on 100 east as is, they will park on 100 east. I request you leave it R-1 as the Planning Commission recommended.

**Annie Taylor** – read Exhibit. **Phillips** – we have lots of neighborhoods in Cedar City. I appreciate it.

The hearing closed.

**Wilkey** – I worked on the master plan revision, I have a question, I spoke with Jonathan today, when redone in 2022, how can we let the citizens know that it exists. It was in the newspaper, on social media, in the Mayors Newsletter and we sent a postcard to every resident, and it was on the radio, so how do we notify the public. For 15 years, since 2009, we have been telling Mr. Smith this is what your property should be and for 15 years we



have told the citizens that. Being in real estate and supper involved, I know I pay attention. What did we not do other than knocking on every door. **Jason Dodds** – When I look for zoning information, I go to the zoning map and it pulls up an R-1 zone and a developer buys property and changes it, that is frustrating. **Wilkey** – no one answered the question on how to notify people or get them involved. **Jared Davis** – how many email notifications have you got tonight stressing the importance of it. I signed a letter that is what got my attention, highlighting the importance of it.

**Phillips** – councilman Melling alluded to this earlier, a lot of folks that move into townhomes and duplexes are retired, not everyone wants a home with a white picket fence. I have family members in the 30's and 40's that don't want that. We have to look at the schools, Fiddlers and Three Peaks are at near capacity, we need to look at the impact of the developments. I don't pretend to say what people should vote for; people did not approve of the school bond. **Cox** – we cannot consider school capacity in land use issues. **Melling** – the school district gave us numbers of one student for 3 units. **Phillips** – I lived in an R-1 neighborhood that got zoned R-3 and I have apartments around me, I had all the same arguments, public clamor and emotion, and they came and yes, they can look in my back yard and I have learned to adapt to it. It has not changed my lifestyle and my property value has gone up. I don't have children, but I have a lot of people with children come to my home. **Melling** – I live in R-2 and chose that over R-1. **Wilkey** - my wife and I have lived in 4 homes and 3 of them were twin homes, I was one of the people you are talking about. **Cox** - I live in Equestrian Pointe, we have our own park, and we have people from other neighborhoods come to our parks. I have been in 80 homes and there are awesome individuals in every one of those homes. We can expand our neighborhood and love or be exclusive, I choose to include, they are humans, I don't think the people will be an impact, your influence can make them better. Action.

#### **CONSIDER MODIFICATIONS TO THE WOODBURY SPLIT. WAYNE**

**LEBARON/JONATHAN STATHIS: Wayne LeBaron** – I would like to facilitate authorization to put a diversion mechanism in the Woodbury Split. This last year we had record snowpack, my brother and I got a call from the County concerned about Quichapa flooding and we were hired to put a mechanism to divert water north, it had been done years earlier, but was not user friendly, we made improvements and we installed the mechanism, there was about 300-400 cfs, and it was a little dangerous. We diverted the water north, I was in a meeting at Coal Creek Irrigation as a user, Sam Bauer said Coal Creek had run 44,000-acre feet of water. The Conservancy District has a map and most of the water was map, about 6,000 of 44,000 was recharged, we are about 7,000-acre feet shy so that helped supplement some of that which is great. We live here and are the beneficiaries of doing so, about 6,000 was recharged, estimated 12,000-acre feet used by Coal Creek and 14,000-acre feet used elsewhere and about 12,000-acre feet uncounted for. There is a flow chart on the Water Conservancy Districts website, and you can pull up a graph that represents the water flow down Coal Creek, the bulk of the water came down in the spring run off and a huge quantity went north through Midvalley and around the WWTP and into Rush Lake. I opened up the spring where the water used to flow, we have a dam, when I opened that we have 5,000 gallons a minute into a pit, and it only filled up 2/3rds. We have a 16" well in Rush Lake and I then diverted it to the spring, and I opened the well and it swallowed the water. We could not get across Rush Lake from the north to the south with Farm equipment and we were forced to go around for 1 ½ years. We dug out some causeways to travel with equipment. Most of Rush Lake is clay, but there is a 4' seam of cobble and rock and it gets



deeper. When we dug the channels and built causeways we hit gravel, this last year it was swallowing up the water. After about a month of the lake filling, I flipped on the pumps. Within 2 months I had Rush Lake entirely drained except for two areas where the canal system would not allow us to drain the water. The water de-salted Rush Lake and was better than some of our wells. We had 1600-acre feet of water we could have pumped but did not. That water flowed into Rush Lake in a short time period, some did evaporate. A huge amount of water did not leave this valley, very little evaporated, some put to beneficial use, but with the springs and gravel most soaked into the aquifer. Between what we didn't pump the bulk of the 12,000-acre feet went into recharge. **Mayor** – what are you asking for? **Wayne** – I want to show the benefit, if there is a control system in Woodbury you have options. **Mayor** – is that the request? **Wayne** – in the meeting there was interest in a mechanism but said there was no money. I am willing to cover the cost and do the project. I talked with Nate Moses, I have to get authorization from the State, but the city has to give permission. **Paul** – it was constructed by Cedar City Corporation, you have been hearing the lower Coal Creek proposal, Cedar City Corporation did the upper Coal Creek with funding from Senator Bennetts office from the power Plant to I-15 and that took the property out of the flood plain. Cedar City owns the structure, when you take federal funds it comes with strings, you get to own, maintain and you get the liability. I know Mr. LeBaron would like to fund a project to move water, I would give you a reason not to. In 2005 we had snow pack 1600-1700 cfs, there was a lot of flooding around Quichapa, the Akerman family and others sued Cedar City, the basis was you put in so much asphalt and make all the water come out here and if you wouldn't have done that the water would have soaked in and gone away, the courts dismissed the suit based on the Woodbury split mimic the historic flow of Coal Creek, you preserved the historic flow, (2) we hired someone smarter than I am and they went to Quichapa and cut sage brush and measured the growth rings, wet years they are fat, they can track water wetter than in 2005, it followed its natural flow, went where it naturally went and we didn't have to buy 24 + properties. If we move the water, we undercut the basis of that ruling. **Wilkey** – wouldn't that allow human error opportunity. **Paul** – last year Iron County came in and said we have emergency control; they don't want it and they don't control it. This is done for using water better that they want to do this, but we need to see the other side, please don't do something that will put us in jeopardy. **Phillips** – what impact would this have on the impact you brought to us a few months ago? **Jason Dodds** – NRCS has a plan, the county is a sponsor, we pulled the city in because of the Woodbury Split, there was conversation that said who deals with the Woodbury Split, the county told us, and then they said no we don't want that, emergency water shed protection, so we removed it. I knew from talk what Mr. Bittmenn stated, the 60/40 is a precedence we don't want to control flood flows. NRCS cannot induce flooding, the process has to map the flooding, if we change in depth or width, we have to purchase an easement. Paul said you were the sponsor on the Woodbury Split so we go to you, the Feds go to the sponsor. Lower Coal Creek when we started the conversation we left Woodbury out, Cedar City wasn't a sponsor, I want all the players at the table, and we now have that, that was brought up with a meeting, the structure was engineered by Bowen Collins, the City Engineer made some adjustments, Bowen Collins won't stand behind it anymore. At this point the Woodbury Split was added into the PL66 with the County as a sponsor and the city as a co-sponsor, we have all the players to deal with it correctly. Now as an irrigation company president, Old Fort Old Field and Coal Creek Irrigation Company, the water is controlled by the State Engineer, they have laws, Coal Creek has a decree, a very important document when we distribute water, the city owns this, irrigation companies own this water, that is how it is distributed by the Water



Commissioner Sam Bauer, the City and the irrigation companies are the only ones with shares. Individuals don't dictate what happens with water, cities generally don't, but you own shares. Individuals, the amount of water is 10 cfs. Cedar City doesn't dictate where water goes, there is an emergency thing, it is the State Engineer, Water Commissioner, and Water Right holders, shareholders don't dictate where water goes. Both Jonathan and Paul are great, thanks for sending them to the meetings. There is conversation of control to the Woodbury Split for irrigation, non-critical flow, when it hits flood flow it is dangerous. **Cox** – the normal flow wouldn't do what you are asking for Rush Lake. **Sam Bauer** – Cedar Valley, Coal Creek Water Commissioner employed by the State of Utah. My job is to change the flow and record the number I need for the yearly report. Woodbury Split was taken over by the County because of flooding at Quichapa. We are looking at headgates to put in Woodbury Split, Jonathan has 4 designs, whatever put in needs to be controlled by one person, that would be me, I would also work with people that are getting flooded and do that by Mr. Bittmenn or Rich Wilson, but not by irrigation companies. **Phillips** – when the county diverted that did they go through procedures? **Sam** – no they didn't go through anything. **Cox** – I like the concept, but I don't think it will work for the flow. **Phillips** – I am concerned about what it would do to the WWTP. **Melling** – it changed over time, a young water engineer, Joe Melling put those together, but there was a fork parallel to Lund Highway, almost where the WWTP is today. It has changed over time, that was shut off when we built the facility. My concern, we rely on Government immunity act, any modification we can't commit gross negligence, we may save a home in Quichapa, but Flying L or Gemini Meadows have concerns. **Cox** – if Mr. Bauer makes the decision the city is off the hook. **Paul** – the city still has to maintain the thing. **Wayne** – Mr. Phillips, the historical flooding from 2005 forward has not affected the sewer plant, on the south end there is a large berm making 1 mile square where the water is distributed, so this would not create an issue. A few years ago, during the flashflood event, the Quichapa side filled up and the entire 1800 cfs went north and flooded the subdivision. The contemplated mechanism would be designed to be controlled to roll completely out of the function within the split, a maximum limit of diversion to the north, it would be irrelevant in a flood, my brother came up with a mechanism, instead of a gate, the irrigation needs a steady volume of water, if you have a varied stream, it would adversely be affected in the output. It is a mechanism that sets on the side of the split and lowers down into the stream and works like a scissor and when you lift it, it opens an increasing gap and has a controlled flow. On a 45% angle, as it lifted would make an increasing gap, because of the 45 slope the stream would keep it clean and divert the rock to the north to prevent plugging to the south. **Mayor** – these people will not do anything without hiring an expensive engineer. **Phillips** – why do you want to fund this and do this, why, what is in it for you? **Wayne** – I own a water right in Rush Lake, it is a huge opportunity. **Wilkey** – the flood of 2021, we hear boulders the size of Volkswagen, could it handle this? **Wayne** – it would take a 6-foot boulder and the high impact and scissor affect is unlikely you would get anything bigger than 6 inches. Anything else would go over the top, it is like a shoot, it would send logs and boulders to the north. **Cox** – how would it prevent the plugging at Flying L? **Wayne** – 100% of the water went north because the underpass was plugged. The mechanism would not have happened if it was in place. **Jason Dodds** – the water in Coal Creek is owned by the State technically distributed to water right owners and all of the extra water the Water Conservancy District filed on it a few years ago. That water was given as non-consumptive use water right, you can't grow crops or put to beneficial use. That water stayed in the valley, we are a closed valley the water doesn't leave the valley, it used to spread out more. Mayor Green found out that the water is not depleted north, we



don't pump wells because it is not high-quality water. You have a high risk when you manage flood flows on Woodbury Split, the City owns shares, Mr. Bauer distributes the water, and we don't allow Federally funded projects to have additions without strict federal guidance and regulations. **Cox** – you don't have water rights in Coal Creek, you own in Rush Lake. **Jason** – he wants to get it to where he can get beneficial use. We don't mess with the Federal structure without Federal guidance. **Wayne** – had Rush Lake not got the water, it would have went to Mud Flats. **Melling** – we lose 2000-3000 cfs through Mud Flat. **Wayne** – you would have lost a lot if we wouldn't have had the structure. This won't happen unless the State authorizes it, the diversion last year, in my opinion, almost doubled the water, it is a huge potential. People can be fearful, but having the option to provide, all of the water rights are defined for beneficial use, place of use and type of use, I am not infringing on anyone's water right, but no one has a right to waste water. **Sam Bauer** – by the time it is thunder season, Coal Creek is through with irrigation, at that time whatever is in Woodbury Split needs to be moved so we can go to the 60/40 split. **Cox** – get the approval from the State first and then we can talk. **Wayne** – I am asking for your approval to install conditioned by the State, County, and Coal Creek Irrigation. Action.

**CONSIDER A REVISION TO SECTION 3.3.2 OF THE CITY ENGINEERING STANDARDS REGARDING ALTERATION OF IRRIGATION COMPANY**

**FACILITIES. JONATHAN STATHIS:** **Jonathan** – this is an engineering standard revision. Often developers need to make modifications for developers, we require them to work with irrigation companies before making changes to the facilities. This clarifies the State Code for developers to work with irrigation companies, and have them sign off. If there are any disputes it goes to the State Property Ombudsman. We want developers to be aware.

**Jason Dodds** – one thing I feel we are lacking, almost every irrigation companies ditches transfer water is some form or another. I had a situation, we had a perched ditch, the worry I have, I don't care how you pipe the ditch, I feel we need a standard so you know what goes in is a certain quality, how big does it need to be, I feel there should be a minimum 3' in the ground, a size of pipe, and quality of pipe. **Jonathan** – we have engineering standards they have to follow. **Paul** – refer them to the City Engineer. **Jonathan** – if you see something like that let us know. **Jason** – when does the transfer happen between an irrigation ditch and a storm water ditch. We have a ditch that is not getting used, there is a building in a hole and they call us and ask what we are going to do and we tell them it is drainage, not irrigation. There needs to be work on that aspect. **Wilkey** – does the State Code give this information? **Jonathan** – no. **Paul** – the code requires the developer to take to the irrigation company engineered plans on what they are going to do, if they are reasonable the irrigation company says ok. It also holds the irrigation company to not require extravagant stuff, it forces an agreement and then the developer must build to that plan and then the irrigation has to sign off on the plan. **Jason** – are the irrigation ditches mapped? **Paul** – they go to the property and see the ditch, it isn't perfect. **Jonathan** – we do have a map of all the irrigation ditches and the engineers look at that. **Jason** – if they come to me, do I just send them to you? **Jonathan** – no, we work together. **Sam** – I have dealt with three subdivisions, they come to me and ask me what I want, I have not had problems other than running storm water in them. **Melling** – it is a long State Code, I asked staff to add this in, it says if you own property that conveys irrigation water you can't move or modify that without preserving it. **Jason** – they are willing to work with us, but we don't have high standards as farmers if we get our water. **Melling** – going forward, if there is a general plan change within a certain amount, they have to deal



with a firm that does our storm water. **Jonathan** – we get from engineers of the developer the storm water flow. We work with Sam, Mr. LeFevre, and Mr. Prestwich. We have to look at it on a case-by-case basis. **Melling** – we just paid for a storm water study, we will never spend our way out of infrastructure, and we are looking at better incentives, so developers have incentive to keep the storm water on site. Action.

**CONSIDER A REVISION TO DETAIL S3 OF THE CITY ENGINEERING STANDARDS REGARDING INTERIOR DROPS IN SEWER MANHOLES. RANDY CLOVE/JONATHAN STATHIS:**

**Jonathan** - a few months ago the sewer department proposed wholesale changes, one change was to eliminate interior drops in a sewer manhole because of maintenance, there is one case they would want interior drops, it is pressurized lines, they are smaller lines, 4", if interior drop it requires a larger manhole, the other issue they had is it was difficult to get a camera in on a gravity line, on pressure lines they don't have to get a camera in. It drops to the flow line and then goes out. Action.

**CONSIDER AIP-049 – AWARD BID CONTRACT FOR THE AIRPORT TERMINAL EXPANSION. TYLER GALETKA:**

**Tyler Galetka** – this is the terminal project; we hope to break ground in April. We have had hiccups in grant in processes. We had bid opening January 18<sup>th</sup>, we had 2 companies get documents and bid, Bud Mahas \$4.45 million the other was \$5.7 million, they were missing some documents, they are working through those now. The project costs went up, it is not \$5.2 million, our share cost is under .5% the other \$4 million will require the 5% match. \$247,622 is the City match at this point, some is not eligible, is about \$50,000. We have sufficient funds in the airport funds for our portion. **Phillips** – the low bidder, will the buy America first change their bid amount? **Tyler** – no. Consent.

**CONSIDER DISPOSAL OF SURPLUS EQUIPMENT. CHIEF DARIN ADAMS:**

**Chief Adams** – we have a multi-jurisdictional Task Force, Beaver, Iron, Garfield. The equipment list is quite old, 26 years to 12 years, they have no use for some of the equipment. Consent.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 26-VIII-5 PERTAINING TO NOTIFICATIONS FOR MASTER PLAN AMENDMENTS. CARTER WILKEY/RANDALL MCUNE:**

**Wilkey** – this came up in Planning Commission, we master plan infrastructure and when a developer builds, they are required to put it in or give an easement. I noticed that when we master plan putting the liability on the property owner, we don't notify that owner. I propose that whoever the applicant is of the master plan change has to notify the property owner. I worked with Randall; it has gone through 3 rounds of Planning Commission. If you petition for a master planned road to be moved, we give 14-day notice to the property owners directly affected, and anyone within 150-foot radius would get notice as long as the notice does not exceed 100. When we master plan infrastructure, we don't look at property owners, everyone in the general area can be warned, the city posts signs, the Planning Commission wants a gap of 14-days between the two meetings. It will not be certified mail, a certificate of mailing from the post office. We have heard that most don't receive it. Originally, we put in if it exceeded a few hundred properties you don't have to do it and we got push back from some engineering companies, so over 100 only the affected owners have to be notified. **Melling** – a few years ago we had people wanting to change the Melling Farm stating that it could never be subdivided, also one that wanted to change the general plan of property they didn't own. **Wilkey** – if we



change annexation boundaries, I feel you should be notified also. For now, it is water, sewer, roads, trails. **Phillips** – the 14-day calendar notice that is directly affected, how is that determined? **Wilkey** – borders or touches your property. **Randall** – they need it to get to the city. Is your water and sewer no longer going to connect to your subdivision. **Wilkey** - if a master plan change has to notify everyone you take an access away from, 150' would only be a few homes. It is if you add or remove something. **Phillips**- are we getting push back from the State/developers/realtors? **Wilkey** – I think private property prevails here. **Melling** – so much of the State law changes on the expectations. **Paul** – it is a noble effort to get people involved, but I sat here, and the people said it wasn't highlighted or they didn't know what to do with it. The people that are supposed to know what it means, they know when we are doing general plan amendments, open houses, you made the point of telling them we sent flyers to everyone, and they still don't come. I love the attempt to get people more involved, but it makes our process more erroneous. **Wilkey** – she said she didn't know the master planned road was on the property before they went to Sketch. This is the private property right side of me.

**Mayor Green** opened the public hearing. There were no comments. The hearing closed.

**ADJOURN:** Councilmember Phillips moved to adjourn at 9:05 p.m.; second by Councilmember Melling; vote unanimous.

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Renon Savage, MMC  
City Recorder



**EXHIBIT "A"**  
**CITY COUNCIL – FEBRUARY 21, 2024**

Petition to Deny Zoning Change

February 21, 2024

We, the Undersigned, do hereby petition the City of Cedar City, City Council and other governing bodies and officers to Amend Cedar City's General Plan to Preserve Old Farm's Low-Density Zoning.

As residents of Cedar City, UT, we are deeply concerned about the city's General Plan that aims to increase medium and high-density development in our beloved neighborhood of Old Farm. This plan threatens the current R-1, low-density zoning that we have come to appreciate and enjoy.

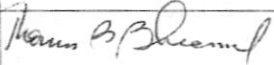
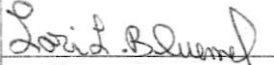

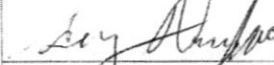





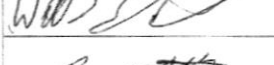
We believe this proposed change will lead to a host of problems including overcrowding, traffic congestion, parking shortages, diminished privacy, resource scarcity, increased crime and safety issues. Moreover, it could potentially lower property values and erode our neighborhood identity due to increased noise levels and overall degradation of life quality.

Our homes are more than just buildings; they are where we build our lives. The charm of Old Farm lies in its low-density residential character which allows for a sense of community among residents. We fear that with higher density development this unique character will be lost forever.

According to data from the U.S Census Bureau (2019), Cedar City has seen significant population growth over the past decade. While growth is not inherently negative, it must be managed responsibly so as not to compromise the quality of life for existing residents.

We urge city officials to reconsider their plans for medium and high-density development in Old Farm area and instead amend the General Plan so that it aligns with our current R-1 zoning regulations - preserving our cherished way of life.

Please sign this petition if you share these concerns about preserving low density living standards in Cedar City's Old Farm area.

