

**COUNCIL WORK MINUTES**  
**AUGUST 28, 2024**

The City Council held a meeting on Wednesday, August 28, 2024, at 6:52 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 Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Fleet Manager Corey Childs; Airport Manager Tyler Galetka.

**OTHERS PRESENT:** Tom Jett, Ann Clark, Meri Pryor, David Mineer, Wendy Green, Jeff Richards.

**CONSIDER A SINGLE EVENT ALCOHOL PERMIT WAREHOUSE BAR & KITCHEN TO HAVE A PARKING LOT PARTY ON SEPTEMBER 21<sup>ST</sup>. PEYTEN CRAWFORD/CHIEF DARIN ADAMS:** Peyton Crawford – We are doing a beer garden in our parking lot. **Chief Adams:** we have done our background check, and all is in order. We give a positive recommendation. Consent.

**CONSIDER A LOCAL CONSENT ALCOHOL LICENSE FOR SHOKU INC. DBA KABUTO SUSHI, 927 S. MAIN STREET. ALEX LIGNELL/CHIEF DARIN ADAMS:** **Chief Adams:** we have done our background check, and all is in order. We give a positive recommendation. Consent.

**PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM RESIDENTIAL MULTIPLE UNIT (R-3-M) TO STUDENT HOUSING DISTRICT (SHD) FOR PROPERTY LOCATED AT APPROXIMATELY 350 S. DEWEY AVE. DAVID MINEER/PAUL BITTMENN:** **David Mineer** – it is R-3 now, this is for 4 properties, three on Dewey and one on 300 West, across the street. **Wilkey** - is the plan for that to be parking lot? **Daivd** - yes. **Melling** - we have been lectured by the previous property owner for years about parking, I am ok with this. **Phillips** - 325 West is contiguous to your property already. **David** – I have talked to them, and they have not been willing to sell, they were the first one I approached. **Phillips** – there is so much housing for rent right now, is there a need? **David** - everyone is not 100% full, so it is hard to say. The locations are closer to the college, it will open up for traditional renting further away. **Cox** - it will create competition and bring prices down. **David** – it will pull people from outer. **Phillips** - you have Ryan Gregerson's apartments and Leavitt's project. **David** – the married student housing is still needed. The property to the south at 300 West is an old house with an addition on the back with no parking, this is a better solution. **Phillips** - I don't like the solution. **Wilkey** - I struggle with the off-premises parking ordinance, at least this is across the street. **Cox** – there is also parking on the other side? **David** - yes. This is a moving and fluid thing. There are others for sale, I would love to have the parking all in one complex, but this is what I have been able to do. **Wilkey** – do we allow parking off site in R-3 and SHD? **Randall** – yes, we prohibit it in R-1, R-2 and R-2-2. **Phillips** – I would ask you if you put buildings along Dewey, please have the appearance of fronting along Dewey and not the parking and garbage cans facing Dewey. **Melling** – I think we addressed that in the ordinance, the mechanical screening.

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

**CONSIDER AN ACCESS EASEMENT FOR PROPERTY LOCATED AT APPROXIMATELY 725 NORTH 1300 WEST. COREY CHILDS/PAUL BITTMENN:**

**Corey Childs** – I purchased property and am requesting an access easement, it has been accessed this way for many years, but want it to be legal. **Phillips** – do we access that road now? **Corey** - they have a sewer line through there, so they try but they can't when it is wet. I would like the city to help with the gravel in that area. **Phillips** – do we own all of that green? **Kent** – we do own a strip all the way through, a minimum of 30 feet, not enough to build a road, it will come later with a roadway dedication, but enough for him to access his property on our property. **Phillips** - there may be opportunities for others to access their property through here also. **Kent** – yes, but this is for his request, it is non-exclusive. **Paul** - if you get neighboring properties wanting to access it then we say it is time to build a road. **Wilkey** - does he have to develop? **Paul** - when he pulls a building permit. Right now, he will not need a building, he can teach truckers how to back up a truck without a building. **Corey** - what about the gravel? **Melling** - work with staff. **Paul** - it depends on the value whether or not it will need council approval. Consent.

