

CEDAR CITY PLANNING COMMISSION
MINUTES – July 1, 2025

The Cedar City Planning Commission held a meeting on Tuesday, July 1, 2025, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Adam Hahn, Tom Jett, Jennifer Davis, John Webster, Jim Lunt,

Members absent: Councilmember Robert Cox, Wayne Decker

Staff in attendance: Kent Fugal-City Engineer, Randall McUne-City Attorney, Donald Boudreau-City Planner, Faith Kenfield-Executive Assistant

Others in attendance:

<u>ITEM/REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
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- Pledge of Allegiance – the pledge was led by Jett.

I. REGULAR ITEMS

1. Approval of Minutes (dated June 17, 2024)
(Approval)

Davis motions to approve the minutes from the June 17th meeting; Lunt seconds; all in favor for a unanimous vote.

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| 2. PUBLIC HEARING
Amended Plat
(Staff Decision) | Magnolia Fields
1025 N 3950 W | Daryl Brown / Watson
Engineering |
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Applicant No Show

Kent Fugal: We do need to hold a Public Hearing. It would be good if the applicant's representative could say something about that.

Lunt: Do you guys know anything about it??

Kent: We do know something about it. If you guys want us to talk about this, we could.

Jett: Yes, please do.

Kent: This is in Magnolia Fields Phase 1. There are 4 twin home lots for a total of eight homes that are currently platted along this side of this street. Just to orient everyone, 3900 West just south of the canal runs by Equestrian Point. What they are proposing to do is take those 4 twin home lots and re-plat those as 3 single family lots. That is what they are proposing. They are proposing an amendment to the overall subdivision. They are proposing to cover the whole boundary with an amended plat. The only change to the plat would be this area shown in red. That is the proposal.

Lunt: Are all other lots of single-family homes or just these three? How does that.

Kent: What they have currently there are the lots along Fern Street here, the twin home lots, the rest of

the development is the single-family lots currently. They are just taking that row of twin homes lots and converting them over.

Lunt: Both sides of the streets will be single family.

Kent: Correct.

Jett: They are just reducing their density.

Kent: That is correct.

Jett: That is a rarity. We don't see that very often. Staff, do you see any conflicts with doing what they are proposing?

Don: I have no concerns.

Open Public Hearing

Close Public Hearing

3. PUBLIC HEARING

Amended Plat

(Staff Decision)

The Cliffs at Sunrise

Subdivision

2409 W Arroyo Road

Platt & Platt

Applicant No Show

Kent Fugal: If you would like I can also speak on this one.

Jett: That would be awesome.

Kent: There is one lot here in this part of the neighborhood. That is still vacant that they are proposing to split that lot between two other existing lots. This lot 23 and 20. The lot line between 20 and 22 and the lot line between 22 and 23. Would be obliterated and lot 20 would end up including most of lot 22. There is a portion that would go to lot 23. There are existing homes on both of those lots. The home that would be on this new expanded lot is already existing. There lot would be extended to come around to where to would also have frontage on the Cul-De-Sac.

Lunt: Is there a lot on 21? Do you know anything about 21?

Kent: I am trying to remember. I am not sure about that one.

Lunt: That is the smallest of the lots, and I wonder if that homeowner would have any angst being surrounded by a great bit of a lot.

Jett: They have done all their notifications and sent out their notices to everybody.

Don: There is no radius notice, but we sent a notice to all the property owners that are affected by the change. That would be 20, 22 and 23A.

Jett: I am going to ask a silly question. Where are the Cliffs?

Davis: It is up across the ball fields.

Don: They are at the end of that Cul-De-Sac to the north.

Jett: Okay, thank you. I have always wondered. It is a beautiful area.

Lunt: There are no utilities, Right-of-Way, or anything there.

Kent: No, on those interior lot lines, there are no existing easements. It ends up being clean to just make the change without having to get into the vacation issue.

Jett: Do any of the board members or staff have any concerns or questions?

Open Public Hearing

Close Public Hearing

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| 4. PUBLIC HEARING
Zone Change
Residential Agricultural (RA) to
Residential Estate (RE)
(Recommendation) | Iron Horse RDO | Development Team LC |
| 5. PUBLIC HEARING
Zone Change
Residential Agricultural (RA) to
Mixed Use (MU)
(Recommendation) | Iron Horse RDO | Development Team LC |
| 6. PUBLIC HEARING
Residential Agricultural (RA)
To R-1
(Recommendation) | Iron Horse RDO | Development Team LC |

Applicant No Show

Randall: 4, 5, and 6 are linked. The three of us are at the same concern that is complicated enough that it be helpful to have somebody from the development team here.