Signature	Printed Name	Street Address
	THOMAS B. BLUEMEL	47 E. 2775 N.
	Lori L. Bluemel	47 E. 2775 N.
	Lori Neighbors	48 E. 2775 N.
	Guy Neighbors	48 E. 2725 N.
	Dean J. Taylor	67 W 2775 N
	Debbie Taylor	67 W 2775 N
	Eric A. Brown	2877 N. 175 W.
	Shara Evaskovich	2769 N 175 W
	William Evaskovich Shara	2769 N 175 W
	Jimmy McGlathery	90 W 2825 N



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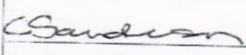
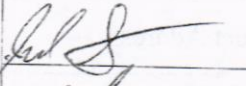
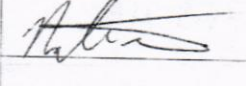
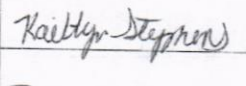
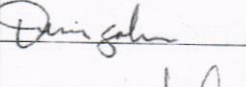
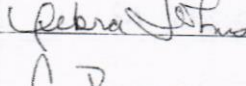
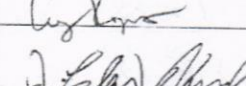
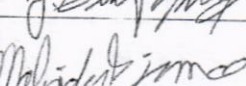
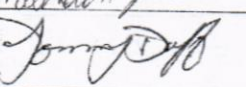
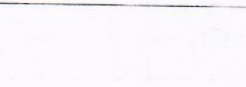
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Signature	Printed Name	Street Address
	Cory Sanderson	RE- 2775N CC ut 84721
	Joel Sanderson	92E 2775 N
	Nathan Stephens	111 W 2925 N. Circle
	Kaitlyn Stephens	111 W 2925 N Circle
	Dennis Johnson	165 W. 3000 N
	Debra Johnson	165 W. 3000 N.
	Cory Rogers	2841 N 175 W
	JERRY HOWARD	135 W. 2925 N CIR.
	Malinda S. Zemor	3 W 2775 N
	Tommy Duff	137 W 2875 North circle



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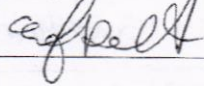
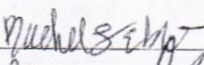
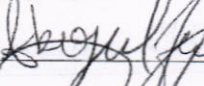
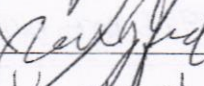
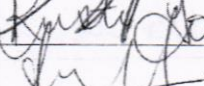
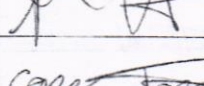
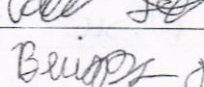
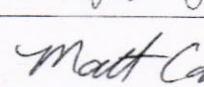

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Signature	Printed Name	Street Address
	James Judd	46 E. 2775 N. Cedar City
	Emma Fredrick	2783 N. 175 W. Cedar City
	Rachel Ekker	2783 N. 175 W. C.C.
	Abigail Fredrick	2783 N. 175 W Cedar
	Joyce M. Fredrick	2783 N. 175 W Cedar City
	Kristi Jones	113 W 2875 N Cir Cedar City
	SAM JONES	113 W 2875 N CIR C.C.
	Case Jones	113 W 2875 N Cir Cedar City
	Briggs Jones	113 W 2875 N Cir
	MATTCARTER	20 E 2775 N



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Signature	Printed Name	Street Address
Laikyn carter	Laikyn carter	20E 2775 N.
Steph Clarke	Steph Clarke	160 W. 2975 N. Cir
Shelley H Cox	Shelley H Cox	69 E 2775 N.
Edwin Smith	Edwin Smith	142W 2925 North Cir
Dawn Brown	Dawn Brown	142W 2925 north cir.
Maggie Smith	Maggie Smith	142 W 2925 north cir.
Gabe Smith	Gabe Smith	142W 2925 north cir.
Greg Brown	Greg Brown	2860 N. 175 W.
Rachel Brown	Rachel Brown	2860 N 175 W
Katie Rogers	Katie Rogers	2841 W. 175W



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Signature	Printed Name	Street Address
<i>Virginia McGinty</i>	Virginia McGinty	90W 2825 N
<i>Cynthia Enmons</i>	Cynthia Enmons	45 W 2775 N
<i>Raymond Estab</i>	RAYMOND ESTAB	45 W. 2775 N.
<i>WAF</i>	Daniel Aiken	23E 2775 N
<i>Lacy A</i>	LACY AIKEN	23E 2775N
<i>Malinda Dustin</i>	Malinda Dustin	2797 N. 175 W.
<i>Becky Comstock</i>	Becky Comstock	89 W. 2775 N.
<i>Rebecca Blair</i>	Rebecca Blair	2823 N. 175 W.
<i>Houston E. Blair</i>	Houston E. Blair	2823 N. 175 W.
<i>Martha R. Blair</i>	Martha R. Blair	2823 N. 175 W



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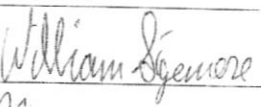
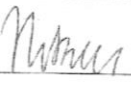
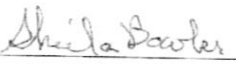

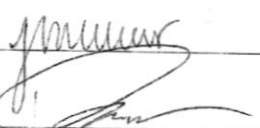
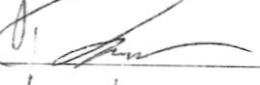
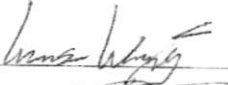

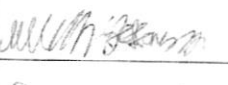
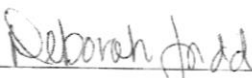
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	William Sizerore	3W 2775 N
	NIKITA AIKEN	131 W 2775 N
	Sheila Bowler	140W 2775 N
	Gerald Bowler	140 W 2775 N
	Jody Miller	89 W. 2875 North Circle
	Brandon Wright	91W 2825 N Circle
	Lindsey Wright	91 W 2825 N circle
	Lehi Johnson	114 W 2825 N circle
	Micah Johnson	136 W 2825 N Circle
	Deborah Judd	2840 N. 175 N.



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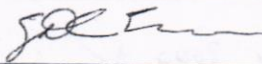

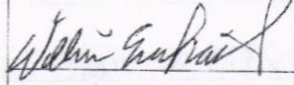
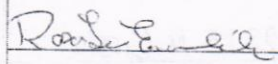
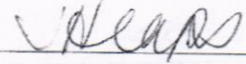
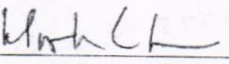
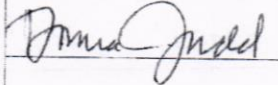
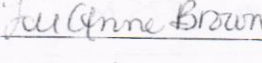
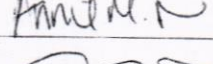
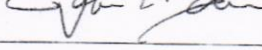
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	Stephen Emmons	45 W 2775 N.
	William Evaskovich	2769 N. 175 W. 175 S. 2775 N.
	William Evaskovich	286 N 155 N.
	Rosalee Evaskovich	286 N. 1550 N
	Jocky Heaps	136 W 2875 N Circle
	Mark Lantack	89 W 2775 N.
	Donna Judd	46 E. 2775 N.
	LuAnne Brown	2877 N. 175 W.
	Annie Taylor	64 W. 2825 N. Circle
	Jason Davis	112 W 2875 North Cir



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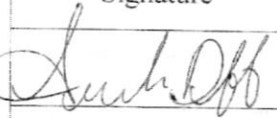
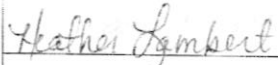

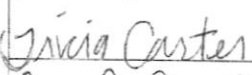
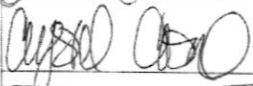

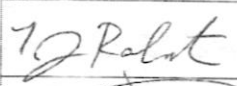
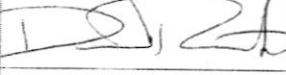
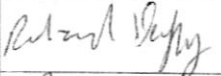
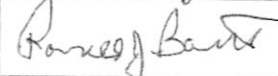
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	Amanda Duff	137 W. 2875 North Cir.
	Heather Lambert	231 W 3000 N
	Bart Lambert	231 W 3000 N
	Tina Carter	20 E. 2775 N.
	Crystal Coon	88 W. 2875 N. Circle
	David Coon	88 W. 2875 N. Circle
	Trisha Robertson	22 W 2775 N
	David Robertson	22 W 2775 N
	Richard Duff	116 W 2775 N
	RONALD J. BARNETT	159 W 2775 N



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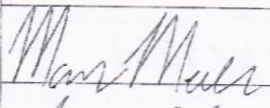
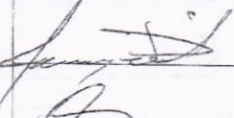

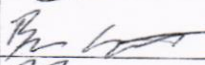
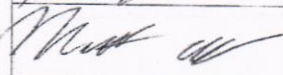
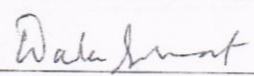
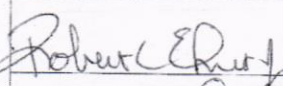
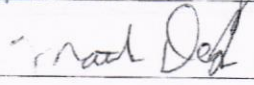
We believe this proposed change will lead to a host of problems including overcrowding, traffic congestion, parking shortages, diminished privacy, resource scarcity, increased crime and safety issues. Moreover, it could potentially lower property values and erode our neighborhood identity due to increased noise levels and overall degradation of life quality.

Our homes are more than just buildings; they are where we build our lives. The charm of Old Farm lies in its low-density residential character which allows for a sense of community among residents. We fear that with higher density development this unique character will be lost forever.

According to data from the U.S Census Bureau (2019), Cedar City has seen significant population growth over the past decade. While growth is not inherently negative, it must be managed responsibly so as not to compromise the quality of life for existing residents.

We urge city officials to reconsider their plans for medium and high-density development in Old Farm area and instead amend the General Plan so that it aligns with our current R-1 zoning regulations - preserving our cherished way of life.

Please sign this petition if you share these concerns about preserving low density living standards in Cedar City's Old Farm area.

Signature	Printed Name	Street Address
	Madison Miller	159 W 2775 N
	Emily Dustin	2797 N 175 W
	BRITNEY CARDENE	2795 N 178 W
	Brian Stecki	2748 N 178 W
	Matt Schmidt	159 W 2925 North Circle
	Darla Schmidt	159 W 2925 N Circle
	ROBERT EHRET	109 W 2775 N
	MATTHEW DEBA	2911 N 175 W



We, the Undersigned, do hereby petition the City of Cedar City, City Council and other governing bodies and officers to Amend Cedar City's General Plan to Preserve Old Farm's Low-Density Zoning.

As residents of Cedar City, UT, we are deeply concerned about the city's General Plan that aims to increase medium and high-density development in our beloved neighborhood of Old Farm. This plan threatens the current R-1, low-density zoning that we have come to appreciate and enjoy.

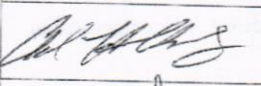
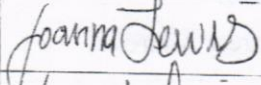
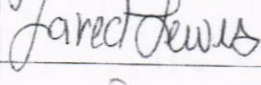

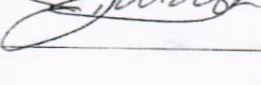
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Signature	Printed Name	Street Address
	CHAD HALLADAY	89 W 2875 North Cir.
	Joanna Lewis	2927 N. 175 W.
	Jared Lewis	2927 N. 175 W.
	Janice Purpura	2825 N Cir
	JOSHUA PURPURA	2825 N. CIR



## Vision Statement

The community's vision statement provides a linkage or overarching theme to the entirety of the general plan. The current community vision statement is...

***"Cedar City will be known for its safe, friendly atmosphere, educational and cultural opportunities, sustainable and strong neighborhoods, and economic opportunities allowing individuals, families, and businesses to prosper."***

A survey that was conducted as part of the general plan update asked residents if they would change this statement. The majority of the 501 responses wanted to keep the statement as is. Of those that suggested changes, the most common issues or phrases included a stronger emphasis on sustainability (economic, environmental, etc), more protection of neighborhood areas, and maintaining the small town / rural atmosphere.



**EXHIBIT "C"**  
**CITY COUNCIL – FEBRUARY 21, 2024**

Dear Cedar City Councilmen and Mayor Green,

Thank you for your time, service, and dedication to Cedar City.

My name is Jennifer Smith. My husband, Roger, and I reside at 2681 N. 100 E. We have lived at this address for 32 years. Back then we had a dirt road in front of our house with a few regular travelers who used it throughout the day. There was no water, electricity, or natural gas at this location. Our home was a single-wide trailer that my husband had renovated. We lived in this trailer for several years until I was able to finish college and get a teaching position with ICSD. We then built our house directly behind our single-wide and continue to call it home.

Over the 32 years, times have definitely changed from the alfalfa fields completely surrounding us to the building of the school district bus garage, the road development of 2400 N, and the building of 50+ houses in Old Farm. With each change, we have found the positive.

I am aware that our neighbors have been very vocal in not wanting anything developed on these pieces of land. I will quote from one of their neighborhood letters, "The development of higher density will forever change our neighborhood, destroy the openness, the rural atmosphere, the privacy, the quiet and lower traffic that we all currently love and enjoy." That is exactly what happened to us when my husband's Aunt Diana and Uncle Kent sold what is now The Old Farm Subdivision. We did not have the money to buy it, therefore we understood we may need to adapt to the changes and the potential growth of Cedar City that was inevitable. Before this sale, we were basically in the middle of several alfalfa fields. There was minimal traffic. My husband would take off and land his paraplane on the road right in front of our house every night in the summer. That would be impossible to do now.

Twelve years ago the land to the north of us became available. It was out of our price range, but we wanted it. So we sold our new truck, some equipment, and rearranged our budget to make the purchase. We have farmed these two fields with cows, sometimes sheep, and chickens. These last few years the farm has become difficult to sustain. Just like everything else, the price of hay for our cows has significantly increased. I tell my husband regularly that this is an expensive hobby. It doesn't matter the size of the farm, farming is a commitment 365 days of the year.

There is not one neighbor who has lived in the Old Farm area for 32 years. There were five houses that were built in 2006 and then the market crashed. Old Farm sat empty for years. As the market began to stabilize new homes continued to be built and sold in Old Farm adding local as well as out of state owners to our great neighborhood.

As mentioned, another concern from the neighbors is the increased traffic. Boy, do I know a lot about that. Like I said, back in the day we would have a handful of cars pass by our house. With the development of Old Farm, these 50+ neighbors, their teenage kids, relatives, friends, ect, drive directly by my house all day long. It hasn't changed the quality of my life. I can wait for a couple of cars to pass by before I back out of my driveway.



I know many of the neighbors believe that the street 175 W running north and south is going to connect to the Cascade Springs apartments. These are the apartments directly west of my house. This is not the case. Over the years, we were approached several times by Kenneth Knudsen, who is one of the developers of Cascade Springs. Mr. Knudson wanted to purchase road access through the bottom of our field to have two entrances and exits for the apartments that he is required to have by the city. He made several offers over the years and each time we did not accept his offer.

Although we love our little herd of cows, my husband and I bought this land with intentions of developing it someday. With the new buildings of Cascade Springs, we do not feel custom homes would sell on the lots directly adjacent to these apartments. This is also the opinion of other developers. It would not be cost effective.

One last rumor our neighbors have spread is that we are moving. They are right, but we are not going far. We plan to build our future home on a lot we own in Old Farm, which backs up to our daughter and my son in law's beautiful custom home. We all love Old Farm and look forward to continuing to call it home.

I also want to share with you that the vocal, upset neighbors of Old Farm are not the only people who live in this subdivision. Over the past couple of weeks we have had several neighbors call, text and stop by to let us know that there are other opinions in the neighborhood. This is the text from one resident, "I really hope you realize that the loud, angry voices are not the only ones that exist in the neighborhood."

In closing, I appreciate your time in listening to our opinions on the matter. My husband and I have realized that the vocal voices of Old Farm are going to complain in spite of everything, and we don't want to base our decisions off of the judgment, reactions, and opinions of our neighbors anymore. Old Farm should be a neighborhood that is accepting, friendly, and non judgemental of new neighbors regardless of the structure you call home.



EXHIBIT "D"  
CITY COUNCIL – FEBRUARY 21, 2024

February 21, 2024

Dear Cedar City Council,

My name is Annie Taylor and I have lived in Cedar City my entire life. I live at 64 West 2825 North Circle in the Old Farm Subdivision. We purchased our home eight years ago in February 2016. We looked at nearly every single home for sale in Cedar at the time before deciding we wanted to be in the Old Farm neighborhood. We were previously living in a single family 1,400 sq ft house in Cedar Willows, located under the freeway from Canyon View High School. We bought that home in 2006 before the neighborhood was built and were assured at that time by our realtor that, despite that neighborhood being comprised of duplexes, townhomes and single family homes, it would be a wonderful, quiet neighborhood. That couldn't have been a bigger lie. The traffic those multi-family dwellings brought to the neighborhood was horrendous. Most of the townhouses and duplexes turned into rentals bought by investors. Cars lined all the streets. My kids couldn't play in our front yard because, instead of having half the amount of cars going up and down my street, we had double and triple that amount. It was unsafe. The quality of life was terrible. And I never knew who my neighbors were because they moved in and out constantly. We had a college student try to break into our home because he was so drunk after attending a party at one of the duplex rentals up the street and he didn't know where he was. That kid is lucky to be alive still because we were prepared to defend our home if he breached the door. We lived there for 10 long years. During those 10 years, we saved and saved and saved so we could purchase a home in a neighborhood free of townhomes and duplexes.

Our house in Old Farm is supposed to be my family's forever home and our forever neighborhood. I love it SO much! I absolutely love my Old Farm neighborhood and the wonderful people who live there. I know, without exception, EVERY SINGLE FAMILY in my neighborhood. I go on daily walks with my dogs through the streets of Old Farm and encounter only 1 or 2 cars who drive slowly down the street because they know our neighborhood is alive with children playing, retirees out walking and neighbors visiting on front porches. It's the definition of quiet and peaceful-laughter of children playing outside, riding their bikes and scooters through the streets and playing football on the front lawn of the Clark's and Heap's. Halloween parties in the Evasovich's front yard that they turned into a Graveyard Spectacular. It's summer lemonade stands set up on the corner of the Judd's sidewalk that pretty much every kid in the neighborhood has made a bundle off of. The Bulloch and Sanderson kids taking the golf cart out for a ride through the neighborhood. Cute little Collins Jones riding whatever she can get her hands on all over the place. And the Davis kids peddling around the corner to check the mail for their mom who just had a baby. It's visiting with Bud and Carolyn on their daily walks and talking about their son and grandkids who just lost their wife and mom. It's stopping to see Thom and Lori Bluemel and learning about composing, gardening and most importantly, what unconditional love is. And hearing them praise your kids and loving them like their own grandkids. That's quiet and peaceful. That's Old Farm.



There is very little turnover because the home owners who live here love it just as much as I do and don't want to move. There is very little traffic because it is all single family homes on bigger lots. And because of that, my kids are safe to play outside with their friends because there isn't triple the amount of cars that mid to high density housing brings. I know who my neighbors are. They bought their homes with the intention to stay because there are no townhouse or duplexes to be turned into rentals. I know that my neighbors are watching out for my kids. And I love them for that. What we have in Old Farm is beyond special. It's miraculous. And it was the answer to my prayers after 10 long years living next to duplexes, townhouses and rentals, to FINALLY, FINALLY be in a community who values family and friendships in a safe, protected neighborhood. Our quality of life is incredible in Old Farm.

In keeping with the recommendation of the Planning Commission, we respectfully request our City Council deny this zoning change.

Sincerely,

A handwritten signature in black ink that reads "Annie M. Taylor". The signature is written in a cursive, flowing style with a large initial 'A' and a stylized 'T'.

Annie Taylor



**COUNCIL MINUTES**  
**FEBRUARY 28, 2024**

The City Council held a meeting on Wednesday, February 28, 2024, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Garth O. Green; Councilmembers: Robert Cox; W. Tyler Melling; R. Scott Phillips; Ronald Riddle; Carter Wilkey.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Wastewater Superintendent Eric Bonzo; Wastewater Collections Senior Operator Randy Clove.

**OTHERS PRESENT:** Brant Parker, Ann Clark, Rob Ehret, Kelly Newville, Ken Carpenter, Stacey Carpenter, Laura Henderson, B. Brooks, Wayne LeBaron, Bob Platt, Heidi Hailstone, Wendy Green, Christian Simmons, Kristy DeGraaf, Ray Vance, Tom Jett.

**CALL TO ORDER:** Pastor Bob Sharp of Trinity Lutheran Church gave the invocation; the pledge was led by Scott Phillips.

**AGENDA ORDER APPROVAL:** Councilmember Phillips moved to approve the agenda order; second by Councilmember Melling; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■ **Mayor** - tomorrow Steve Swann will have a ribbon cutting at his building. Councilman Phillips, I am thinking about the letter to SkyWest, if it is time, tomorrow would be a good day. ■ **Phillips** – I don't know, when we last spoke, we were still waiting on them, I will reach out to them. ■ **Mayor** – the well below Milts passed through the certification level and they had a thick clay layer, they have spent this week getting it certified by the State and filling it with concrete and then they will go lower. ■ **Phillips** – I have a few things, I am wearing a pink tie, it is national pink day, I don't know what that means. We have a meeting with the Youth City Council Monday evening and one of the items on the agenda, we have various committee assignments, and the Youth Council will select which council members committees they are most interested in. Please work with them, whether it be water, parks, CATS, or whatever, they may come to you. ■ **Chief Adams** - we are here to do some promotion swear-ins. Chet Smith retired a month ago and it opened up some positions, we will promote Matt Topham to Sergeant to take that place, Devin Mackelprang to Corporal to replace Matt and Corporal Heap will be gone for a year and we will put Matt Carpenter into that position. ■ **Phillips** – it is good to see people advance, but sad to see others go. ■ **Matt Topham** – I have been here 18 years, and have been a detective for 7 years, I would love for Chet to still be here, I will miss him greatly, he was a great supervisor. I do look forward to taking his place. With me tonight is my wife Tori and my youngest son. ■ **Devin Mackelprang** – I have been here 2.5 years, but I have been an officer just under 5 years. Here tonight is my wife, son Colton, mother-in-law and mother and father. ■ **Matt Carpenter** – I have been here since Dec 2016, the last 3 years at Canyon View High School as SRO, great to be back. Here tonight is my wife Jaycee, daughter, son, mom and dad, mother and father-in-law and aunt-in-law. The wives pinned their badges. ■ **Phillips** – Cedar City and the



Animal Adoption Center was recognized at the capitol yesterday, congratulations to Brittnay and her team for being acknowledged.