**CONSIDER A CHANGE ORDER TO AIP-049 FOR ELECTRICAL CHANGES TO THE AIRPORT TERMINAL PROJECT. TYLER GALETKA:**

**Tyler Galetka** – this is change order 1 of many. This is for deicing for the aircraft we need to have the electrical as soon as possible. I invite you to come and look. Most of the concrete is done. This change order is for temporary power relocation for the airport equipment, the original design had it too close to the baggage claim area and there were too many safety concerns, we want to make it further down the fence line and make it a permanent fixture, it will be underground and come up with three receptacles. **Phillips** - do you approve of this? **Tyler** - yes, long term it is a good area. we will need more money and will request more of our federal funds, \$9,234. **Phillips** - when we get the change and had \$60,000 and used \$47,000 is there more money left from that? **Tyler** - yes, but it is two different grants, and it gets complicated to pull from two areas. If we don't spend all of our AIP funds in a year, we bank it for the next year. Consent.

**CONSIDER ITEMS TO DECLARE AS SURPLUS PROPERTY. COREY CHILDS:**

**Corey Childs**, Fleet Manager – it is time for our auction, we don't have a lot. **Phillips** - the two Ford Explorers, do we want to pass them down. **Corey** – they both have problems. **Wilkey** - do we go through public surplus.com? **Corey** – yes. **Phillips** - where do the funds go. **Paul** – the funds go back to the department they came from. Consent.

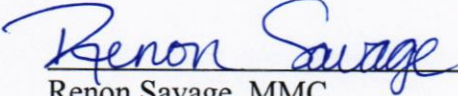
**CONSIDER PARTICIPATION IN THE 2400 N / I-15 INTERCHANGE / MAIN ST / I-15 UNDERPASS FEASIBILITY STUDY. KENT FUGAL:**

**Kent** – we were here on a change on our street master plan recently near SR-130, that is one issue that deserves additional look for long-term solutions, improvements on SR-130 or another option to be developed. There are other issues pursued with the underpass north of the interchange. We are trying to combine forces from local forces and UDOT to do a study and see what is good for the long term. We invited Rob to come to talk, he has been working on funding for the underpass for a long time.

**Rob Dotson**, Enoch City Manager – this came up in Rural Transportation Advisory Committee meeting. In 2023 you participated in a grant application for funding, and they

denied that application. We went to CIB and anything under \$100,000 doesn't have to go to the CIB Board. With UDOT they have committed to pay almost 50% of the study. With the 2400 North Study, they want to cut that off from SR-130 and you don't. Because there is so much going on every morning and evening that it will continue to become challenging. We discussed coming together to do a study and UDOT verbally committed to pay for 50% and I agreed to apply for the CIB funding. We considered a 6.77% match and split 3 ways with Cedar City, Enoch City, and Iron County. Iron County has it in their budget already and we are coming to you. **Paul** - you don't know the cost for us now. **Rob** - if the amount is \$100,000 your portion would be 6.77%. **Phillips** - we should be interested. I want to make sure that we are not thinking about widening 100 East to 100'. **Rob** - 3000 N and SR-130, 2400 N and the Underpass and what it will do, the bottleneck is why you had a conversation about 100 East. It would come down Canyon Ranch Drive potentially and we don't know about further south, we can talk to the engineer we hire. **Kent** - we know we will have a significant amount of traffic on 2400 North, how will they get somewhere, it could be Nichols Canyon Road, maybe the answer is an improvement at the intersection. It may be to get it to 3000 North, not 100 East and have it feed the intersection by Maverik. We need to look at the intersection by Terrible Herbst and Loves, we want to do a mini-master plan study to see our best options. Consent.

**ADJOURN:** Councilmember Phillips moved to adjourn at 7:25 p.m.; second by Councilmember Melling; vote unanimous.

  
Renon Savage, MMC  
City Recorder