Jett: I would think so.

Randall: It is Public Hearing, so you will need to open it up regardless, but I do worry this might have to be tabled.

Open Public Hearing

William Davis: To me personally, it seems like a bait and switch compared to what we were told as the residents in this development up here. It appears to me that it was a foregone conclusion that it is already been approved because there is a proposed church property in that big blue area. 20,000 square foot church that was not in the original plans and it is all graded already. It is ready for the church to build. That has been done for a while. There are 2 roads that will go all down to the Silver Silo. I have seen a proposed plat map change on it. They are talking about high density housing right in here on 6,000 square foot lots.

Jett: What is your concern?

Willam: Traffic, infrastructure, directional of traffic, potential for property value declines. There are already two houses, a third one on Hidden Canyon that have been for sale for quite a while. There are three on Grace Lane that have been for sale for over a year. People are now aware what potential changes may be. There were always plans for high density housing down towards the Silver Silo. Now they are trying to re-zone it to re-build additional. What we saw on the plat map, and it hasn't been published yet, which concerns me as well. Why? You are going for a zone change and you already have a plat map at least a proposed plat map, and it is not available to us. As homeowners and these folks who are also homeowners as well. This meeting is in the holiday week, and it is not filled with residents yet. It seems like they are trying to get something done without the full awareness of the community that is already there.

Jett: This doesn't say they want to switch this to high-density. It says the want to switch it to a

Residential Estate. Isn't that one acre lots?

Willam: Four, five and six are linked together. Including additional commercial which is an addition to the original design. It is a change to everything and the reasons we moved there at this point. I think I am speaking for these folks as well. It is baffling to me that there is not a representative here from Leavitt Development. It used to be Hunts and Leavitt and Hunt is leaving the organization because of some of this stuff.

Randall: The only thing I would request is everybody in the audience, you will get your turn. The recording doesn't work very well if you are far away. I will let you know I did text someone from the Leavitt Group asking them why they don't have somebody here. I will let you know if I get an answer.

Jerel Saginson: I am resident over at Saddleback Ridge. I am basically here to voice sears concerns about the proposed re-zoning from RA to RE or Mixed Used in our neighborhood. While I understand the need for growth, this shift threatens the very qualities that make Saddleback Ridge a safe, family-centered community. Increased density means more traffic, especially at night. My wife and I have already seen a bunch of cars driving through that street at night. I have eight cameras around my property. When we are already seeing a rise in cars that speed through our streets. With more cars comes more risk children. I have a four-year-old daughter who should be able to play outside without fear. I am sure most of you have kids, grandkids, things like that. We moved to Cedar City in search for peace, quite life, and a much slower pace. We came from St. George. St. George used to be this quiet little quaint little town. It ain't like that anymore. Which I am sure you all know that. Especially I came from Ivans, Black Desert, thumbs down. I think what the gentleman said is more strain of infrastructure and often more opportunities for crime and that is just not about the zoning issue, it is a safety issue. It is a livability and trust issue and as I mentioned we moved her for peace, space, and community. Not to be surrounded by high turnover rentals or cut through roads. I urge this Planning Commission and City Council to prioritize thoughtful, responsible development that protects our family and not just expands our footprint and for profit. Thank you.

Katherine Demer: I live off Harvest Lane. To piggyback off what he said, not only is parking a concern, but also when do down the wormhole and you start researching if you already have an existing neighborhood that has a standard and prestigiousness like Saddleback is and the neighborhood below it. Statistically, studies show, and you bring in the high-density housing, condos, apartments, and rentals, it is going to bring down our property value. That is just what happens in neighborhoods like that. Same kind of scenario as them. I have an almost four-year-old son, construction, the cars. I have had to call Iron County PD. I have called the Iron County Office, the city council office, to complain about how fast the construction workers are. We have only lived there since November. If this continues for years. I don't know what it is going to be like. I come from an area where this happened, and it ruined the whole area. The renters, turnover, the RA to MU is not only for apartments and small little houses. It also can be Commercial. We could get a grocery store out there. Where is all the traffic going to go? That also impacts the school enrollment. Are they all going to Cedar City Middle School? What elementary school are these people going to go to. I don't think enough. I work at the school where all these kids are going to go. Enrollment is going to be influx and that is going to cause a lot of strain on schools and parents. The county lines, school lines change with all that stuff, and I don't know if people have seen that here, but I have, and it drastically changes the school. Just for you guys to know, we have million-dollar homes in our neighborhood. 1.45 million is the highest and 1.07 million, and 998,000, 960,000, and all in between. The lowest is 610,000. There are zero rentals in our whole neighborhood, and that includes the neighborhood below Saddleback, that existing neighborhood, which is beautiful. When we moved, we