**PUBLIC COMMENTS:** ■Traffic Study Presentation – Horrocks Engineers. **Jonathan** - we had budgeted for traffic studies for 600 S. 860 W., 1600 N. Lund and Bulldog and Kittyhawk Rd. **Emily Andrus** – these are great studies, we love to be involved in planning. The reports are in your packet. (See the presentation attached as Exhibit “A”.) **1600 N. Lund -Melling** – I understand 4-way stops can be deadly, but we may eventually see a congestion of people turning left from the east and depending on the growth and depending on the National Guard relocation. Does a roundabout create challenges with a UDOT signal? **Emily** – I don’t know, there is a right-of-way acquisition, roundabouts take more property. **Cox** – are we close to a signal? **Emily** – no, it is a long way away. **Wilkey** – it will be interesting to see what happens with the National Guard. I go through this intersection many times a day. How wide is Lund master planned to be, 100 feet? yes. If all four corners were developed, would there be much land acquisition. **Cox** –it’s already the city’s property. **Jonathan** – we have to look at the truck traffic and large city vehicles such as the fire trucks, that would be the driving factor in the roundabout. **Melling** – if we met the signal, even those on high-speed highway, not everyone pays attention. Maybe we took a parallel approach and plan for both in the future. **Jonathan** – when the signal warrants we would budget for a roundabout, I agree the safety is better with a roundabout, especially on high-speed roads. **Wilkey** – 1600 goes to one elementary both north and south go to an elementary. **Emily** – we agree, roundabouts are a good way, they don’t have warrants like signals do, you can put them in any time. **Mayor** – because it is a State Highway it is the State. **Jonathan** – it is not a state. **Paul** –it is ours within the city boundary and the County in their boundary.

**Kittyhawk & Bulldog - Phillips** – I think this is a good solution on the right-hand turn, I worry about the no man’s land we have created, we are not good at taking care of that, we want landscaping to be something we can take care of. About the new bridge, I have requested we have the reflectors put on that bridge, there is nothing on it and it is hard to see that at nighttime on Kittyhawk. **Wilkey** – how would the County trucks enter their own yard; they can’t turn through the yield lane. **Phillips** – we would have to work it out with the county and Jonathan has worked with them. **Melling** – if we put in a signal and the designated right turn lane, can we adjust the signal? **Emily** – yes. You can make a southbound turn now or later, you could signal a right turn, we designed it to not have that control. **Cox** – is this more cost efficient? **Emily** – we did a cost estimate. **Jonathan** – you will see it in the budget, the signal is around \$300,000 that is about the same for the free right, we had money for a free right, but it didn’t go that far, so we need an additional \$300,000 for a total of about \$450,000. We may want to look at phasing, signal first and then the free right or vice versa.

**600 S. 860 W. - Cox** – how do you do a 4-way stop on an offsetting street? **Emily** – it is awkward, you have to move the stop line. **Riddle** – get the school to load the bus on the south side. **Melling** – there is a flashing crosswalk about 2 blocks away. If we were to put a pedestrian crosswalk south of where the school driveway is, I don’t know how much is going straight through. I have been out there at night with neighbors and that is their proposal. **Emily** – the numbers did not include crossings in that area. We talked about that a lot, we decided against a crosswalk there for the same reason of the buses backing up. We talked about crosswalks being interesting, they make people feel safe and they are not, you may be better to leave it as is, so kids pay attention to their crossing. **Melling** – none of the red curb exists? **Emily** – there is some, it may be faded. We recommend no parking on either side of



600 South. **Melling** - the east bound right turn, is it sufficient for school buses? **Emily** – it should be, we ran those numbers. **Phillips** – we should have a conversation with the school district, there may be reasons we don't understand. Your arrows are still valuable. **Jonathan** – we did include the School District in these conversations, they did like the “keep clear” paint on the road, we didn't talk about the bus staging.

■ **Riddle** – Christian, you wanted us to check into St. George not allowing signs, I saw two today. They probably need a business license; you should go talk to them. **Christian**

**Simmons** – can the public of Cedar City help me go down there and get the license. **Mayor** – the City will not go against St. George; they have the right to create their ordinances.

**Christian** – I don't want to be political, but it is a free America. **Phillips** – you just need to go to them and see what you need to do to get a permit. **Riddle** – I bet you get the paperwork and pay the fee and get a license. ■ **Ann Clark** – thank you to all, I am appreciative to all

those that make Cedar City a great place. We have a big problem, it is zoning, and it is that we don't honor or require zoning, we don't enforce it. I didn't know where Old Farm was, but I went and looked. You have people with money or power and then the common people, I did a thing where I counted 55 times in one year and out of those, 54 times they voted with the developer. We can solve this problem. We have a problem, people liked each other and now they don't. They feel unheard, unseen and powerless, we are creating a situation where we have to pick winners and losers. To prevent this happening, look at the General Plan, and follow it. I went to Planning Commission this week, I understood that neighborhoods are important, so he said we need to come up with a solution and compromise, his suggestion, the area is RE, he suggested making it an R-1, my suggestion is there are beautiful twin homes. Ask the developer to get everyone together and make a compromise, these are people that liked each other. **Wilkey** – of those 54 zone changes in favor of the developer, how many went with the master plan and how many against? **Ann** – I don't know, the city created the problem, if they would have taken the zoning and matched it to the general plan you could fix it. **Cox** - when Old Farm was created everyone was mad, it was created on property rights. **Melling** - and they didn't follow it, it was master planned medium density. ■ **Tom Jett**

– the staff did not cause it, this was people from the general public that got involved and created the general plan through multiple months of discussion, it was your neighbors and the people that created it and they were ok with it. ■ **Brant Parker** – I have been to a lot of meetings for my issue and followed this, there was the sewer study, and this neighborhood was one of the problem areas, that is at current standing, and I raised concerns, let's not put more until the sewer is fixed, and there is traffic, but Jonathan said that was UDOT. I understand property rights, but maybe slow for a minute. **Melling** – the sewer we do bottlenecks over time, the master plan doesn't say it is on what you put where they look at the zoning and density and say this is how much to charge developers. It is the chicken and egg; you get pressure in one line and no development then there isn't money to upsize that line. **Brandt** – the north is general planned for RE and south for high density, if we follow the General Plan, they may not get their way on the south but do on the north, that is where the developer wins. ■ **Christy DeGraff** – the cost of the childcare fence is about 30%. The point about neighborhoods, it may be unpopular, but young and lower income families need places to live, and I think it is too bad, I get it with childcare people say it is needed but not in my back yard. It was a good discussion last week.

**CONSENT AGENDA (1) APPROVAL OF MINUTES DATED FEBRUARY 7 & 14, 2024; (2) RATIFY BILLS DATED FEBRUARY 15, 2024; (3) APPROVE THE FINAL PLAT FOR TRAILSIDE TOWNHOMES PUD, PHASE 3 IN THE VICINITY OF 170**



**WEST-75 EAST 1050 SOUTH. PLATT & PLATT/RANDALL MCUNE; (4) APPROVE AIP-049 – AWARD BID CONTRACT FOR THE AIRPORT TERMINAL EXPANSION. TYLER GALETKA; (5) APPROVE DISPOSAL OF SURPLUS EQUIPMENT. CHIEF DARIN ADAMS; (6) APPROVE THE APPOINTMENT OF ELLEN WHEELER TO THE RAP ARTS COMMITTEE AND TERRY HERMANSEN TO THE BOARD OF ADJUSTMENTS:** Councilmember Melling moved to approve the consent agenda items 1 through 6 as written; second by councilmember Wilkey; vote unanimous.

**CONSIDER AN ORDINANCE MODIFICATION TO SECTION 26-IX-4(E)(2) PERTAINING TO THE FENCE HEIGHT REQUIREMENTS FOR RESIDENTIAL NURSERY SCHOOLS. BRANT PARKER/RANDALL MCUNE:** Brant Parker – the system of changing the ordinances, the concern I have is the process, Sketch meeting and then passed to Planning meeting and then City Council, the process is confusing. The other thing is the public hearing at each meeting, I feel I have said the same thing six times. Phillips – ordinances and laws are important, and you need to go through the process. I have been listening to the legislature, there is a process, I think you have done all the right things. Brandt – I was told there are companies you can hire to do it for you, that may be faster. Phillips – for Sketch it may have been 5 minutes, but for larger projects there are utility companies, there could be refinement. Brandt – other cities move things faster. Melling – it is an ordinance change, childcare we don't have enough of, and only half the providers get licensed because of this. I am in favor of this measure, but I want to be back with more changes to get us closer to the State so you don't have additional hoops. Brandt – streamlining the system, others fill out a form online. Riddle – it depends on the business.

Councilmember Melling moved to approve the ordinance modification to Section 26 IX-4E(2) pertaining to the fence height requirements for residential nursery schools; second by Councilmember Phillips; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

**CONSIDER AN ORDINANCE AMENDING THE CITY'S TRANSPORTATION MASTER PLAN IN THE VICINITY OF 1700 SOUTH OLD HIGHWAY 91 AND SHURTZ CANYON DRIVE. PLATT & PLATT/RANDALL MCUNE:** Bob Platt, Platt & Platt – nothing has changed since last week.

Phillips – there are a few things, we need to have a 40-foot road to the other street and I want to support Jonathan. The Livestock trail could be used. Jonathan – we would have to work with the livestock people. Melling – motion process came up last week, in this motion if we approve the revision subject to a minimum 40' paved public right of way connecting the two roads, Shurtz Canyon Drive and the master planned road, is it sufficient to address the concerns. Jonathan – the city minimum is 45 feet which is 30 feet of pavement, that includes curb, gutter and sidewalk. Melling – I am not concerned about the curb, gutter and sidewalk, but like the roundabout by Wal Mart. Paul - they have curb and gutter for drainage. Melling



–I don't want curb, gutter and sidewalk in the motion. How wide is the public right of way.

**Jonathan** – 30 feet of pavement and 2.5 feet on each side for curb and gutter. **Wilkey** – we don't have anything formally from IHC, we are just taking it on the word. **Kelly Newville** – I am part owner of the property and real estate broker. I have a communication from IHC letting them know of the meeting tonight. I have sent them the map personally. The other thing we talked about, the large parcel is about 15 acres, if we do the development, when we do the agreement, use Wal-Mart as an example, if they have access through the frontage, they will still need a road in front of the building, they need access into the parking, this development will have flow through it, we have a plan to have the road around the building instead of through our big box. **Melling** – I don't want to tie you to that south access, if you put it through the parcel or to the side, we want public access other than Highway 91.

**Jonathan** – that is fine with us. **Kelly** – the development to the south, we plan to swing the road into Ken Middleton Drive instead of taking it up into the homes. We don't want the traffic jammed up on Shurtz Canyon Dr. but have a second access allowing the flow to Highway 91. This is all zoned commercial property; we want to separate the residential and commercial traffic. **Melling** – we want a second access to highway 91. **Kelly** – we master planned this many years ago and it was commercial, and we want the road not to go through the commercial. **Phillips** – are we comfortable if we don't have a full agreement with one of the property owners. **Kelly** – we were not notified when this changed of the master planned property. **Randall** – we don't need their consent; they cannot detail city decisions. As far as notice that is what you will talk about later. If you are asking a due process, they have been. You have information they have been notified; you don't know their opinion. **Wilkey** – as it is now, we can't deny it, I would feel better if they were notified. **Kelly** – we feel it is a win/win to have the second road. The livestock trail is 27 feet now, we want to win with them and with the utilities. **Phillips** – that was a suggestion, but we need an emergency contingency to Hwy 91.

Councilmember Melling moved to approve the ordinance the City's transportation master plan in the vicinity of 1700 S. Old Hwy 91 & Shurtz Canyon Drive as outlined, subject to the city receiving at full development a redundant access south of Hwy 91 35 feet in width; second by Councilmember Phillips; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

**CONSIDER AN ORDINANCE FOR A ZONE CHANGE FROM CENTRAL COMMERCIAL (CC) TO RESIDENTIAL DWELLING, MULTIPLE UNIT (R-3-M) FOR A PROPERTY LOCATED AT 168 EAST COLLEGE AVE. PLATT &**

**PLATT/RANDALL MCUNE:** **Riddle** – we have had conversations about getting to this point, on this change how many times have you come to meetings to get to this point. **Bob Platt**, Platt & Platt – it went to Sketch, Planning Commission and City Council, we are talking several weeks. **Riddle** – it takes time. **Bob** – yes. **Mayor** – with Sketch you get all the people in the room and get a lot of answers. **Bob** – Sketch helps.



**Bob** - this is the old mortuary. **Phillips** – we discussed this two months ago and we wanted the same zoning on the parcel.

Councilmember Phillips moved to approve the ordinance changing the zone from Central Commercial (CC) to Residential Dwelling, multiple unit (R-3-M) for property located at 168 E. College Ave; second by Councilmember Melling; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

**CONSIDER AN ORDINANCE FOR A ZONE CHANGE FROM RESIDENTIAL, SINGLE FAMILY (R-1) TO RESIDENTIAL, TWO UNIT (R-2-2) AND RESIDENTIAL, MULTIPLE UNIT (R-3-M) FOR A PROPERTY LOCATED AT OR NEAR 2700 N 100 EAST. PLATT & PLATT/RANDALL MCUNE: Bob Platt, Platt &**

**Platt** – I know it has been discussed at great lengths, and nothing has changed. It is in conformance with the General Plan. **Phillips** - one thing that came up was it would go a long way if it was all single stories. **Wilkey** - the north ones. **Cox** - there were only 3 that were multiple stories, one next to the apartments. **Bob** – I can say they are twin homes, private ownership and tasteful. There were a few that would be two stories. **Wilkey** – to Councilman Phillips point, if it is zoned a certain way there is nothing to stop the city or staff, someone could do two-story. The city and citizens have been burned in the past. One of the big things that happened, when they moved in, looked at the zoning map but not the general plan map. I was part of the general plan process and I feel we did everything we could to notify people. I talked with Councilman Phillips, I want to see our website changed to have the zoning and general plan map in the same place, so they don't have that excuse, zoning map/general plan so people don't miss it. **Melling** – they are on the same thing, by default it shows the zone, maybe change to the general plan. **Wilkey** – you are talking about the app, on the same page you have the two stagnate maps, people go to zoning, and they have to keep going down to see the general plan, I would like them tied together. I want the public to be informed. The other thing I wanted to bring up, but it is a list of all the zones of the city, it shows all the zones, how many lots platted in the zone undeveloped and how many currently developed. We have zoned more R-1 lots available than any other zoning in the city, see attached Exhibit "B", at the time I got this there were 528 R-1 lots, 390 R-2-2, 173 R-3-M. We have quite a few R-2-1. I know in the past, I have sat out there 5 years, I served on the Planning Commission, and I felt a lot of times the City went against the master plan. I think with the 2022 update it has been curtailed quite a bit. This is the first time I have voted, and I have a voting record with the Planning Commission where I voted with the master plan, the master plan is important, last week people asked why a master plan, without it any developer could ask for a zone change on every lot. The master plan goes both ways, for developers and the city, so it is hard to go against one and vote for others. I will follow the master plan in this situation. **Melling** – one thing with development agreements, the council has stayed away when the request goes with the general plan, but when it is an odd shape or circumstances that is when we ask for the development agreement, that is how we calculate our transportation, sewer, water, etc. after the plan was updated in 10 years the council has been sterner with the plan. **Wilkey** – think of the growth from 2012 to 2022, one of the biggest



real estate booms. Do we have a major situation with the sewer? **Jonathan** – we ran the area and there were not any issues. **Randall** – it was the portion that goes into Enoch. **Jonathan** – this area goes to 2300 West, not to Enoch. The sewer master plan does take into account the general plan density. **Wilkey** – on 175 West, when that was put in sewer and water, that developer would have been required to put it in the correct standards. **Jonathan** – yes and if upsize needed it goes in with development.

Councilmember Melling moved to follow the general plan and approve the ordinance changing the zone from Residential single family (R-1) to residential, two unit (R-2-2) and residential, multiple unit (R-3-M) for property located at or near 2700 North 100 East; second by Councilmember Riddle; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	NAY

I thought about this a great deal, I know the citizens at Old Farm and the developers, we have agonized about it like they have. Elected officials' job is to plan for the future. I have been here for 6 years and have had a lot of issues and they come with winners and losers and someone won't be happy. I have to look at our community and that is the neighborhoods. Growth will happen, and so that is why I vote nay.

Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

#### **CONSIDER MODIFICATIONS TO THE WOODBURY SPLIT. WAYNE**

**LEBARON/JONATHAN STATHIS:** Melling – unless we have all government entities sign off and have governmental immunity, we can't do that. **Wilkey** – I don't think this is the way to do this. Let's take some time and get engineering involved, if we can work our way through in the future maybe. **Cox** – last was to see if the State Water Engineer agreed. **Wayne LeBaron** – I am pursuing it with the State, but they may withhold permission until the other parties are ok. I want you to understand a few points. I recently took a Google Earth map and did a polygon across Quichapa, I come up with 1,373.45 acres of surface area for Quichapa. The County did a GIS this last year and they come up with 1,402 acres of surface water and they state if you want to make a pond the State makes you have 4-acre feet per surface of the pond for evaporation. If you do the math the 1,373.45 is just below 55 acres potentially lost from evaporation at Quichapa. The County at 1,402 acres last year, that is over 5,600-acre feet of water potentially evaporating. Paul last meeting mentioned liability issues about past thing. **Paul** – we have an historic flow that goes there and in high water we don't change that flow so if they sue us, we can say we are not liable, that is where the water goes. Cedar City Corporation is not responsible for controlling every drop of storm water. If we mess with the historic flow, we flood others and we lose the ability to say we honor the historic flow. **Wayne** – your concern is the liability for alteration. I understand the concept in choosing between two difficult things, I would first like everyone to be aware we are facing a ground water management plan on a 7,000-acre deficiency in the valley, what we are losing in Quichapa is about the same deficiency. If that water can be put to use is it almost diverting the groundwater management plan and there has been a disparaging value of water and there may be some liability because the water rights may not be subject to the groundwater if we



had not lost the water in Quichapa, the accountability for waste at Quichapa could be a backfire and create a liability for those sending it that way and there may be more liability than in changing the Woodbury Split. Most water going to Quichapa is not a flood stage. **Mayor** – it may be right; the problem is I don't think the council will let you change the Woodbury Split. This Council and city love engineers, it won't come from the bottom up, it will come from the top down. It will not start here; it will start with an engineer.

Councilmember Phillips moved to deny the modifications to the Woodbury Split; second by Councilmember Wilkey; vote unanimous.

**CONSIDER A RESOLUTION REVISING SECTION 3.3.2 OF THE CITY ENGINEERING STANDARDS REGARDING ALTERATION OF IRRIGATION COMPANY FACILITIES. JONATHAN STATHIS:** **Jonathan** – this is a modification to incorporate the Utah Code for the alterations to the irrigation companies. I met with Jason Dodds after the meeting last week and we want to continue our good working relationships with the irrigation companies. **Melling** – I appreciate this, I deal with this in my job. Being able to point people to State law will help a lot of folks.

Councilmember Melling moved to approve the resolution revising Section 3.3.2 of the City Engineering standards regarding alteration of irrigation company facilities; second by Councilmember Cox; vote as follows:

AYE: 5  
NAY: 0  
ABSTAINED: 0

**CONSIDER A RESOLUTION REVISING DETAIL S3 OF THE CITY ENGINEERING STANDARDS REGARDING INTERIOR DROPS IN SEWER MANHOLES. JONATHAN STATHIS:** **Jonathan** – this was discussed about changing the detail to allow drops for pressure sewer inlets. **Phillips** – is this a safety issue? **Randy Clove** – it was a safety issue with the drops, but we do have to have them for pressurized lines. If it comes into a side wall you can put a pig in it if it is plugged. A pig is what they clean a pressurized system to scour the pipe, it is something we missed.

Councilmember Phillips moved to approve the resolution revising Detail S3 of the City Engineering standards regarding interior drops in sewer manholes; second by Councilmember Melling; vote as follows:

AYE: 5  
NAY: 0  
ABSTAINED: 0

**CONSIDER AN ORDINANCE AMENDING CHAPTER 26-VIII-5 PERTAINING TO NOTIFICATIONS FOR MASTER PLAN AMENDMENTS. CARTER WILKEY/ RANDALL MCUNE:** **Carter Wilkey** – this is the modification to the ordinance were if we change a master plan infrastructure, water, sewer, trail, etc. the proponent would have to affect the property owners, if less than 100 they also notify those within 150 feet. It is required to be sent out first class mail but receive a certificate of mailing from the post office.



Had this been in place earlier those that asked for a change tonight would have been notified. **Phillips** – what if over 150? **Wilkey** – only to those that the property touches. **Phillips** – in many times it will be the city. In theory it is a good idea, but will it cause undue additional duties for staff to make it harder. **Paul** – last time we changed the master plan we sent postcards to everyone in the city. **Wilkey** – this is only infrastructure. **Paul** – infrastructure doesn't change much; it is mostly land use. **Wilkey** – it would fall on engineering. Private developers would be required to do this. We took this through 3 rounds of Planning Commission. The mailings must be mailed out 14 calendar days before the hearing and also 14 days between the two meetings. **Randall** – this is before the work meeting. **Phillips** – that is ample time. **Wilkey** – (G) they said what if they protest, if it is for the betterment of the city it will be done if they are here or not. When we master planned tonight's change today, it may have been eliminated. **Wilkey** – I like the concept, I think we should have it for land use also. On (G) we had about 3 years ago we didn't have a quorum; I would suggest putting that at 60 days for the Planning Commission to make a decision. On the quantity of notified parties 3(a) if the city is sending it out, I am concerned about cost. **Cox** – it is inexpensive. **Wilkey** – it is \$11.00 for the certificate of mailing on top of the cost to mail. **Melling** – it comes down to staff issue, is there a difference in preparing 25 to 100. **Wilkey** – it is not the closest 100, if it hits 101 no one gets it unless it touches the property. **Randall** – the goal is the council is making decision without the opponent knowing, we may make a better decision. If 100 are notified it is evidence that no one cares if they don't show up. Someone with extra information may inform you. **Phillips** – my concern from 30 to 60 days, would this affect private developers. **Melling** – I am saying if the Planning Commission tables, it takes out one round and in December that is more than 30 days. If there is a quorum issue it is different. **Wilkey** – what about 45 days, 60 days seems really long. I don't want this to slow anyone down, not the city or private. **Melling** – master planned infrastructure changes are predeveloped. **Randall** – you can take other considerations, because they are a recommending body, if the Planning Commission doesn't decide they can just go to council, unless a longer period is granted by the council, you could put other conditions for the Planning Commission. **Paul** – or say a negative recommendation is a denial.

Councilmember Phillips moved to approve an ordinance amending Chapter 26-VIII-5 pertaining to notifications for master plan amendments changing denial to deem a negative recommendation of such proposed recommendation; second by Councilmember Cox; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

**CLOSED SESSION – CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL:** Councilmember Phillips moved to go into closed session at 7:32 p.m.

**Randall** – the vote to record within the closed session needs to be in an open meeting. **Paul** – State law wants a record, but for personnel and security does not have to be recorded or minutes taken. **Melling** – I would error on caution, that we do not have a recording. **Randall** –



I have tried to find case law, if a person feels something was talked about them, they may demand a record and if there is a lawsuit you may be deposed instead. **Wilkey** – is this procedure going forward? **Randall** – no, just for this one. If you decide one way, it can change if you want it to be different in the future.

Councilmember Phillips withdrew his motion because no recording of the closed session was being considered.

Councilmember Melling moved to go into the closed meeting at 7:33 p.m. and to not record the closed meeting; second by Councilmember Riddle; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	NAY
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

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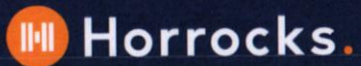
Renon Savage, MMC  
City Recorder





# Cedar City Intersection Studies

- Potential roundabout location
- Four-way stop warrants: MET
- Signal warrants: NOT MET





## 1600 North & Lund Highway (3100 West)

- Signal Warrants: NOT MET
- Four-Way Stop Warrant: MET
- Potential Roundabout location





# Bulldog Road & Kitty Hawk Drive

- Signal Warrants: MET
- Concerns:
  - Sight distance to the east
- Proposed Solutions:
  - Traffic Signal
  - Southbound free right-turn lane





Free-Right Concept





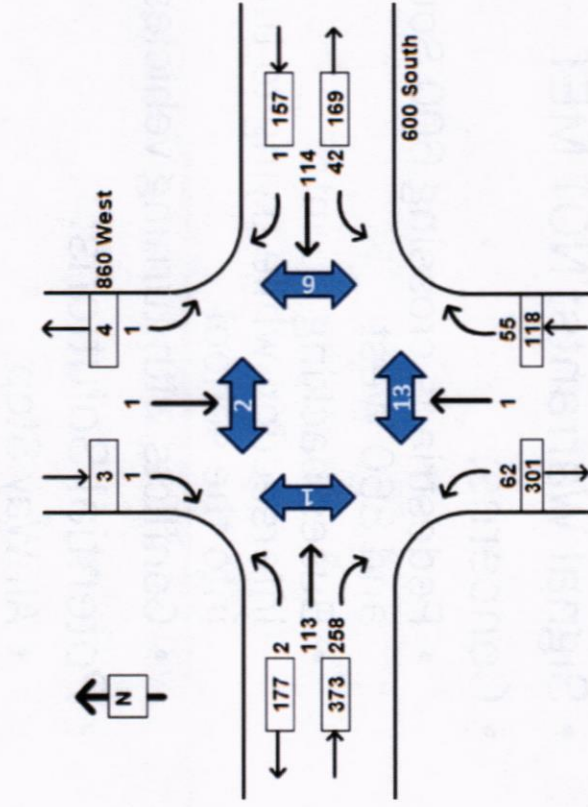
## 600 South & 860 West

- Signal Warrants: NOT MET
- Concerns:
  - Pedestrians crossing 600 South and 860 West
  - Buses backing up into intersection while trying to turn into the school
  - Conflicts with turning vehicles
- Potential Solutions:
  - All-Way Stop
  - Turn lanes and updated striping

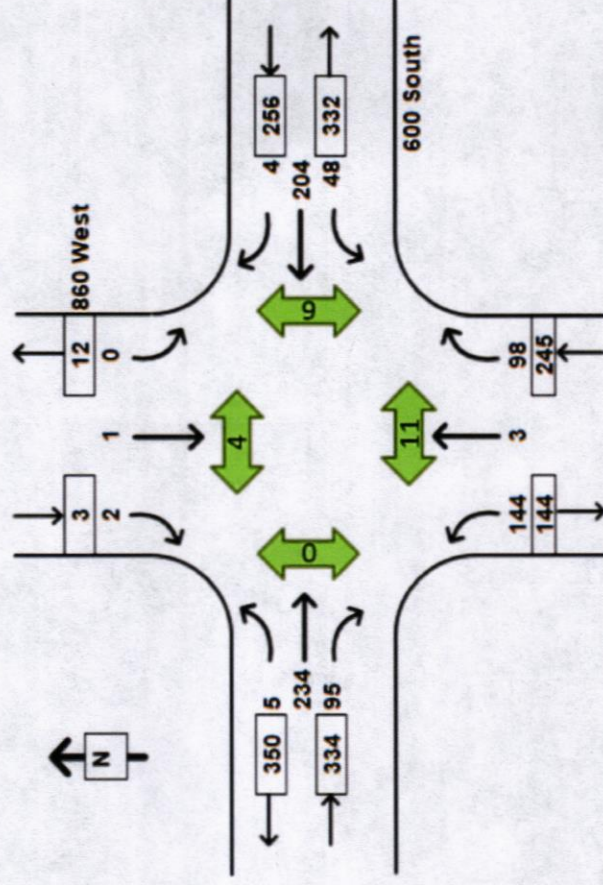




# Pedestrian Counts



AM Peak Hour  
7:15-8:15 AM

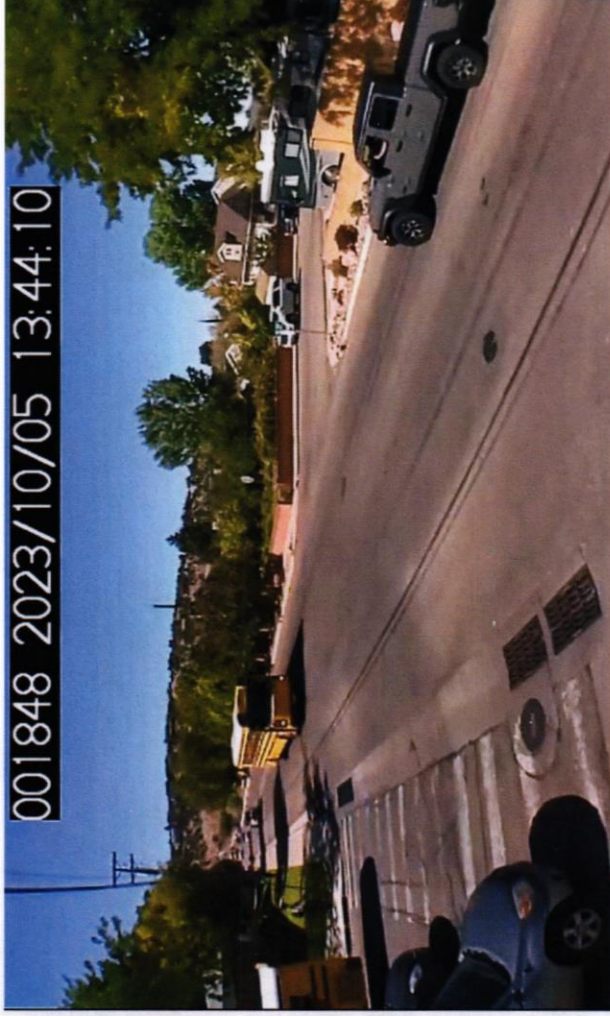


Afternoon Peak Hour  
1:30-2:30 PM



# Concerns

001848 2023/10/05 13:44:10

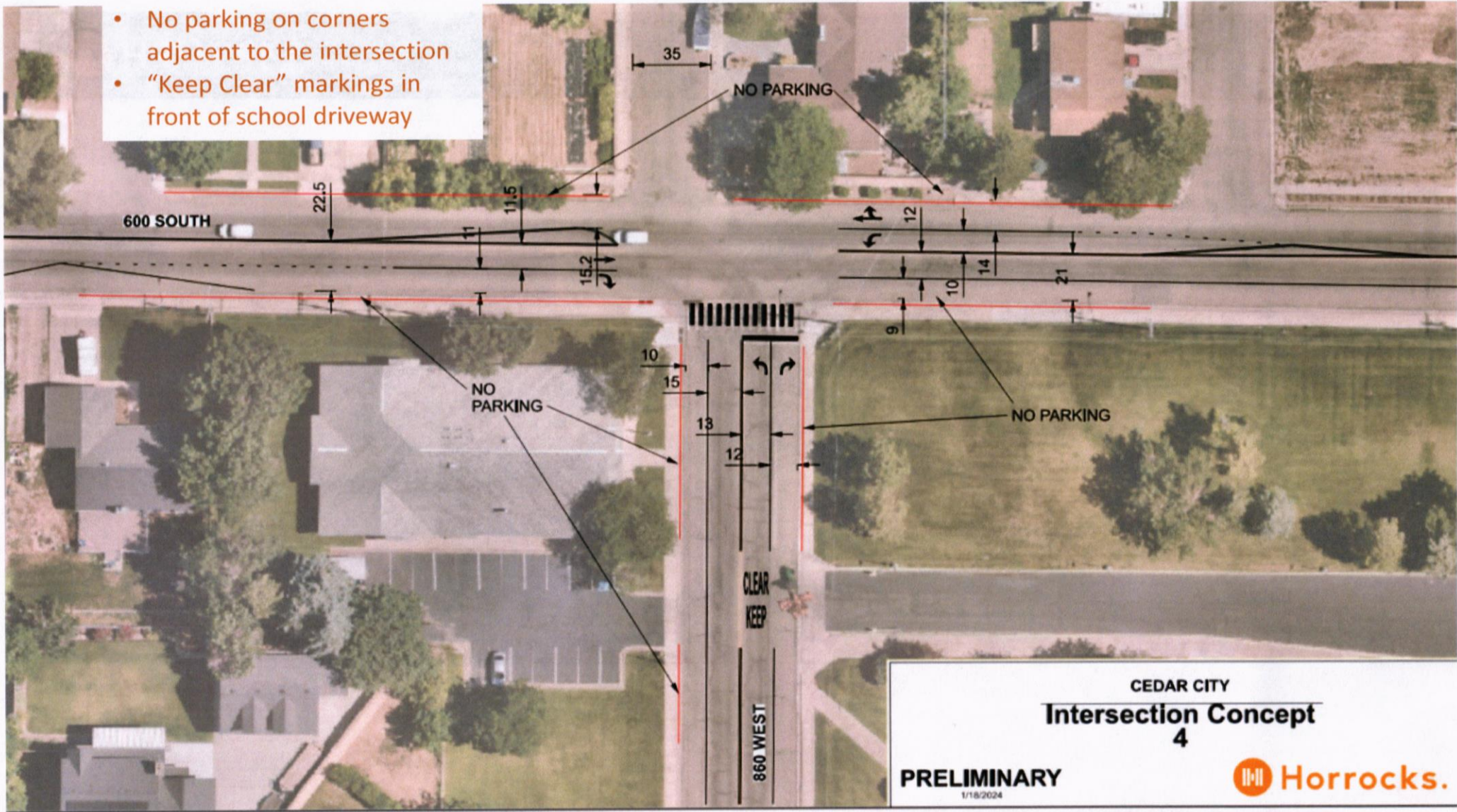


001848 2023/10/05 07:48:36






- No parking on corners adjacent to the intersection
- "Keep Clear" markings in front of school driveway



CEDAR CITY  
**Intersection Concept**  
**4**

**PRELIMINARY**  
1/18/2024


**Horrocks.**



**EXHIBIT "B"**  
**CITY COUNCIL – FEBRUARY 28, 2024**

Current Zone	Undeveloped	Developed	Total Parcels
R-1	528	3107	3635
RN	0	0	0
R-2-1	255	317	572
R-2-2	390	2809	3199
R-3-1	0	0	0
R-3-M	173	3423	3596
RE	53	88	141
RA	13	40	53
GC	20	350	370
CC	18	558	576
DC	5	124	129
HS	5	50	55
NC	0	4	4
MU	46	378	424
I&M-1	47	124	171
I&M-2	2	7	9
AT	0	0	0
MPD	0	0	0
RDO	0	0	0
SHD	1	27	28
Total	1556	11406	12962



## Report Criteria:

Detail report.  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>4WALL ENTERTAINMENT</b>					
L111344A	CC HRTG - STAGE LIGHTING LAMPS	02/15/2024	10-92-252 EQUIPMENT MAINTENANCE	785.48	
Total 4WALL ENTERTAINMENT:				785.48	
<b>ALL SEASONS GROUNDS MAINTENANCE</b>					
4490	CCC - WEST SNOW REMOVAL JAN 20	01/31/2024	56-40-263 SNOW REMOVAL	3,368.00	
4490	CCC - EAST SNOW REMOVAL JAN 202	01/31/2024	56-41-263 SNOW REMOVAL	2,326.00	
Total ALL SEASONS GROUNDS MAINTENANCE:				5,694.00	
<b>ALSCO - AMERICAN LINEN SUPPLY</b>					
LSTG1109992	6051 - FLT UNIFORM SERV	02/13/2024	10-78-451 UNIFORM SERVICE	23.01	
LSTG1110770	005510 - WWTP UNIFORM SERV Y24	02/16/2024	53-56-451 UNIFORM SERVICE	32.21	
LSTG1111049	6051 - FLT UNIFORM SERV	02/20/2024	10-78-451 UNIFORM SERVICE	23.01	
LSTG1111831	005510 - WWTP UNIFORM SERV Y24	02/23/2024	53-56-451 UNIFORM SERVICE	32.21	
Total ALSICO - AMERICAN LINEN SUPPLY:				110.44	
<b>AMEN DIESEL INC.</b>					
39800	CC WTR - CLUTCH REPAIR - DUMP TR	02/10/2024	51-40-252 EQUIPMENT MAINTENANCE	4,896.08	
Total AMEN DIESEL INC.:				4,896.08	
<b>AMERIGAS</b>					
805889154	200838986 - ARPT PROPANE	01/31/2024	24-40-251 GAS & OIL	1,242.59	
Total AMERIGAS:				1,242.59	
<b>ARDURRA GROUP INC</b>					
210450-18	CC ARPT - AIP 045 MASTER PLAN	02/07/2024	43-40-310 PROF & TECH SERVICES	7,952.40	
230750-1	CC ARPT - ENGINEERING SVCS	02/12/2024	24-40-310 PROF & TECH SERVICES	716.25	
Total ARDURRA GROUP INC:				8,668.65	
<b>ASHDOWN BROTHERS CONSTRUCTION</b>					
9380	CED01 - POND SAND	02/01/2024	54-40-253 INFRASTRUCTURE MAINTENANCE	33.72	
9403	CED01 - WASHED SAND	02/22/2024	10-79-738 CAP OUTLAY-STORMWATER	1,608.37	
Total ASHDOWN BROTHERS CONSTRUCTION:				1,642.09	
<b>BAKER &amp; TAYLOR</b>					
2038080653	415754 L102673 4-CHILDREN BOOKS	02/02/2024	10-87-483 BOOKS-CHILDREN	8.24	
2038080653	415754 L102673 4-YOUNG ADULT BOO	02/02/2024	10-87-482 BOOKS-YOUNG ADULT	300.82	
2038080653	415754 L102673 4-BOOKS	02/02/2024	10-87-481 BOOKS-GENERAL COLLECTION	265.38	
2038091783	415754 L102673 4-YOUNG ADULT BOO	02/08/2024	10-87-482 BOOKS-YOUNG ADULT	109.74	
2038091783	415754 L102673 4-BOOKS	02/08/2024	10-87-481 BOOKS-GENERAL COLLECTION	212.82	
H67816070	415754 L102673 4-BOOKS	02/02/2024	10-87-481 BOOKS-GENERAL COLLECTION	7.49	
H67914000	415754 L102673 4-YOUNG ADULT BOO	02/08/2024	10-87-482 BOOKS-YOUNG ADULT	28.46	
H68051110	415754 L102673 4-YOUNG ADULT BOO	02/15/2024	10-87-482 BOOKS-YOUNG ADULT	22.47	
H68051111	415754 L102673 4-BOOKS	02/15/2024	10-87-481 BOOKS-GENERAL COLLECTION	22.49	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total BAKER & TAYLOR:				977.91	
<b>BARNEY BROS ELECTRIC INC</b>					
14800	CC WWTP - HEADWORKS HVAC UNIT	01/16/2024	53-56-252 EQUIPMENT MAINTENANCE	1,654.80	
14874	CC WTR - ELECTRICAL WORK SPILSB	02/09/2024	51-40-262 MAINTENANCE-WELL HOUSES	467.51	
14893	CC WTR - LIGHTS QP 5	02/14/2024	51-40-262 MAINTENANCE-WELL HOUSES	2,494.39	
Total BARNEY BROS ELECTRIC INC:				4,616.70	
<b>BLACKBURN ASSOCIATES</b>					
CNTR ST INLET/O	CCC - CENTER ST INLET-OUTLET #8	02/14/2024	10-79-738 CAP OUTLAY-STORMWATER	12,167.90	
Total BLACKBURN ASSOCIATES:				12,167.90	
<b>BLACKSTONE PUBLISHING</b>					
2141404	167928 - E MATERIALS	02/15/2024	10-87-481 BOOKS-GENERAL COLLECTION	341.79	
2141411	167928 - E MATERIALS	02/15/2024	10-87-482 BOOKS-YOUNG ADULT	1,641.29	
2141654	167928 - E MATERIALS	02/16/2024	10-87-481 BOOKS-GENERAL COLLECTION	139.64	
2142104	167928 - E MATERIALS	02/20/2024	10-87-481 BOOKS-GENERAL COLLECTION	34.94	
2142303	167928 - E MATERIALS	02/21/2024	10-87-481 BOOKS-GENERAL COLLECTION	108.83	
2142818	167928 - E MATERIALS	02/26/2024	10-87-481 BOOKS-GENERAL COLLECTION	31.80	
Total BLACKSTONE PUBLISHING:				2,298.29	
<b>BRADSHAW ELECTRIC LLC</b>					
3604	CCHT - ELECTRICAL UPGRADES STA	02/07/2024	10-92-262 BUILDING & GROUND MAINTENANCE	1,249.00	
Total BRADSHAW ELECTRIC LLC:				1,249.00	
<b>BRADY INDUSTRIES</b>					
8652749	173359 - AQUATIC JANITORIAL SUPPL	02/16/2024	20-40-261 JANITORIAL SUPPLIES	291.40	
Total BRADY INDUSTRIES:				291.40	
<b>CALIFORNIA ENVIRONMENTAL DEWATERING</b>					
1612	CC WWTP - STRUVITE REMOVER 55	02/12/2024	53-56-254 CHEMICALS	2,038.95	
Total CALIFORNIA ENVIRONMENTAL DEWATERING:				2,038.95	
<b>CENGAGE LEARNING/GALE</b>					
83855288	170454 - LBRY BOOKS	02/09/2024	10-87-481 BOOKS-GENERAL COLLECTION	100.46	
Total CENGAGE LEARNING/GALE:				100.46	
<b>CENTURYLINK</b>					
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	56-41-280 TELEPHONE	41.56	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-92-280 TELEPHONE	83.12	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	20-40-280 TELEPHONE	124.69	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	24-40-280 TELEPHONE	83.12	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	28-40-280 TELEPHONE	83.12	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	51-40-280 TELEPHONE	41.56	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	52-55-280 TELEPHONE	83.12	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-41-280 TELEPHONE	41.58	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-42-280 TELEPHONE	41.56	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-70-280 TELEPHONE	124.69	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-73-280 TELEPHONE	83.12	
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-76-280 TELEPHONE	41.56	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
FEB 2024	O-435-111-6279 457M - FEB 2024	02/07/2024	10-81-280 TELEPHONE	41.56	
Total CENTURYLINK:				914.36	
<b>CHAMBER OF COMMERCE</b>					
4176	CCC - PRESIDENTIAL PARTNERSHIP	02/13/2024	10-53-667 CARE & SHARE CONTRIBUTION	1,000.00	
Total CHAMBER OF COMMERCE:				1,000.00	
<b>CHEMTECH-FORD</b>					
24B0846	CC WTR - WATER SAMPLES	02/14/2024	51-40-255 WATER SYSTEM MAINTENANCE	25.00	
Total CHEMTECH-FORD:				25.00	
<b>COLONIAL FLAG &amp; SPECIALTY CO.</b>					
0308876-IN	17842 - FLAGS	02/02/2024	10-53-645 CITY IMAGE CAMPAIGN	168.30	
0308876-IN	17842 - FLAGS	02/02/2024	24-40-262 BUILDING & GROUND MAINTENANCE	318.00	
0308876-IN	17842 - FLAGS	02/02/2024	10-41-325 YOUTH CITY COUNCIL	785.08	
Total COLONIAL FLAG & SPECIALTY CO.:				1,271.38	
<b>COLOR COUNTRY DIESEL</b>					
S 191737	252- FAN SWITCH	02/15/2024	10-78-930 INVENTORY	131.86	
W 204865	252- POWER STEERING PUMP REPLA	02/16/2024	10-78-930 INVENTORY	4,218.24	
Total COLOR COUNTRY DIESEL:				4,350.10	
<b>CURTIS &amp; SONS</b>					
INV793602	C29937 - CCFD - TOOL REPAIR	02/20/2024	10-73-252 EQUIPMENT MAINTENANCE	74.93	
Total CURTIS & SONS:				74.93	
<b>DAVIS HEATING &amp; A/C SERVICE</b>					
0000066274	269 - CCWTR VALVE, THERMOSTAT, T	12/21/2023	51-40-262 MAINTENANCE-WELL HOUSES	499.50	
0000066362	269 - CCWTR FURNACE REPAIR	12/26/2023	51-40-262 MAINTENANCE-WELL HOUSES	107.50	
Total DAVIS HEATING & A/C SERVICE:				607.00	
<b>DEX IMAGING LLC</b>					
AR10819791	CCC - CANON COPY MACH CONTRAC	02/16/2024	10-41-240 OFFICE SUPPLIES & EXPENSE	1,234.28	
Total DEX IMAGING LLC:				1,234.28	
<b>DOMINION ENERGY</b>					
JAN 2024 AQ/WWT	9165867413 - AQ/WWTP - GAS JAN 20	02/19/2024	20-40-270 UTILITIES-AQUATIC CENTER	26,351.13	
JAN 2024 AQ/WWT	9165867413 - AQ/WWTP - GAS JAN 20	02/19/2024	53-56-270 UTILITIES-SEWER PLANT	20,154.61	
Total DOMINION ENERGY:				46,505.74	
<b>EDIE LLC</b>					
INV6478	CCC - FACADE AND TENANT IMPROV	03/31/2024	10-60-950 STATE GRANT-MAINSTREET PROGRAM	6,000.00	
Total EDIE LLC:				6,000.00	
<b>EMSL ANALYTICAL INC</b>					
37325869	CC WTR - TEST SAMPLES	02/08/2024	51-40-255 WATER SYSTEM MAINTENANCE	785.00	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total EMSL ANALYTICAL INC:				785.00	
<b>ERO STOUT CONSTRUCTION INC</b>					
CNT 108	CC WTR - N TANK RECOATING - CHAN	01/25/2024	51-40-722 CAP OUTLAY-CEDAR CANYON TANK	4,517.25	
CNT 110	CC WTR - N TANK RECOATING #9	02/22/2024	51-40-722 CAP OUTLAY-CEDAR CANYON TANK	40,289.50	
Total ERO STOUT CONSTRUCTION INC:				44,806.75	
<b>FASTENAL</b>					
UTCED126281	UTCED0056 - MISC FACILITY/SHOP S	02/12/2024	53-56-480 SPECIAL DEPARTMENT SUPPLIES	463.65	
UTCED126426	UTCED0554 - MISC SHOP SUPPLIES	02/23/2024	53-56-480 SPECIAL DEPARTMENT SUPPLIES	476.24	
Total FASTENAL:				939.89	
<b>FREEDOM MAILING SERVICE</b>					
47207	CCC - NEWSLETTERS	02/09/2024	10-41-221 NEWSLETTER	134.30	
47207	CCC - BILL PROCESSING AND POSTA	02/09/2024	51-40-240 OFFICE SUPPLIES & EXPENSE	4,524.15	
Total FREEDOM MAILING SERVICE:				4,658.45	
<b>FULL COMPASS SYSTEM LTD</b>					
INC02453168	CUC2384391 - SOUNDBOARD WIRE &	12/27/2023	10-92-790 CAP OUTLAY-RAP TAX FUNDS	900.05	
INC02453739	CUC2384391 - SOUNDBOARD INPUT P	12/28/2023	10-92-790 CAP OUTLAY-RAP TAX FUNDS	1,985.61	
Total FULL COMPASS SYSTEM LTD:				2,885.66	
<b>GALL'S INC</b>					
026950654	3618471 - BOOTS / BELTS	01/31/2024	10-70-620 UNIFORM PURCHASE	337.72	
026954193	3618471 - BELTS	01/31/2024	10-70-620 UNIFORM PURCHASE	80.07	
Total GALL'S INC:				417.79	
<b>GLEAVE CONCRETE &amp; SLIPFORM</b>					
858354	CC WWTP - CEMENT PEDESTALS - D	02/23/2024	53-56-740 CAP OUTLAY-EQUIPMENT	6,150.00	
Total GLEAVE CONCRETE & SLIPFORM:				6,150.00	
<b>GREEN &amp; DEMILLE ENTERPRISES</b>					
2141	CCC - E MAIN TREE LIGHTS INSTALL	02/16/2024	57-40-262 BUILDING & GROUND MAINTENANCE	9,193.33	
2141	CCC - LOVE LETTERS INSTALL	02/16/2024	30-40-221 EVENT SPONSORSHIP	150.00	
Total GREEN & DEMILLE ENTERPRISES:				9,343.33	
<b>HEALTH EQUITY-HSA</b>					
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-41-132 EMPLOYEE INSURANCE	45.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-42-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-44-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-60-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-70-132 EMPLOYEE INSURANCE	488.28	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	52-55-132 EMPLOYEE INSURANCE	270.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	53-56-132 EMPLOYEE INSURANCE	105.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	54-40-132 EMPLOYEE INSURANCE	150.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	55-40-132 EMPLOYEE INSURANCE	110.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	61-40-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-92-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	20-40-132 EMPLOYEE INSURANCE	100.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	24-40-132 EMPLOYEE INSURANCE	50.00	



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8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	28-40-132 EMPLOYEE INSURANCE	180.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	30-40-132 EMPLOYEE INSURANCE	50.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	51-40-132 EMPLOYEE INSURANCE	217.15	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-81-132 EMPLOYEE INSURANCE	60.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-83-132 EMPLOYEE INSURANCE	282.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-84-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-85-132 EMPLOYEE INSURANCE	46.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-87-132 EMPLOYEE INSURANCE	50.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-90-132 EMPLOYEE INSURANCE	86.15	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-73-132 EMPLOYEE INSURANCE	50.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-75-132 EMPLOYEE INSURANCE	50.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-76-132 EMPLOYEE INSURANCE	50.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-77-132 EMPLOYEE INSURANCE	25.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-78-132 EMPLOYEE INSURANCE	.00	
8CSDDSZ - 2-16-24	CCC - 36976 HSA 2-16-24 CNTRB / 8C	02/16/2024	10-79-132 EMPLOYEE INSURANCE	92.00	
Total HEALTH EQUITY-HSA:				2,556.58	
<b>HIGHLAND GOLF</b>					
54009	CC WWTP - GOLF CART ENGINE REP	02/15/2024	53-56-252 EQUIPMENT MAINTENANCE	1,549.99	
Total HIGHLAND GOLF:				1,549.99	
<b>INFORMA PRINCETON LLC</b>					
10736986-1	CC ARPT - ASM AIRLINE CONSULT / A	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10736987-1	CC ARPT - ASM AIRLINE CONSULT / S	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10736988-1	CC ARPT - ASM AIRLINE CONSULT / O	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10736989-1	CC ARPT - ASM AIRLINE CONSULT / N	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10736990-1	CC ARPT - ASM AIRLINE CONSULT / D	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10736991-1	CC ARPT - ASM AIRLINE CONSULT / J	02/07/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
10738462-1	CC ARPT - ASM AIRLINE CONSULT / F	02/21/2024	24-40-310 PROF & TECH SERVICES	2,625.00	
Total INFORMA PRINCETON LLC:				18,375.00	
<b>INTERMOUNTAIN FARMERS</b>					
1020363128	730181 - PARK FERTILIZER & SUPPLIE	02/23/2024	10-83-480 SPECIAL DEPARTMENT SUPPLIES	4,140.80	
Total INTERMOUNTAIN FARMERS:				4,140.80	
<b>JACK'S TIRE &amp; OIL</b>					
24-0506622-014	CEDC1G - TIRES	02/19/2024	10-78-930 INVENTORY	1,326.00	
24-0512281-014	CEDC1G - TIRES	02/20/2024	10-78-930 INVENTORY	776.00	
Total JACK'S TIRE & OIL:				2,102.00	
<b>JAY GRIMSHAW DRILLING</b>					
1CC	CCC - WELL DRILLING / CEDAR CYN T	02/14/2024	51-40-711 CAP OUTLAY-WELLS	76,593.75	
Total JAY GRIMSHAW DRILLING:				76,593.75	
<b>JOLLEY, KATHY</b>					
020724	CCPD - PATCH / ANIMAL CONTROL	02/07/2024	10-76-620 UNIFORM PURCHASE	25.00	
Total JOLLEY, KATHY:				25.00	
<b>JONES PAINT &amp; GLASS INC</b>					
CCI0095092	C3050-CC - PARKS / EPOXY	02/12/2024	10-83-480 SPECIAL DEPARTMENT SUPPLIES	956.40	



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Total JONES PAINT & GLASS INC:				956.40	
<b>JUGS SPORTS</b>					
978096	173648 - CC REC PITCHING MACHINE	02/20/2024	10-84-480 SPECIAL DEPARTMENT SUPPLIES	3,973.00	
Total JUGS SPORTS:				3,973.00	
<b>JVIATION INC</b>					
PTIN0001107	CCARPT - AIP44 PAVEMENT MAINT - F	02/09/2024	43-40-731 CAP OUTLAY-ACCESS ROAD	1,655.00	
Total JVIATION INC:				1,655.00	
<b>LABOR COMMISSION-SAFETY DIV</b>					
24U000000023140	CC WWTP - BOILER INSP 2024	02/09/2024	53-56-310 PROF & TECH SERVICES	120.00	
24U000000023140	CCC - BOILER INSP 2024	02/09/2024	10-42-262 BUILDING & GROUND MAINTENANCE	60.00	
24V000000000989	CC WWTP - BOILER INSP 2024	02/09/2024	53-56-310 PROF & TECH SERVICES	105.00	
Total LABOR COMMISSION-SAFETY DIV:				285.00	
<b>LACAL EQUIPMENT INC</b>					
0404334-IN	00-0215045 - SWEEPER BROOMS	01/29/2024	10-78-930 INVENTORY	5,636.20	
Total LACAL EQUIPMENT INC:				5,636.20	
<b>LAIRD CAMPBELL</b>					
HC240220	CC HRT - STEINWAY TUNING / SUU JA	02/20/2024	10-92-252 EQUIPMENT MAINTENANCE	100.00	
HC240222	CC HRT - STEINWAY TUNING / SUU C	02/22/2024	10-92-252 EQUIPMENT MAINTENANCE	100.00	
Total LAIRD CAMPBELL:				200.00	
<b>MABEY WRIGHT &amp; JAMES PLLC</b>					
1228	CCC - 1473 WTR RIGHT ANALYSIS PH	01/31/2024	51-40-712 CAP OUTLAY-WATER RIGHTS	715.00	
Total MABEY WRIGHT & JAMES PLLC:				715.00	
<b>MARSHALL &amp; EVANS ELECTRIC</b>					
8952	CC ARENA - EXIT SIGN LIGHTS	02/06/2024	10-90-480 SPECIAL DEPARTMENT SUPPLIES	1,553.00	
Total MARSHALL & EVANS ELECTRIC:				1,553.00	
<b>MERIDIAN ENGINEERING INC</b>					
23276-01	CCC - FIDDLERS CYN TRAIL EXP EAS	02/09/2024	26-40-739 CAP OUTLAY-TRAIL EXPANSION	7,778.11	
Total MERIDIAN ENGINEERING INC:				7,778.11	
<b>METERWORKS INC</b>					
9628	CC WTR - WATER METERS	02/09/2024	51-40-481 METER-NEW	22,863.94	
9629	CC WTR - WATER METERS	02/09/2024	51-40-481 METER-NEW	6,192.48	
9634	CC WTR - WATER METERS	02/14/2024	51-40-481 METER-NEW	468.18	
9648	CC WTR - WATER METERS	02/16/2024	51-40-481 METER-NEW	6,660.00	
9655	CC WTR - WATER METERS	02/21/2024	51-40-481 METER-NEW	1,760.92	
Total METERWORKS INC:				37,945.52	
<b>MICROMARKETING LLC ATTN: AR</b>					
944660	15980-YOUNG ADULT BOOKS	01/30/2024	10-87-482 BOOKS-YOUNG ADULT	50.00	
944777	15980-YOUNG ADULT BOOKS	01/30/2024	10-87-482 BOOKS-YOUNG ADULT	129.87	



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944813	15980-CHILDREN'S BOOKS	01/30/2024	10-87-483 BOOKS-CHILDREN	36.88	
944908	15980-CHILDREN'S BOOKS	01/30/2024	10-87-483 BOOKS-CHILDREN	67.46	
945470	15980-CHILDREN'S BOOKS	02/06/2024	10-87-483 BOOKS-CHILDREN	17.99	
946324	15980-CHILDREN'S BOOKS	02/20/2024	10-87-483 BOOKS-CHILDREN	17.09	
946430	15980-YOUNG ADULT BOOKS	02/20/2024	10-87-482 BOOKS-YOUNG ADULT	18.00	
946523	15980-YOUNG ADULT BOOKS	02/20/2024	10-87-482 BOOKS-YOUNG ADULT	65.77	
946655	15980-YOUNG ADULT BOOKS	02/22/2024	10-87-482 BOOKS-YOUNG ADULT	17.99	
946705	15980-YOUNG ADULT BOOKS	02/22/2024	10-87-482 BOOKS-YOUNG ADULT	36.88	
Total MICROMARKETING LLC ATTN: AR:				457.93	
<b>MJG INC</b>					
7920	CCC - R/R MAIN JAN 2024	01/31/2024	10-79-265 MAINTENANCE-RAILROAD	795.00	
Total MJG INC:				795.00	
<b>MONSTER INK &amp; DESIGN</b>					
5163	CCPD - EMBROIDERY PD UNIFORMS	02/17/2024	10-70-451 UNIFORM MAINTENANCE	56.00	
Total MONSTER INK & DESIGN:				56.00	
<b>MORETON &amp; COMPANY</b>					
354369	CEDARCIT1 - PR00259310 AIRPORT 2	02/12/2024	24-40-510 INSURANCE & SURETY BONDS	7,184.00	
Total MORETON & COMPANY:				7,184.00	
<b>MOUNTAINLAND SUPPLY LLC</b>					
S105959075.001	9372 - WALK BEHIND SAW	02/13/2024	51-40-480 SPECIAL DEPARTMENT SUPPLIES	2,527.13	
Total MOUNTAINLAND SUPPLY LLC:				2,527.13	
<b>NORTHWEST FIELD IRRIGATION CO</b>					
119	CCC - 2024 NW FLD IRR ASSESSMEN	02/17/2024	51-40-315 IRRIGATION EXPENSE	524.00	
Total NORTHWEST FIELD IRRIGATION CO:				524.00	
<b>NUCO2</b>					
75760726	446694 - BULK CO2 POOL Y24	03/01/2024	20-40-254 CHEMICALS	240.24	
75887538	446694 - BULK CO2 POOL Y24	02/19/2024	20-40-254 CHEMICALS	320.30	
75930760	446694 - BULK CO2 POOL Y24	02/26/2024	20-40-254 CHEMICALS	358.62	
Total NUCO2:				919.16	
<b>PENWORTHY COMPANY</b>					
0596948-IN	00-5440020_001 - LBRY CHILDREN MT	02/06/2024	10-87-483 BOOKS-CHILDREN	208.12	
Total PENWORTHY COMPANY:				208.12	
<b>PETERBILT OF UTAH</b>					
23301SG	548 - CC FLT - REPROGRAM ECM	02/20/2024	10-78-930 INVENTORY	281.71	
56645SG	548 - CC FLT - DEF SENSOR	02/06/2024	10-78-930 INVENTORY	275.72	
56838SG	548 - CC FLT - SCR AFTERTREATMEN	02/12/2024	10-78-930 INVENTORY	4,113.68	
56959SG	548 - CC FLT - DEF HOSE	02/14/2024	10-78-930 INVENTORY	317.91	
56965SG	548 - CC FLT - NOX SENSOR	02/13/2024	10-78-930 INVENTORY	703.72	
57270SG	548 - CC FLT - FILTERS	02/22/2024	10-78-930 INVENTORY	459.44	
CM56965SG	548 - CC FLT - CORE RETURN NOX SE	02/14/2024	10-78-930 INVENTORY	( 212.50)	



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Total PETERBILT OF UTAH:				5,939.68	
<b>PLAYAWAY PRODUCTS LLC</b>					
452880	CC LBRY - BOOKS	02/07/2024	10-87-482 BOOKS-YOUNG ADULT	59.99	
453453	CC LBRY - BOOKS	02/14/2024	10-87-482 BOOKS-YOUNG ADULT	24.99	
453790	CC LBRY - BOOKS	02/20/2024	10-87-482 BOOKS-YOUNG ADULT	812.37	
454163	CC LBRY - BOOKS	02/22/2024	10-87-481 BOOKS-GENERAL COLLECTION	382.44	
Total PLAYAWAY PRODUCTS LLC:				1,279.79	
<b>PRESTON'S SHREDDING</b>					
54041022824	CCC - FY24 SHREDDING	02/28/2024	10-41-240 OFFICE SUPPLIES & EXPENSE	80.00	
Total PRESTON'S SHREDDING:				80.00	
<b>PUBLIC EMPLOYEES HEALTH PROGRAM</b>					
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-41-132 EMPLOYEE INSURANCE	12,521.26	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-42-132 EMPLOYEE INSURANCE	166.39	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-44-132 EMPLOYEE INSURANCE	5,460.24	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	61-40-132 EMPLOYEE INSURANCE	.00	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	30-40-132 EMPLOYEE INSURANCE	1,820.08	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	51-40-132 EMPLOYEE INSURANCE	15,223.73	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	52-55-132 EMPLOYEE INSURANCE	6,915.65	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	53-56-132 EMPLOYEE INSURANCE	11,774.46	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	54-40-132 EMPLOYEE INSURANCE	4,305.73	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	55-40-132 EMPLOYEE INSURANCE	3,238.34	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-87-132 EMPLOYEE INSURANCE	2,077.94	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-90-132 EMPLOYEE INSURANCE	2,485.65	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-92-132 EMPLOYEE INSURANCE	3,151.22	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	20-40-132 EMPLOYEE INSURANCE	2,984.83	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	24-40-132 EMPLOYEE INSURANCE	3,721.39	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	28-40-132 EMPLOYEE INSURANCE	8,617.35	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-78-132 EMPLOYEE INSURANCE	5,764.18	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-79-132 EMPLOYEE INSURANCE	10,352.87	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-81-132 EMPLOYEE INSURANCE	10,741.37	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-83-132 EMPLOYEE INSURANCE	10,131.01	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-84-132 EMPLOYEE INSURANCE	121.42	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-85-132 EMPLOYEE INSURANCE	1,820.08	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-60-132 EMPLOYEE INSURANCE	3,761.58	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-70-132 EMPLOYEE INSURANCE	61,043.35	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-73-132 EMPLOYEE INSURANCE	13,475.75	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-75-132 EMPLOYEE INSURANCE	6,270.99	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-76-132 EMPLOYEE INSURANCE	1,820.08	
0124051725	#774-CCC PEHP - FEB 24 M,D,V,L	02/20/2024	10-77-132 EMPLOYEE INSURANCE	665.57	
Total PUBLIC EMPLOYEES HEALTH PROGRAM:				210,432.51	
<b>QUICK CUT INC</b>					
77337	CICE50 - RADAR SCAN CONCRETE FL	02/10/2024	53-56-740 CAP OUTLAY-EQUIPMENT	1,015.00	
77410	CICE50 - CONCRETE CUTTING DEWA	02/22/2024	53-56-740 CAP OUTLAY-EQUIPMENT	1,600.00	
77411	CICE50 - CONCRETE CUTTING DEWA	02/22/2024	53-56-740 CAP OUTLAY-EQUIPMENT	865.00	
Total QUICK CUT INC:				3,480.00	
<b>RHINEHART OIL COMPANY LLC</b>					
IN-906841-24	R10003911 - BULK FLUIDS	02/02/2024	10-78-930 INVENTORY	1,480.13	
IN-915473-24	114513 - WTR FUEL & OIL	02/08/2024	51-40-251 GAS & OIL	401.35	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total RHINEHART OIL COMPANY LLC:				1,881.48	
<b>RICE MACHINE WORKS</b>					
013265	0208 - BOWLS	01/31/2024	51-40-255 WATER SYSTEM MAINTENANCE	16,315.29	
013305	0208 - QP BOOSTER PUMP	01/17/2024	51-40-255 WATER SYSTEM MAINTENANCE	1,188.86	
Total RICE MACHINE WORKS:				17,504.15	
<b>ROCKY MOUNTAIN POWER</b>					
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	55-40-270 UTILITIES-SOLID WASTE	10.98	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	56-41-270 UTILITIES-EAST PARKING AUTH	325.10	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	992.83	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	22-40-270 UTILITIES-CATS	699.97	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	24-40-270 UTILITIES-AIRPORT	3,873.88	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	28-40-270 UTILITIES	502.91	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	51-40-270 UTILITIES-WATER	38,748.64	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	52-55-270 UTILITIES-SEWER COLLECTION	3,267.38	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	53-56-270 UTILITIES-SEWER PLANT	259.53	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-79-271 UTILITIES-STREET LIGHTING	4,739.81	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-83-270 UTILITIES-PARKS & CEMETERY	2,257.35	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-87-270 UTILITIES-LIBRARY	1,326.70	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-90-270 UTILITIES-CROSS HOLLOWES EVENTS	926.24	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-92-270 UTILITIES-HERITAGE CENTER	3,598.82	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	20-40-270 UTILITIES-AQUATIC CENTER	7,666.20	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-42-270 UTILITIES	2,114.71	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-53-635 FESTIVAL PROMOTIONS	.22	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-60-270 UTILITIES	162.95	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-73-270 UTILITIES-FIRE	588.03	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-76-270 UTILITIES	131.94	
JAN 2024	75494886-019 4- JAN 2024 POWER	02/09/2024	10-79-272 UTILITIES-RAIL ROAD CROSSING	78.94	
Total ROCKY MOUNTAIN POWER:				72,273.13	
<b>ROCKY MOUNTAIN VALVES &amp; AUTOMATION</b>					
001888	WWTP - VALVES WTR STRAINER PRO	12/28/2023	53-56-740 CAP OUTLAY-EQUIPMENT	5,296.22	
Total ROCKY MOUNTAIN VALVES & AUTOMATION:				5,296.22	
<b>ROCKY RIDGE ROLL-OFFS INC</b>					
96253	CC GOLF - DUMPSTERS	02/01/2024	28-40-262 BUILDING & GROUND MAINTENANCE	190.00	
Total ROCKY RIDGE ROLL-OFFS INC:				190.00	
<b>ROOTS 2 LEAVES LLC</b>					
1700	CC PRKS - TREE CUTTING & TRIMMIN	02/27/2024	10-83-482 URBAN FORESTRY PROGRAM	3,600.00	
Total ROOTS 2 LEAVES LLC:				3,600.00	
<b>RUSH TRUCK CENTERS</b>					
3036027827	187984 - MIRROR	02/08/2024	10-78-930 INVENTORY	90.90	
Total RUSH TRUCK CENTERS:				90.90	
<b>RUSH TRUCK CENTERS OF UTAH</b>					
3HTPCAPT8SN164	CC STR - 2025 INTNL HX620 3HTPCAP	02/13/2024	10-79-741 CAP OUTLAY-VEHICLES	163,471.51	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total RUSH TRUCK CENTERS OF UTAH:				163,471.51	
<b>SCHOLZEN PRODUCTS COMPANY</b>					
3045969-00	100592 - MISC SUPPLIES	02/16/2024	51-40-255 WATER SYSTEM MAINTENANCE	58.00	
6789856-00	100592 - MISC SUPPLIES	11/30/2023	51-40-255 WATER SYSTEM MAINTENANCE	146.90	
6803160-00	100592 - MISC SUPPLIES	02/01/2024	51-40-255 WATER SYSTEM MAINTENANCE	1,140.80	
6805629-00	100592 - MISC SUPPLIES FLEET	02/12/2024	10-78-930 INVENTORY	647.81	
6805900-00	100592 - MISC SUPPLIES FLEET	02/16/2024	10-78-930 INVENTORY	71.75	
6806187-00	100592 - MISC SUPPLIES	02/14/2024	51-40-255 WATER SYSTEM MAINTENANCE	4,557.98	
Total SCHOLZEN PRODUCTS COMPANY:				6,623.24	
<b>SIDDONS MARTIN EMERGENCY GROUP LLC</b>					
600-SIV0000820	1252784 - SCBA REPAIRS	02/12/2024	10-73-252 EQUIPMENT MAINTENANCE	325.00	
Total SIDDONS MARTIN EMERGENCY GROUP LLC:				325.00	
<b>SIGNATURE EQUIPMENT CORP</b>					
9231142	CC FLT - HYDRAULIC CYLINDERS	08/17/2023	10-78-930 INVENTORY	6,174.48	
Total SIGNATURE EQUIPMENT CORP:				6,174.48	
<b>SKAGGS PUBLIC SAFETY EQUIPMENT</b>					
450_A_212239_4	103035 - CCPD - PANTS	02/05/2024	10-70-620 UNIFORM PURCHASE	316.80	
450_A_212239_5	103035 - CCPD - PANTS	02/07/2024	10-70-620 UNIFORM PURCHASE	211.20	
450_A_212239_6	103035 - CCPD - PANTS	02/09/2024	10-70-620 UNIFORM PURCHASE	211.20	
450_A_212239_7	103035 - CCPD - NAMETAGS	02/13/2024	10-70-620 UNIFORM PURCHASE	29.95	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				769.15	
<b>SOUTHWEST PLUMBING SUPPLY</b>					
S4630628.001	113 - SODCUPS	02/21/2024	10-83-262 BUILDING & GROUND MAINTENANCE	5,491.77	
Total SOUTHWEST PLUMBING SUPPLY:				5,491.77	
<b>SPECTRUM</b>					
9708306	1063731 - CC HT - CARPET FESTIVAL	01/04/2024	10-92-220 MARKETING	30.46	
Total SPECTRUM:				30.46	
<b>STAKER PARSON COMPANIES</b>					
6288579	260116 - SAND, SLURRY, ROCK	02/07/2024	51-40-255 WATER SYSTEM MAINTENANCE	693.00	
6293633	260116 - SAND, SLURRY, ROCK	02/20/2024	51-40-255 WATER SYSTEM MAINTENANCE	505.00	
Total STAKER PARSON COMPANIES:				1,198.00	
<b>STANDARD RESTAURANT EQUIP CO.</b>					
STG2358338	36062 - PAPER TOWELS / DISPENSER	02/13/2024	10-42-261 JANITORIAL SUPPLIES	210.25	
Total STANDARD RESTAURANT EQUIP CO.:				210.25	
<b>STRAIGHT STRIPE PAINTING INC</b>					
2.21.24 AIRPORT	CC ARP - AIP 046 APP#1 ASPHALT MAI	02/21/2024	43-40-726 CAPITAL OUTLAY-TAXIWAY C	36,551.25	
Total STRAIGHT STRIPE PAINTING INC:				36,551.25	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>SYMBOL ARTS</b>					
0432229-IN CR	00-CED005 - OVERPAYMENT	06/16/2022	76-43-210 EQUIPMENT, SUPPLIES, OPERATING	( 70.00)	
0484351	00-CED005 - PATCHES	02/05/2024	76-43-210 EQUIPMENT, SUPPLIES, OPERATING	317.50	
Total SYMBOL ARTS:				247.50	
<b>TDS</b>					
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-41-280 TELEPHONE	79.77	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-70-280 TELEPHONE	16.18	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-73-270 UTILITIES-FIRE	29.39	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-76-280 TELEPHONE	11.39	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	28-40-280 TELEPHONE	22.78	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	53-56-280 TELEPHONE	37.59	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-77-280 TELEPHONE	37.59	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-83-280 TELEPHONE	11.39	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-90-280 TELEPHONE	11.39	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	10-92-280 TELEPHONE	45.57	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	20-40-280 TELEPHONE	34.18	
MAR 2024	8224500010203836- TDS MAR 2024	02/17/2024	24-40-280 TELEPHONE	22.78	
Total TDS:				360.00	
<b>THE KEY MAKER LOCKSMITH SERVICE</b>					
35363	CCAQ - INSTALL DEADBOLTS	11/29/2023	20-40-262 BUILDING & GROUND MAINTENANCE	390.00	
35634	CC ARPT - TERMINAL DOOR SERVICE	02/02/2024	24-40-262 BUILDING & GROUND MAINTENANCE	105.00	
Total THE KEY MAKER LOCKSMITH SERVICE:				495.00	
<b>THE TIRE AND AUTO CENTER</b>					
119880	CC FLT - TIRES	02/15/2024	10-78-930 INVENTORY	3,124.00	
27421	CC WWTP - SKID STEER TIRES	02/13/2024	53-56-252 EQUIPMENT MAINTENANCE	1,732.00	
Total THE TIRE AND AUTO CENTER:				4,856.00	
<b>TRI-L MASONRY</b>					
0215	CC WTR - WORK ON CHLORINATOR B	02/15/2024	51-40-740 CAP OUTLAY-EQUIPMENT	1,500.00	
Total TRI-L MASONRY:				1,500.00	
<b>UNCLE KIMS COATINGS</b>					
AZ-NSD11083.2	CC ARENA - CONCRETE COATING FIN	02/22/2024	10-90-262 BUILDING & GROUND MAINTENANCE	5,601.60	
Total UNCLE KIMS COATINGS:				5,601.60	
<b>UNIFIRST CORPORATION</b>					
2310020447	1895629 - UNIFORM SERVICE	02/22/2024	10-83-451 UNIFORM SERVICE	75.03	
Total UNIFIRST CORPORATION:				75.03	
<b>UTAH BARRICADE COMPANY INC</b>					
37910	CE8140 - SIGNS	02/14/2024	10-79-410 SPECIAL DEPARTMENT SUPPLIES	115.26	
37913	CE8140 - SIGNS	02/14/2024	10-79-410 SPECIAL DEPARTMENT SUPPLIES	56.08	
37946	CE8140 - STANDS & CONES	02/19/2024	10-79-263 MAINTENANCE-STREETS	5,996.40	
Total UTAH BARRICADE COMPANY INC:				6,167.74	
<b>UTAH MIDSUMMER RENAISSANCE FAIR INC</b>					
390	CCC - DONATION	02/07/2024	30-40-222 EVENT RECRUITMENT	600.00	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total UTAH MIDSUMMER RENAISSANCE FAIR INC:				600.00	
<b>VERIZON WIRELESS</b>					
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-79-280 TELEPHONE	125.19	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-83-280 TELEPHONE	50.98	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	24-40-280 TELEPHONE	80.02	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	28-40-280 TELEPHONE	40.01	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	30-40-240 OFFICE SUPPLIES & EXPENSE	40.01	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	30-40-280 TELEPHONE	42.59	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-44-280 TELEPHONE	50.58	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-60-280 TELEPHONE	42.59	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-70-312 COMPUTER & TECH SERVICES	2,221.33	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-73-280 TELEPHONE	280.07	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-75-280 TELEPHONE	242.64	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	10-77-280 TELEPHONE	77.44	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	51-40-280 TELEPHONE	204.24	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	52-55-280 TELEPHONE	42.59	
9956858600	571244071-00001 FEB 2024 CELLS	02/16/2024	54-40-280 TELEPHONE	42.59	
9956858601	571244071-00002 FY24 TF CELLS	02/16/2024	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	420.74	
Total VERIZON WIRELESS:				4,003.61	
<b>WATER SAFETY PRODUCTS INC</b>					
F3305157	UT/CEDARCITY - SWIM DIAPERS	02/20/2024	20-40-481 MERCHANDISE	5,609.62	
Total WATER SAFETY PRODUCTS INC:				5,609.62	
<b>WAXIE SANITARY SUPPLY</b>					
82275948	129252 - JANITORIAL SUPPLIES ANIM	02/09/2024	10-76-261 JANITORIAL SUPPLIES	42.35	
82291180	129252 - JANITORIAL SUPPLIES LBRY	02/16/2024	10-87-261 JANITORIAL SUPPLIES	70.79	
82306996	129252 - CLEANING SUPL AQUATICS	02/26/2024	20-40-261 JANITORIAL SUPPLIES	336.70	
Total WAXIE SANITARY SUPPLY:				449.84	
<b>WCF MUTUAL INSURANCE COMPANY</b>					
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-41-134 WORKERS COMPENSATION	444.48	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-42-134 WORKERS COMPENSATION	13.86	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-44-134 WORKERS COMPENSATION	249.47	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	28-40-134 WORKERS COMPENSATION	360.35	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	30-40-134 WORKERS COMPENSATION	83.16	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	51-40-134 WORKERS COMPENSATION	1,123.61	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	52-55-134 WORKERS COMPENSATION	402.92	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	53-56-134 WORKERS COMPENSATION	666.25	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	54-40-134 WORKERS COMPENSATION	361.35	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-87-134 WORKERS COMPENSATION	124.74	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-90-134 WORKERS COMPENSATION	138.59	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-92-134 WORKERS COMPENSATION	166.31	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	20-40-134 WORKERS COMPENSATION	97.02	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	22-40-134 WORKERS COMPENSATION	.00	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	24-40-134 WORKERS COMPENSATION	166.31	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-78-134 WORKERS COMPENSATION	361.35	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-79-134 WORKERS COMPENSATION	915.60	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-81-134 WORKERS COMPENSATION	692.97	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-83-134 WORKERS COMPENSATION	540.52	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-84-134 WORKERS COMPENSATION	55.44	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-85-134 WORKERS COMPENSATION	97.02	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-60-134 WORKERS COMPENSATION	207.89	



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MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-70-134 WORKERS COMPENSATION	3,771.77	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-73-134 WORKERS COMPENSATION	1,830.45	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-75-134 WORKERS COMPENSATION	319.77	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-76-134 WORKERS COMPENSATION	56.44	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	10-77-134 WORKERS COMPENSATION	139.59	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	55-40-134 WORKERS COMPENSATION	416.78	
MAR 2024	208414 - WRK COMP MAR 2024	03/01/2024	61-40-134 WORKERS COMPENSATION	55.44	

Total WCF MUTUAL INSURANCE COMPANY:

13,859.45

Grand Totals:

944,179.65

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder:

Renon Savage

City Treasurer:

Rhean Carlson

## Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.



**CEDAR CITY  
CITY COUNCIL AGENDA ITEM 8  
STAFF INFORMATION SHEET**

**To:** Mayor and City Council

**From:** City Engineer

**Council Meeting Date:** March 13, 2024

**Subject:** **Consider a request for an all-way stop and a variance to the City Engineering Standards at the south entrance of Iron Hawk PUD.**

**Discussion:** The developer of the Iron Hawk PUD is requesting an all-way stop at the future intersection of 4375 West & 100 South. They are also requesting a variance from Detail R7 of the City's Engineering Standards to eliminate the requirement for a "knuckle" at that intersection.

Based on the discussion in the City Council work meeting last week, GO Civil has provided an updated vicinity plan showing a curb taper at the south exit from the PUD. A copy of the revised vicinity plan is included with this information sheet.

Please consider whether to approve an all-way stop and a variance from Detail R7 of the City Engineering Standards at the south entrance of Iron Hawk PUD. Thank you for your consideration.



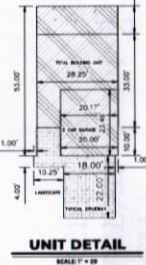
# VICINITY PLAN FOR IRON HAWK P.U.D.

LOCATED IN SECTION 18, T36S, R11W, SLB&M, CEDAR CITY, UTAH

PROJECT  
LOCATION



VICINITY MAP



UNIT DETAIL

## PARKING CALCULATION REQUIREMENTS

CC ORDINANCE: SECTION 26-9-2 (REQUIRED PARKING RESIDENTIAL)  
(C) TWICE THE PARKING SPACES FOR EACH UNIT THAT CONTAINS ONE OR TWO BEDROOMS, UNITS THAT CONTAIN THREE BEDROOMS AND ABOVE: ONE AND ONE THIRD (1.33) PARKING SPACES FOR EACH BEDROOM.

CC ORDINANCE: SECTION 32-1-1 (PUD GUEST PARKING)  
WITHIN A RESIDENTIAL PLANNED UNIT DEVELOPMENT WHERE THE STREET DESIGN DOES NOT ALLOW FOR STREET PARKING EITHER DUE TO HARBORING OR VEHICULAR ACCESS, THERE SHALL BE PROVIDED ADDITIONAL GUEST PARKING SPACES AT A RATIO OF 20 GUEST PARKING SPACES PER UNIT. SPACES SHALL BE LOCATED IN THE DEVELOPMENT WITHIN A CENTRAL PARKING LOT OR DISPERSED THROUGHOUT. GUEST PARKING SHALL BE ARRANGED TO BE WITHIN 1000 FEET TO THE UNITS THE SPACES ARE DESIGNED TO SERVE.

1 UNIT = 2 BEDROOMS, 2 X 1.3 = 2.6 STALLS PER UNIT.  
64 UNITS X 2.6 STALLS = 166.4 PARKING SPACES REQUIRED.

1 UNIT = 0.2 GUEST PARKING SPACES PER UNIT  
64 UNITS X 0.2 = 12.8 GUEST PARKING SPACES REQUIRED

166.4 + 12.8 = 179.2 REQUIRED PARKING SPACES

EACH UNIT WILL HAVE A 2-CAR GARAGE AND A 2-CAR DRIVEWAY. 2 X 2 X 64 = 256 UNIT PARKING PARKING SPACES PROVIDED, AND 24 GUEST PARKING SPACES PROVIDED.

TOTAL PARKING SPACES PROVIDED = 280 PARKING SPACES

## DENSITY CALCULATION

TOTAL SITE ACRES: 6.52 WITH 64 UNITS

MAXIMUM DENSITY: 24 UNITS/ACRE

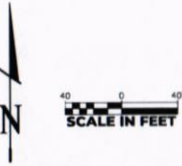
PROPOSED DENSITY: 9.81 UNITS/ACRE

AREA USE TABULATION	
DESCRIPTION	TOTALS
ORIGINAL LAND AREA	6.52 AC
PRIVATE AREA	3.01 AC (46%)
COMMON/LIMITED COMMON AREA	3.51 AC (54%)
GREEN SPACE/ OPEN SPACE REQUIRED (15% OF TOTAL AREA)	2.29 AC
GREEN SPACE/ OPEN SPACE PROVIDED (15% OF TOTAL AREA)	2.52 AC
ALLOWABLE DWELLING UNITS	156 UNITS
TOTAL DWELLING UNITS	64 UNITS

## DEVELOPER CONTACT

TIM LYLE  
PHONE NUMBER: 435-650-7348  
EMAIL: T1L22@PMIA.COM

11 X 17 SHEETS ARE NOT TO SCALE



## LEGEND

- EXISTING HYDRANT
- EXISTING WATER LINE W/ SIZE SHOWN
- EXISTING WATER VALVE
- EXISTING SEWER LINE W/ SIZE SHOWN
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING ASPHALT
- EXISTING STORM DRAIN W/ SIZE SHOWN
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED SITE OBSCURING MASONRY OR COMPOSITE FENCE
- PROPOSED LANDSCAPING/ OPEN SPACE AREA

## NOTES:

- THIS PROJECT IS ZONED RESIDENTIAL-3-M (DWELLING, MULTIPLE UNIT).
- THIS SUBDIVISION BOUNDARY FALLS WITHIN FLOOD ZONE A AS SHOWN ON FEMA MAP #800075-025 & WITH EFFECTIVE DATE JULY 14, 2016.
- THIS PARCEL IS PRIMARILY LOCATED WITHIN THE AIRPORT INFLUENCE ZONE WITH A SMALL PORTION OF THE NORTH-EAST CORNER FALLING WITHIN THE TRAFFIC PATTERN ZONE.
- URBANSIDE TO BE SURFACE DRAINAGE TO 4275 WEST AND THE DEVELOPED FLOWS TO BE INCORPORATED INTO REGIONAL IRON WEST DETENTION BASIN WITH IRON WEST PHASE 2. NO ON-SITE DETENTION IS PROPOSED.
- THIS PROJECT FALLS WITHIN THE IRON WEST PROPERTY AND IS CONSIDERED WET BY WATER DECEDED BY IRON WEST DEVELOPERS.
- THIS SUBDIVISION FALLS OUTSIDE THE BOUNDARIES OF THE WILDLAND URBAN INTERFACE ZONE.
- ALL COMMON AREAS INSIDE THE PUD WILL BE A PUBLIC UTILITY EASEMENT.
- THIS PUD PLANS TO UTILIZE CITY TRASH WITH INDIVIDUAL CANS PER UNIT.
- THE SOUTH INTERSECTION IS PROPOSED TO BE A THREE WAY, ALL WAY STOP REQUESTED TO BE APPROVED BY COUNCIL WITH THE APPROVAL OF THIS VICINITY PLAN.
- THIS PROJECT IS LOCATED OUTSIDE OF THE CEDAR CITY CORP. "RELATIVE HYDROCOMPACTNESS (SUSCEPTIBILITY)" MAP DATED JANUARY 2011.
- A 6 FOOT HIGH SLOTTED OBSCURING MASONRY FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE SUBDIVISION.
- PRIVATE PARK AMENITIES EXCEEDS THE 3% MAXIMUM COMMON OPEN SPACE PER PUD ORDINANCE, THE PRIVATE OPEN SPACE WILL PROVIDE AT A MINIMUM, THE REQUIRED ONE IMPROVED AMENITY.
- A 5' SLOTTED SLOTTED OBSCURING MASONRY FENCE WILL BE BROUGHT THROUGH CONCURRENTLY WITH THIS VICINITY PLAN TO SUBDIVIDE THIS PARCEL AND DEDICATION CENTER STREET/ 4275 WEST TO PROVIDED ROAD FRONTAGE PER ORDINANCE.
- PUD WILL BE REQUIRED TO MEET THE LANDSCAPING REQUIREMENTS PER ORDINANCE ALONG THE PROJECT FRONTAGE WHICH WILL INCLUDE THE PLANTING OF TREES.

## PLANNING COMMISSION APPROVAL

I, ADAM HAHN, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN RECOMMENDED TO THE CITY COUNCIL BY SAID COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_.

ADAM HAHN - CHAIRPERSON

## CITY ENGINEER'S APPROVAL

I, JONATHAN STATHIS, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS VICINITY PLAN WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_.

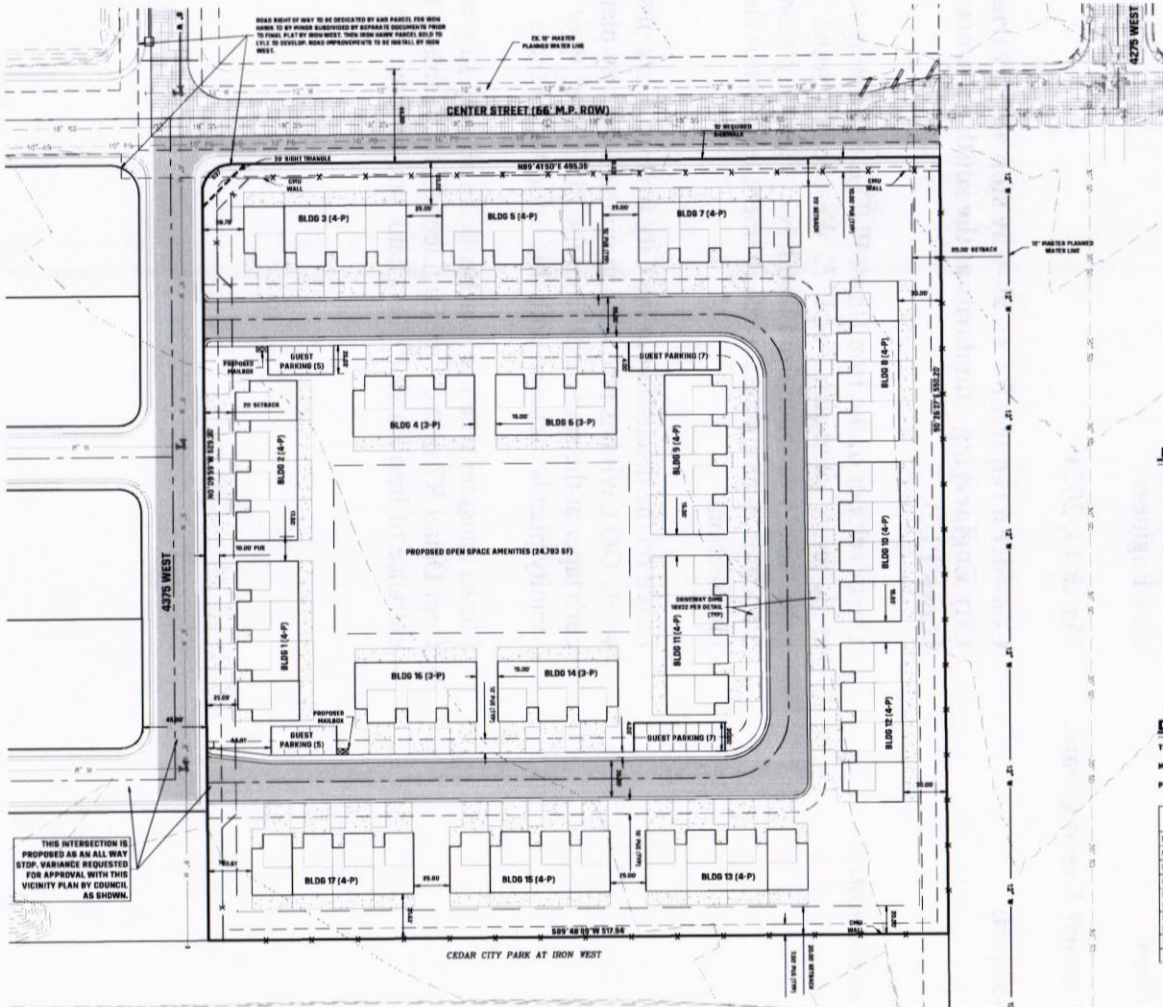
JONATHAN STATHIS

## CERTIFICATE OF ACCEPTANCE

I, BARTH GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE \_\_\_\_ DAY OF \_\_\_\_.

BARTH GREEN - MAYOR

REMON SAVAGE - CITY RECORDER



GO CIVIL  
ENGINEERING

550 N. 800 W. CEDAR CITY, UT 84202  
PH: 435-582-2222 WWW.GOCIVIL.UT

VICINITY PLAN  
IRON HAWK PUD  
FOR  
TIM LYLE

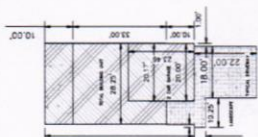
LOCATED IN SECTION 18, T36S, R11W, SLB&M, CEDAR CITY, UTAH

CHECKED: \_\_\_\_\_  
SCALE: DRAWN: \_\_\_\_\_  
DATE: 10/27/22 SHEET: 1 OF 1



LOCATED IN SECTION 18, T36S, R11W, SLB&M, CEDAR CITY, UTAH

### VICINITY MAP



UNIT DETAIL

### **PARKING CALCULATION REQUIREMENTS**

[illegible]

### DENSITY CALCULATION

TOTAL SITE ACRESAGE: 6.52 WITH 64 UNITS  
MAXIMUM DENSITY: 24 UNITS/ACRE  
APPROXIMATE DENSITY: 16-20 UNITS/ACRE

AREA USE TABULATION		TOTAL
DESCRIPTION		6.92 AC
ORIGINATE LAND AREA		3.01 AC (56%)
PRIVATE AREA		3.91 AC (44%)
COMMON/UNLIMITED COMMON AREA		2.28 AC
GREEN SPACE/ OPEN SPACE REQUIRED		2.92 AC
(10% OF TOTAL AREA)		
ALLOWABLE OPEN SPACE PROVIDED		155 UNITS
(10% OF TOTAL AREA)		64 UNITS
ALLOWABLE DWELLING UNITS		
ALLOWABLE UNITS PER ACRE		

## DEVELOPER CONTACT

PHONE NUMBER: 435-669-7349  
MAIL: TLYL28@GMAIL.COM

THESE ARE NOT YOURS

#9

## LEGEND

- |   |  |
|---|--|
| EXISTING HYDRAULIC                                  |  |
| EXISTING WATER LINE W/PIPE SHOWN                    |  |
| EXISTING WATER VALVE                                |  |
| EXISTING SEWER LINE W/PIPE SHOWN                    |  |
| EXISTING SEWER MANHOLE                              |  |
| EXISTING POWER POLE                                 |  |
| EXISTING ASPHALT                                    |  |
| EXISTING TYPICAL BRICK W/PIPE SHOWN                 |  |
| EXISTING OVERHEAD POWER LINE                        |  |
| EXISTING UNDERGROUND GAS LINE                       |  |
| PROPOSED 1/2" DRAINAGE PARALLEL OR COMPLETELY PERP. |  |
| PROPOSED LANDSCAPE/OPEN SPACE                       |  |

**NOTES:**

- [illegible]

**PLANNING COMMISSION APPROVAL**

I, ADAM HAHN, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN RECOMMENDED TO THE CITY COUNCIL BY SAID COMMISSION ON THIS 10 DAY OF

## CITY ENGINEER'S APPROVAL

I, JONATHAN STATHIS, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS VICINITY PLAN  
WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

## CERTIFICATE OF ACCEPTANCE

I, GARTH GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VICINITY PLAN HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

**DARIN GREEN - MAYOR**



**CEDAR CITY  
COUNCIL AGENDA ITEM 11  
STAFF INFORMATION SHEET**

**TO:** Mayor and Council

**FROM:** City Attorney

**DATE:** March 9, 2024

**SUBJECT:** Ordinance Text Amendment: Section 26-IV-20 Cluster Developments

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Per the discussion last week, I've added Subsection (F) to clarify the limits of the Cluster Development Overlay:

**F. EFFECT ON OTHER ORDINANCES: Except as specifically stated above regarding lot sizes in residential zones, nothing in this Section may be interpreted to avoid any other requirement of ordinances, rules, codes, Engineering Standards, the General Plan, master plans, or statutes, including, but not limited to, the installation of any improvements. Any part of a Cluster Development used to calculate the number of lots allowed must be included in the same or a previously developed phase in which the smaller lots are located regardless of whether the part is located in a lot, open space, right of way, or other developed or undeveloped part of the development.**

Please consider the updated ordinance.



**CEDAR CITY  
ORDINANCE 0313-24-**

**AN ORDINANCE CREATING CEDAR CITY ORDINANCE 26-IV-20 CLUSTER  
DEVELOPMENT OVERLAY**

**WHEREAS**, Cedar City has adopted Chapter 26 of the ordinance of Cedar City, Utah, and said provisions contain specific requirements governing the control of property through zoning laws; and

**WHEREAS**, the Cedar City Council desires to update and amend Chapter 26 Article IV of the Cedar City Ordinances; and

**WHEREAS**, developers of subdivisions lose potential lots due to terrain difficulties and public improvement requirements; and

**WHEREAS**, the City Council finds that it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to allow the clustering within residential subdivisions.

**NOW THEREFORE**, be it ordained by the City Council of the Cedar City, in the State of Utah, as follows:

**SECTION 1:**        **ADOPTION** "Section 26-IV-20 Cluster Development Overlay" of the Cedar City Municipal Code is hereby *added* as follows:

**ADOPTION**

Section 26-IV-20 Cluster Development Overlay(*Added*)

- A. TITLE: This Ordinance shall be known as: "The Cedar City Cluster Development Overlay Ordinance." This Ordinance may also be referred to as the Cluster Overlay Ordinance.
- B. PURPOSE: The purpose of this Ordinance is to encourage imaginative and efficient utilization of land through creative development thereby providing greater flexibility in the location of buildings on the land, the consolidation of open spaces and the clustering of dwelling units intended to create more attractive and desirable environments within residential areas of Cedar City, while promoting open space conservation and the protection of sensitive lands. The Cluster Overlay shall be allowed in all residential zones.
- C. USE REGULATIONS: The Cluster Overlay is allowed in all residential zoning areas in compliance with the requirements set forth herein.
- D. GENERAL REQUIREMENTS: The number of lots allowed in the Cluster Overlay shall be the same or less than the number permitted by the density of the zoning



designation underlying the Cluster Overlay.

- E. MINIMUM LOT SIZES: Minimum lot area for residential dwellings may be reduced below the area normally required by the applicable zoning requirements for the zone in which the Cluster Overlay subdivision is located. The proposed lots in a Cluster Overlay subdivision must be of sufficient size to allow all dwelling units to meet all setback requirements of the underlying zone. In no case shall the smallest lot in the Cluster Overlay be less than one-half (1/2) of the minimum lot size normally required by the applicable zoning requirements for the zone in which the lot is located.
- F. EFFECT ON OTHER ORDINANCES: Except as specifically stated above regarding lot sizes in residential zones, nothing in this Section may be interpreted to avoid any other requirement of ordinances, rules, codes, Engineering Standards, the General Plan, master plans, or statutes, including, but not limited to, the installation of any improvements. Any part of a Cluster Development used to calculate the number of lots allowed must be included in the same or a previously developed phase in which the smaller lots are located regardless of whether the part is located in a lot, open space, right of way, or other developed or undeveloped part of the development.

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Phillips	_____	_____	_____	_____
Melling	_____	_____	_____	_____
Riddle	_____	_____	_____	_____
Cox	_____	_____	_____	_____
Wilkey	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Garth O. Green, MAYOR, Cedar City

\_\_\_\_\_  
RENON SAVAGE, RECORDER,  
Cedar City



**CEDAR CITY  
COUNCIL AGENDA ITEM 12  
STAFF INFORMATION SHEET**

**TO:** Mayor and Council

**FROM:** City Attorney

**DATE:** March 9, 2024

**SUBJECT:** Ordinance Text Amendment: Section 32-9(C)(15) Pertaining to Subdivisions and Public Improvements

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I've placed the text we discussed last week within an official ordinance draft. As I only cut and pasted, no substantive changes have been made to the text.



**CEDAR CITY  
ORDINANCE 0313-24-**

**ORDINANCE AMENDING CHAPTER 32-9 PERTAINING TO SUBDIVISIONS AND  
PUBLIC IMPROVEMENTS**

**WHEREAS**, Cedar City has adopted Chapter 32 of the ordinance of Cedar City, Utah, and said provisions contain specific requirements governing the control of the creation and modification of subdivisions; and

**WHEREAS**, the Cedar City Council desires to have public improvements to be installed by developers in an orderly and complete fashion; and

**WHEREAS**, the City Council finds that it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to make these changes by ordinance and other related changes by resolution.

**NOW THEREFORE**, be it ordained by the City Council of the Cedar City, in the State of Utah, that the below ordinance is amended to include the below underlined text:

**SECTION 1:**        **AMENDMENT** "Section 32-9 Subdivision And PUD General Requirements" of the Cedar City Municipal Code is hereby *amended* as follows:

**AMENDMENT**

**Section 32-9 Subdivision And PUD General Requirements**

A. The following are the General Requirements for the development of subdivisions and/or PUDs as indicated:

1. Soils Report Compliance: When the applicable Complete Preliminary Land Use Application List requires the applicant to submit soils testing to determine the susceptibility of the soil in said subdivisions or PUDs to soils problems, including but not limited to: subsidence, enlargement, hydro-compaction, settling, slippage, and sinking of soil in relation to construction thereon or any other soil related condition that may pose a present or future threat to buildings or infrastructure constructed thereon. The subdivider or developer shall retain a Geotechnical Engineering Consultant to drill sufficient test pits and bore holes and make analysis and recommendations concerning the requirements to use the soil as the supporting structure for City streets, curb, gutter, sidewalk, utilities and other right-of-way improvements and for public and private buildings. Any such consultant so retained must first be approved by the City Engineer of Cedar City. The following details how the soils report will be reviewed by the City and used by the subdivider or developer in designing the subdivision or PUD:



- a. The applicant shall provide the City Engineer with two (2) copies of the proposed subdivision's soils report containing the testing, analysis and recommendations of the Geotechnical Engineer. The Soils Report may be submitted to a second geotechnical engineering firm retained by Cedar City for its comments and recommendations regarding the findings and recommendations of the original soils report. The cost of all engineering analysis shall be borne by the subdivider or developer and payment for the second engineering opinion shall be prepaid by the subdivider to the City;
- b. After reviewing the original soils report and the second opinion, the Land Use Authority may require additional information or modifications pursuant to Section 32-7.
- c. In all subdivisions and PUDs, all right-of-way improvements, all public utilities, other public improvements and private structures erected within a subdivision or PUD in which a soils report has been required and approved by the City must be built in accordance with the findings of the approved soils report. This shall be in addition to all other building code requirements. The Building Inspector shall have the authority to deny a building permit to a builder proposing to erect a structure within a subdivision or PUD that does not comply with the approved soils report. The City Engineer shall assist the Building Inspector in determining the compliance of buildings with the engineering report. The City Building Inspector shall maintain a complete copy of the soils report for inspection and review by the general public and for the City's use in performing the duties of the City Building Inspector, and;
- d. Violations of this section shall constitute a Class B Misdemeanor.

B. Standards and Specifications: Engineering standards containing specifications for materials and installation of the required improvements to be owned and maintained by the City in subdivisions, PUDs, and other construction shall be prepared by the City Engineer. Such engineering standards shall be prepared by the Planning Commission and City Council and shall be adopted by resolution of the City Council. Said standards shall be considered minimum and shall apply under all ordinary circumstances; provided, however, that where the applicant can show that a provision of these general requirements and design standards would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the City Council, a departure may be made without destroying the intent of such provisions, the City Council may authorize a variance. Any variance so authorized shall be stated on the Final Plat and the reasons for such departure shall be entered in writing in the minutes of the City Council. Otherwise, all improvements shall be installed in accordance with City Engineering Standards.

C. Required Subdivision Improvements: The following improvements shall be required in all subdivisions and also PUDs where specifically indicated herein:



1. All streets shall have sub-base, and minimum two and one half (2 1/2) inch oil mat from curb to curb in accordance with Cedar City's engineering standards;
2. Signs in accordance with Cedar City's engineering standards;
3. Street drainage and drainage structures shall be provided in accordance with Cedar City's engineering standards and City storm drain system master plans;
4. The subdivider shall install sanitary sewers as approved by the City Engineer in accordance with Cedar City's engineering standards and City sewer system master plans;
5. Water mains having a diameter of not less than eight (8) inches shall be installed in accordance with Cedar City's engineering standards and City water system master plans;
6. Easements shall be provided, and fire hydrants and water meters installed to City specifications;
7. Curbs and gutters shall be installed in accordance with Cedar City's engineering standards;
8. Underground utilities shall be installed within the subdivision (these utilities shall include electricity, natural gas, telephone, cable T.V. and street lights; a subdivider may have the option of installing appropriate overhead utilities in any portion of the subdivision in which overhead utilities existed at the time of the presentation of the preliminary land use application where such utilities could serve that portion of the subdivision);
9. Sidewalks for the entire subdivision where streets front lots in the subdivision shall be installed in accordance with Cedar City's engineering standards. Where a street does not front lots on both sides, the sidewalks along the side of the street not fronting lots can be omitted;
10. For Subdivisions and PUDs neighborhood delivery and collection box units (NDCBU) shall be installed (the location of the NDCBU'S shall be designated on the Final Plat after consultation by subdivider with the United States Postal Service and an appropriate easement provided therefore);
11. For Subdivisions, streetlights in accordance with Cedar City's engineering standards; for PUD's streetlights in accordance with Cedar City's engineering standards unless prohibited by recorded CC&Rs;
12. Six-foot-high site obscuring fences on lot lines of back yards of double fronted lots where the back yard is bordered by a City street classified as a major collector, minor arterial or major arterial on the Transportation Master Plan. A six-foot-height site obscuring fence is not required on double fronted lots located along local or minor collector roads, but the subdivider shall specify on the final plat and address said lots to one road for primary access. Said address shall determine the front property line with the opposite lot line being so designated as the rear property line. In no case shall a rear street property line be so designated on a plat that abuts the front property line of a non-through lot.
13. Subdivisions and PUDs will be required to leave in place any existing and required un-paved, 20-foot minimum width, wild land accesses to any public property. Subdivisions and PUDs will be required to design streets to connect



to the existing and required wild land accesses. The wild land accesses shall not be included as part of a lot.

14. For Subdivisions and PUDs off-site access streets are as follows:

- a. Where off-site access streets to the subdivision or PUD extend through the subdivider's or developer's property the street shall be fully improved with pavement and curb and gutter, not including sidewalk;
- b. Where off-site access streets to the subdivision or PUD extend through property not owned by the subdivider or developer the street shall be paved 13 feet on each side of the street centerline and be dedicated the required full width with the required public utility easements on both sides of the street.

15. Subdividing property may not be used to avoid otherwise required public improvements on Master Planned Roads, or other dedicated public streets, or master planned trails and utilities. The purpose of this Subsection (15) is to prevent the avoidance of or excessive delay in the installation of public improvements, and all interpretations of this Subsection shall be made with that goal as the primary consideration.

- a. Each subdivision final plat in a preliminary plan or project area shall be considered a phase of the preliminary plan and shall be developed in a logical and orderly manner. All public improvements shall be contiguous and continuous from their point of beginning in the development throughout the balance of the development. In reviewing a preliminary plat it shall be the intent of this section to avoid flag developments and remainder parcels or lots of the project area that abut required improvements.
- b. Improvements To Full Length Of Project: Where a subdivision abuts or includes any master planned infrastructure or dedicated right-of-way the subdivider shall complete the portion of such improvements the full length of the project in conformance with the approved City plans, master plans, including the General Plan.
- c. For the purposes of this section the project area includes all phases of a development which are required as part of the preliminary plat.
- d. Required improvements shall be completed
  - (1) for the current phase for all improvements within that phase or abutting that phase;
  - (2) within 250 feet of the current phase's boundary;
  - (3) for the entire width of the current phase or phases' boundaries for the project area as measured by the shortest straight lines from
    - (A) the furthest edges of the phase(s) to the improvement area along the closest master planned street(s) or right-of-way which provide(s) access directly or indirectly to that phase; and



- (B) with said street measurement being no less than the greatest width of the current phase(s); and
- (4) for any gaps remaining from subsections (1), (2), and (3) in required improvements on the same or intersecting street(s).
- e. Improvements shall be required regardless of the phase distance from the required improvements. Required dedications under this subsection 15 shall be completed for the entire project area with approval of the first phase.
  - f. Notwithstanding the previous subsections, in no case shall 75 percent of the project area progress without the installation of all required improvements.
  - g. Any remnant parcels and or lots created as the result of a subdivision shall be considered a part of the project area with improvements required under the criteria above.
  - h. All required street and other improvements shall comply with MUTCD and applicable City Standards which may generate improvements beyond the criteria outlined above.
  - i. Exception: When required improvements are located within gaps that are unfeasible due to property ownership and required dedications which upon due diligence by the project proponent cannot be completed by any other means short of eminent domain by the municipality, said gaps will be exempt from this requirement upon approval of the City Engineer, except where the difference in ownership was created by the owner, developer, or their predecessor(s) in interest by a prior subdivision, including a minor lot subdivision, in the previous 5 years.
- D. Engineering Drawings: An engineer licensed in the State of Utah shall prepare and stamp one (1) copy of engineering drawings showing a detailed design of all the required subdivision or PUD City and common improvements as listed in Section 32-9(C). The engineering drawings shall be reviewed and initialed by the design engineer's internal checker and shall conform to all City Ordinances, City Engineering Standards, City Master Plans, sound engineering practices, other local, state and federal regulations, soils report recommendations and other requirements of the City Engineer that are based on adopted Cedar City land use regulations. Design study reports for drainage, water, sewer, and traffic may also need to be submitted when requested by the City Engineer. Whenever final approval has been obtained from the City Engineer on the Engineering Drawings the approval shall remain in effect for a period of two (2) years. If construction has not begun before the 2 year period elapses, the City Engineer shall require the drawings be updated to the current Cedar City Engineer Standards in effect at that time.
- E. Parks, School Sites, Other Public Space: In subdividing property, consideration shall be given to sites for schools, parks, playgrounds, and other areas for public use, as shown on the Master Plan. Any provisions for such open spaces should be indicated on the Preliminary Land Use Application and Final Land Use Application in order



that the City may determine when and in what manner such areas will be dedicated to, or required by, the appropriate agency.

- F. **Water Pressure:** No subdivision shall be approved in an area in which the water pressure at the highest spot in said subdivision has less than 40 p.s.i. with the water tank serving said area containing the amount of one (1) foot of water in said tank, unless said subdivision installs a water system consisting of either additional storage, booster pumps, or other requirements as determined to be necessary by the City Engineer to provide service to areas within said subdivision not meeting the 40 p.s.i. requirement.
- G. **Access:** All subdivisions shall have access to a dedicated, paved street. If these conditions do not exist, the subdivider will be required to obtain such access before submission of the Final Land Use Application and make improvements before the subdivision is accepted.

Amended by City Ordinance No. 1009-19, 0310-21, and 0525-22-3

- H. **Minimum Public Utility Easements on Residential Lots:** Residential subdivision plats prepared for filing shall be required to show the following minimum width utility easements:
1. **Residential Lots:**
    - a. Minimum ten-foot utility easement on the front lot line;
    - b. Minimum five-foot utility easement on the side lot line of subdivision perimeter lots; and
    - c. Minimum seven and one-half foot utility easement on the rear lot line.
  2. **Commercial and Industrial Lots:** Minimum twenty-foot easement on front lot line.
  3. Said utility easements shall be for the purpose of installing and maintaining utility lines as required. Prior to filing of any residential subdivision plat, all utilities currently operating in Cedar City, Utah, shall acknowledge by signature on the plat that they have reviewed said utility easements, and guarantee their utility improvements will be installed.
- I. **Cost Sharing of Improvements:** Cost of on-site and off-site improvements, which are covered under the provisions of this section, as well as the cost of other improvements, which the subdivider is required to install, shall be shared between the subdivider and the City, according to the following schedule:

FACILITY	SUBDIVIDER	CITY
Easements and rights-of-ways	100%	0%
Grading and drainage of streets	100%	0%
Bridges	100% for all local and collector streets	0% (on-site and off-site)



Street and paving	100% for minor collector widths in residential areas and for collector widths in industrial and commercial areas	100% for widths above minor collector widths in residential areas and for collector widths in industrial and commercial areas are eligible for impact fee reimbursement
Curb, gutter, curb cuts, driveways and cross gutters	100%	0%
Sidewalk	100%	0%
Street signs	100%	0%
Electric utilities, Natural Gas, Telephone/Communications, Cable TV and Street light wiring	100%	0%
Street Light system	100%	0%
Water system	100% up to and including the diameter required for subdivision, 8" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Fire Hydrants	100%	0%
Sanitary Sewer System	100% up to and including the diameter required for subdivision, 8" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Storm drains, canals and Flood Channel Systems	100% up to and including the size required for subdivision, 24" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Parks	Special negotiations with City Council	Special negotiations with City Council
Fences	100% for rear yard lot line fences on double fronted lots	0%
Wildland Access	100%	0%



Inspection and Materials testing	100%	0%
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1. Exception is made when street is Federal or State Highway where City will not participate.
2. Whenever any off-site property is benefitted by the installation of any of the required improvements, the subdivider or developer, prior to recording the Final Plat, may sign an agreement with Cedar City providing that they shall be reimbursed for the expenses incurred for installing the improvements. After the improvements are installed and accepted by Cedar City, the subdivider or developer can begin receiving reimbursement amounts according to the agreement. These reimbursement amounts shall be collected and be paid by Cedar City to the subdivider that paid for the installation of the improvements. Such reimbursement shall extend until the subdivider or developer has been completely reimbursed without interest for the money expended for installing the improvements, or for a ten-year period from the time the reimbursement agreement is executed, whichever occurs first. Reimbursement shall only be collected from off-site property owners whose property fronts the installed improvements. The reimbursement for the fronting off-site property shall be calculated on a front foot basis and shall be 50% of the installation costs for street light, water, sewer and storm drain improvements that front the off-site property and 100% of the installation costs for bridge, street, curb, gutter, sidewalk and sign improvements that are on the off-site fronting property's side of the road centerline. This reimbursement shall not eliminate the requirement to pay impact or other required City fees.
3. Improvements eligible to be paid for with impact fees shall be reimbursed by the City to the subdivider or developer. This impact fee reimbursement shall be based on the actual cost of installation including engineering and be subject to availability of impact fee funds.

J. Guarantee of Performance: For all required City owned and maintained platted subdivisions and PUDs and common improvements in residential PUDs, the subdivider or developer will be required to post a bond with the City guaranteeing the required improvements will be installed and paid for without cost to the City. Such bonds shall be posted and administered as follows:

1. Type and Amount of Guarantees: The type of guarantee for the subdivision or PUD improvements may be in the form of a cash bond or letter of credit from an acceptable financial institution in an amount equal to the cost of the required utilities and improvements as approved by the City Engineer. All letters of credit shall be in a form acceptable to the City Attorney;
2. Bond Amount: The cash bond or letter of credit in an amount sufficient to cover the approved engineer's estimate plus an additional ten percent (10%) warrantee bond to cover the warranty period for the City owned and maintained improvements in detailed minor lot and platted subdivisions and residential PUDs; if the applicant believes the required bond amount includes



items not allowed under the Utah Code, the applicant shall specifically delineate those items and their costs that the applicant believes should be excluded and provide sufficient details for the Land Use Authority to make a determination;

3. Duration: Unless otherwise provided by a contract entered into according to this Chapter, the duration of the cash bond or letter of credit for the improvement bond and warrantee bonds shall continue until all improvement and warrantee work has been completed by the subdivider or developer;
  4. Default: Unless otherwise provided by a contract entered into according to this Chapter, in the event the subdivider is in default or fails or neglects to satisfactorily install the required utilities and improvements within two years from the date of approval of the Final Plat by the City Council, or to pay all liens in connection thereto, the City may declare the bond or other assurance forfeited, and the City may install or cause the required improvements to be installed, using the proceeds from the collection of the bond or other assurance to defray the expense thereof;
  5. Bond Agreement: A signed bond agreement with the City is required. The bond agreement shall be in a form approved for use by the City Attorney. These agreements are deemed necessary and proper to insure the improvements are constructed, and the Mayor is authorized to sign them without prior approval from the City Council, and;
  6. Release of Bonds:
    - a. A maximum of 90% of the cash bond or letter of credit shall be eligible for release as the improvements are completed according to the approved engineering drawings. 10% of the bond shall be retained until the City improvements in a subdivision or PUD are accepted by the City Engineer. The improvements shall not be accepted by the City Engineer until as-built drawings and grading reports are received, and the final inspection by the City Engineer and resulting punch list items are completed by the subdivider;
    - b. The additional ten percent (10%) cash bond posted to cover the warranty period shall remain in effect for one (1) year from the date the subdivision or PUD with City improvements is accepted by the City. The purpose of the bond is to pay for items that are not repaired by the subdivider or developer during the warranty period. Once this year has passed and the improvements have been accepted by the City this bond will be eligible for release to the subdivider or developer, and;
    - c. When the warranty bond is released the City will be deemed to have accepted all City improvements and shall assume responsibility for ongoing maintenance of the subdivision's or PUD's City improvements.
- K. City Fees: City fees for subdivisions and PUDs will be assessed according to the City's fee schedule and paid before or concurrently with submission of the Preliminary



Land Use Application and the Final Land Use Application. The fees shall include but not be limited to any Planning Commission filing fee, plan checking fees, pre-plat approval construction fees, utility line reimbursement fees, lift station up-grade fees, construction inspection fees, water acquisition fees, etc.

- L. Inspection of Improvements: The City Engineer shall inspect the work during construction for quality of materials and workmanship, but the subdivider or developer shall be responsible for the quality of all materials and workmanship.

M. Improvement Schedule:

1. No improvement construction shall begin in a platted subdivision or residential PUD, including clearing and grubbing, before the Final Land Use Application is approved by the City. Notwithstanding the forgoing, after the proposed project has been presented to the City, the subdivider or developer may contact the Engineering Department and apply for a Grading Permit. The Grading Permit Applicant must ensure that proper measures are in place for dust control, drainage, and erosion control. An approved Grading Permit will allow the subdivider or developer to do clearing, grubbing, and rough grading work prior to Final Plat approval. Any clearing, grubbing, and rough grading work without a grading permit will cause the subdivider or developer to be assessed a pre-plat construction fee as set forth in the City's Fee Schedule.

Any work done in excess of clearing, grubbing, and rough grading (i.e., utility installation, subgrade preparation, curb & gutter, asphalt, etc.) will cause the subdivider or developer to be assessed a pre-plat construction fee as set forth in the City's Fee Schedule. If applicable, the pre-plat construction fee will be collected before approval of the Final Land Use Application by the Land Use Authority.

2. The City owned and maintained improvements in a platted subdivision and PUD, and common improvements in a residential PUD, shall be constructed within two (2) years of the Final Land Use Application approval by the City. If the improvements are not installed within two (2) years of the Final Land Use Application approval by the City, the City shall use the subdivider's or developer's performance bond to install the improvements.
3. In simple minor lot subdivisions the required City owned and maintained improvements fronting the lot shall be completed before an occupancy permit is issued for any building on the lot. As an exception, an occupancy permit may be issued if the uncompleted improvements are not essential under the building code and fire code, and an acceptable performance bond and City bond agreement have been accepted by the City.
4. In commercial or industrial PUDs the common PUD improvements serving any lot in the PUD shall be completed before an occupancy permit is issued for the building on that lot. As an exception, an occupancy permit may be issued if the uncompleted improvements are not essential under the building code and fire code, and an acceptable performance bond and City bond agreement have been accepted by the City.
5. **No building permits will be issued in a subdivision with final approval**



(not including PUDs) until all fronting streets improvements are installed and accepted by the City. As an exception, building permits may be issued in a subdivision with final approval when an acceptable performance bond and City bond agreement have been accepted by the City, and the development meets the requirements for the issuance of the building permit under the building code and fire code.

N. As-built Drawings: No bond retainage will be released on a or PUD until final as-built drawings of any City owned and maintained improvements are prepared and submitted to the City Engineer.

O. Improvement Completion and Acceptance: At the completion of the installation of the City owned and maintained improvements the City Engineer shall make a final inspection of the subdivision or PUD. If "as-built" plans are filed and other conditions thereof are found to be satisfactory, the City shall release the bond, not including the 10% cash warrantee bond, or other assurance and accept the responsibility for the dedicated right-of-ways, easements and City owned and maintained facilities. If "as constructed" plans have not been submitted to the City Engineer or the required improvements are not completed within the required time period, the City may declare the subdivider in default.

P. Warrantee Period Acceptance: If the condition of material or workmanship shows unusual depreciation or does not comply with acceptable standards of durability at any time during the one-year warranty period it will be the responsibility of the subdivider or developer to make the necessary repairs. If the subdivider or developer does not complete the necessary repairs within 30 days after receiving written notice from the City, the City will declare the subdivider or developer in default and use the 10% warranty bond to complete the repairs.

Q. Special Improvement Contracts: In the event that the improvements are installed under "special improvement contracts" the planning and execution of the work shall be carried out as prescribed by laws pertaining thereto.

R. Amended Plats: Amended plats must be filed. When major changes, not including lot line adjustments, in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance within the requirements of this Ordinance and applicable state laws.

S. Water Right Conveyance to the City:

1. Before Final Land Use Application approval, subdividers and developers of platted subdivisions and residential PUDs are required to convey water rights to the City according to the City's water acquisition ordinance.
2. Minor lot subdivisions and commercial and industrial PUDs shall convey water rights to the City according to the City's water acquisition ordinance when a building permit is obtained on each lot.

T. Enforcement and Permits: No officer of Cedar City shall grant any permit or license for the use of any building or land if such use would be in violation of this Ordinance.

U. Penalty: Any person who shall violate any of the provisions of this Ordinance shall, upon conviction thereof, be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or imprisonment in the County Jail for six (6) months, or by both fine and



imprisonment.

- V. Validity: If any section, sub-section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Ordinance.

AMENDED BY ORDINANCE NUMBER 0922-21 and 0810-22-13

**ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15**

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Phillips	_____	_____	_____	_____
Melling	_____	_____	_____	_____
Riddle	_____	_____	_____	_____
Cox	_____	_____	_____	_____
Wilkey	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Garth O. Green, MAYOR, Cedar City

\_\_\_\_\_  
RENON SAVAGE, RECORDER,  
Cedar City



**CEDAR CITY  
CITY COUNCIL AGENDA ITEM 13  
STAFF INFORMATION SHEET**

**To:** Mayor and City Council

**From:** City Engineer

**Council Meeting Date:** March 13, 2024

**Subject:** **Consider proposals for the Wastewater Treatment Plant Effluent Reuse Filtration project.**

**Discussion:** Due to pending water right cuts in the groundwater management plan and other issues related to mining of the valley aquifer, the City is looking at other options for water development. One option is to utilize the effluent from the Wastewater Treatment Plant (WWTP). The effluent is currently treated to Type 2 quality. It is proposed to begin a project that will further treat the effluent to Type 1 quality which would allow the effluent to be used in the City's secondary irrigation system.

The following are the proposed fees that were provided by the consultants:

**Consulting Fee Summary**

Task #	Task Description	AE2S	Stantec/HAL
1	Filtration Technology Alternatives Analysis	\$24,772.00	\$94,310.85
2	Preliminary Design Report	\$29,141.00	\$30,400.00
3	Reuse Project Plan	\$9,718.00	\$7,788.00
4	Detailed Engineering Design	\$198,183.00	To Be Determined
5	Bidding and Award	\$7,404.00	To Be Determined
	Total Fee =	\$269,168.00	To Be Determined

In last week's City Council work meeting, it was requested that Stantec be given the opportunity to match AE2S's proposal fee for the first 3 tasks. In discussions with Stantec, they have declined the option to match the proposal fee from AE2S. Stantec's reasoning was that they recently completed a similar study for a city in northern Utah and the fee for that project aligned with the fee



given for Cedar City's project. I have attached an email to this information sheet from Clint Rogers of Stantec.

In discussions with AE2S, they are confident that their fee includes the work that will be sufficient to get State approval, including the Reuse Project Plan.

Based on Stantec's response to decline matching the lower fee, there appears to be four options for the City Council to consider:

**Option 1 – Reject all proposals and re-bid the RFP with a new scope:**

The proposals could be rejected and then the Request for Proposals could be re-bid with a new scope of work that matches what Stantec proposed. The RFP would include a request for a more detailed study of all 3 phases of the City's wastewater effluent reuse plan. This would include a complete in-depth study of the following reuse phases:

1. Type 1 effluent filtration process.
2. Pumping and conveyance of the Type 1 effluent to the end users.
3. Winter storage reservoir for the Type 1 effluent.

This option would likely put in jeopardy the ability to complete the design of the Type 1 filtration process by the end of this year. The Southern Utah ARPA Reuse Grant that the City received in the amount of \$1,354,000 has a deadline of December 31, 2024 to have the construction project bid and awarded. The City could possibly request an extension of time, but it's unclear at this point whether such a request would be considered or granted by the Utah Division of Water Quality (DWQ).

**Option 2 – Reject all proposals and perform further studies:**

The proposals could be rejected in order to allow for further studies and discussion regarding an overall reuse plan for the WWTP effluent. Further studies and discussion would refine the scope and costs of any future work involved in reusing the effluent.

This option would likely require the City to decline the grant award from DWQ, or request an extension of time. The December 31<sup>st</sup> deadline would not be met with this option.



**Option 3 – Award the contract to AE2S:**

In discussions with AE2S, they are confident that they can complete the studies and design requested in the City's RFP based on their proposed fee and schedule. With this option, the City would move forward with having AE2S complete the project as required in the City's Request for Proposals. This option could include either awarding all 5 tasks, or just awarding the first 3 tasks. This option would allow the project to stay on track to meet the December 31<sup>st</sup> grant deadline.

**Option 4 – Award the contract to AE2S and have Stantec perform a "peer review" of their work:**

In discussions with Stantec, it was asked whether they would be willing to provide a peer review of the work done by another consultant. Stantec said they would be willing to perform a peer review, which could include: checking calculations, reviewing cost estimates, value engineering, and other work to determine the validity and viability of the recommendations. The cost of the peer review would likely be in the range of approximately \$5,000 - \$10,000 depending on the final scope of the review. In discussions with AE2S, they agreed that a peer review would be acceptable if the City chose to go that route. This option could include either awarding all 5 tasks, or just awarding the first 3 tasks. This option would allow the project to stay on track to meet the December 31<sup>st</sup> grant deadline.

The following table provides a summary of the proposed budget for this project based on the option of choosing one consultant to complete all five tasks:

**Project Funding  
WWTP Effluent Reuse Filtration Project  
Account #53-56-732**

<u>Funding -</u>	<u>Funding</u>	<u>Expenses</u>	<u>Balance</u>
Design - Acct. #53-56-732	\$1,900,000		
<u>Expenses -</u>			
Consultant contract for Tasks 1-5		(\$269,168)	
<b>Totals -</b>	<b>\$1,900,000</b>	<b>(\$269,168)</b>	<b>\$1,630,832</b>



Please consider choosing an option for the WWTP Effluent Reuse Filtration project. Thank you for your consideration.



## Jonathan Stathis

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**From:** Rogers, Clint <Clint.Rogers@stantec.com>  
**Sent:** Saturday, March 9, 2024 3:19 PM  
**To:** Jonathan Stathis  
**Subject:** [EXTERNAL]: Stantec Proposal Clarification  
**Attachments:** Magna Reuse PER Final Report (2).pdf

Jonathan,

Thanks for your call earlier this week. I can't match the AE2S fee, as I don't know their thought process or what they will be providing for the fee they quoted, but I can outline briefly why we proposed the way we did. We were not trying to be difficult or to make a bank on the City, rather we just did this type of project for the Magna Water District in Magna, Utah, and know what it takes.

The attached file is what a BC&A/Stantec Team produced for Magna. BC&A did the pump station and Stantec did the filters. This preliminary engineering report and reuse plan were approved by DWQ, and Magna received \$4.5M in funding from USBR for their \$12M project, which is sized for 6 MGD. Their project is about halfway constructed. Magna chose cloth discs filters as their filter technology and will connect the Type I effluent to their pressurized irrigation system. They also chose to not build winter storage at this time.

If you'll look through it you'll see that Magna's PER/Reuse Plan includes:

- Filter technology analysis (including vendor proposals in the appendix)
- Site plan, plan view, and section view concepts
- Cost estimating of alternatives
- Cost of reuse water relative to other sources
- Establish a conceptual hydraulic grade line
- Water quality review
- Water rights review
- Overall reuse distribution system conceptual plan
- Reuse water nutrient loading review
- Reuse distribution system safety plan
- Design criteria for pumps, filters, chlorine dose
- Connection points for electrical, chlorine, backwash, SCADA, etc
- Potential funding sources

If you hire the Stantec/HAL team, Cedar City will receive a detailed plan similar to the attached for the same fee that we charged Magna. If we reduce the scope to just a filter alternative analysis my concern is that we won't have all of the data to make a good filter technology decision, DWQ won't approve, and we'll be back in front of City Council asking for more money to finish the evaluation.

The City's input is needed for all of the decisions outlined above as required features of a PER/Reuse plan. This is not something we produce in a vacuum or dictate to you. Also, just because you use one firm for the PER/Reuse Plan it does not lock them into being the final design engineer. Once you have an approved reuse plan you can implement the project however you want, even if that means you put out another RFP to have firms compete to design the recommendations of the plan.

Let me know if you want to discuss any of this further ahead of the action meeting on Wednesday.  
Clint

**J. Clinton Rogers P.E.**

Vice President

Project Development Leader, Water

2890 E Cottonwood Pkwy, Suite 300  
Salt Lake City, UT 84121



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Mobile: 801-680-4468



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CEDAR CITY COUNCIL  
AGENDA ITEMS - 14  
DECISION PAPER

**TO:** Mayor and City Council

**FROM:** City Manager

**DATE:** February 3, 2024

**SUBJECT:** Old wastewater treatment plant mining rights

In response to questions from members of the City Council during the work meeting, engineering has prepared an estimate of the royalties from mining operations at the old wastewater treatment plant. These are estimates using a conversion factor for cubic yards of material to tons of material, so please treat them as estimates. The conversion requires some assumptions as to the quality of the material and the moisture content in the material. Engineering has provided a high range and a low range for possible revenue. The south pit is the +/- 20 acres on the property where the existing buildings remain. The North pit is the +/- 5 acres to the north of the existing buildings. You will also see two proposed layouts for the pits. The first layout has a 2 to 1 side slope and the second has a 1 to 1 side slope.

North Pit – low range =  $(1,155,880 \text{ CY}) \times (1.15 \text{ tons/CY}) \times (\$1.05/\text{ton}) = \$1,395,725$   
North Pit – high range =  $(1,155,880 \text{ CY}) \times (1.544 \text{ tons/CY}) \times (\$1.05/\text{ton}) = \$1,873,913$

South Pit – low range =  $(160,650 \text{ CY}) \times (1.15 \text{ tons/CY}) \times (\$1.05/\text{ton}) = \$193,985$   
South Pit – high range =  $(160,650 \text{ CY}) \times (1.544 \text{ tons/CY}) \times (\$1.05/\text{ton}) = \$260,446$