looked in that neighborhood. There was not one house for sale. Because people want to live there. I do. We love our neighborhood and community, but this is going to drastically ruin it and impact it. The Residential Estates, that is a whole different area. RA to RE, that is fine. If you see it on this map. It is a huge portion. It is going to take over that whole mountain and all the way to Silver Silo, as mentioned before. The developers, I know why they are not here. It is money. Money in the developer's pocket while ruining our quality of life. They don't live there, they don't see the construction, the mess, how the construction workers have talked to me, a woman. I have never been talked to the way I have by a male ever in my whole entire life of 38 years. It is absurd, I didn't take it and won't take it. Why do we have trailers? We have a fifth wheel parked next to his house. I have it on my phone. Hidden Canyon and Grace Lane, an old fifth wheel. Are they hooked up to a generator? We would hear it. There is no generator running. Where are they dumping their black water? Are they living in that? Do we have construction workers living on our street now? This is absurd. Cedar City, you guys need to know about this. Because like I stated before we come from a state where this happened. My childhood state and I love it, never thought I would leave it and this is what happens. Money, money, money, which ruins it. I hope that they think twice about this, and if you need any further information, we will be here, and that is it. Thank you so much.

Davis: Can I suggest? With things like that, have you called HOA?

Katherine: Yeah, they don't call us back, and I have called the construction companies. I have called everybody. I have told them that I am the Beth Dutton of the neighborhood. I will fight my hardest. I have a son; I want his childhood to be better than what mine was.

Gloria Demer: We have been concerned besides what is going to happen in the future. Is that our street, we are at the very end of the street and then it is a turnaround. All the cars, trucks, and people that work there come down the street, they turn around in the dirty road, which hasn't been paved or anything. It is just a big sandy mess. Besides that, it is the trash that is left by the construction workers. If they continue to build on up there, it is going to be trash all the time. They park their big dumpsters, and it is hardly any room to get by because they are on both sides. Somebody has to wait, and it is usually homeowners because those guys won't wait. They will just keep on going and we have to pull over. They are very rude. Like I said, the trash, the empty lots that are still there, they dump leftover cement, and it is just now the weeds are all growing up. When are they going to clean that mess up? The gutters are full of trash, dirt, and big rocks. In order for the dirt to go away, you have to throw the rocks back into the lot. It is just sad because, like she said, we moved from a place where we wanted to out of that state and came here. We came to Utah for over 25 years. That is not new for us, but we choose Cedar City for its location, small town, and that development. Because it just seemed so ideal for us. Now, it is supposed to be the best place to live in Cedar and they are taking that away. If they are going to build more up beyond, it is just going to get worse. Thank you.

Jett: Kent, I have a question for you. They said a dirt Cul-De-Sac, is that just temporary turnaround then or is that going to?

Kent: That is correct, it is a temporary turnaround.

Jett: That road will continue in another phase at one point.

Kent: That is correct.

Debbie: That was the question I was going to ask to. How far will it go that road to all of this?

Kent: The road that comes over from the Home Depot is what comes into the screen right here. That road is being developed to come on down around and past where the church is going to be built, and tie into Hidden Canyon. From that point there would be a road that continues to the west that Harvest will tie onto. That is about as much as I know. I don't know as well as the Leavitt's would if they were here, but

yes, that is all to be connected.

Jerel Saginon: This is a video of my wife picking up garbage from these construction workers in front of neighbors. The guy Mert, he comes from Vermont. He moved because of that desirable area, the culture that we have all have built in Utah. I think that is all going to disappear to their point. If we look at the demographic, most of the people living in that area one, retired, two people like myself starting to raise a family in a quite area, and that is it. I have not seen any other type of demographic within that community. The other two questions I would have for Hunt Leavitt would be, what specific data driven studies such as traffic impact analyses, emergency response modeling, school capacity projection, and crime trend forecast have been conducted to ensure that re-zoning from RA to MU will not negatively affect safety, infrastructure, and quality of life for existing Saddleback Ridge residents. The other question I have is, how does this rezoning align with Cedar City's long-term master plan and what measurable benchmark will be used over the next 3 to 10 years to ensure that the change benefits the community rather than just overwhelming infrastructure, reducing property values, increasing transient population, and crime rates. Because St. George crime rates have gone up in the past five years. Numbers do not lie. They are going to look at that and they are going to do the same thing to Cedar City and move up forward up north probably. Thank you.

Jett: Randall, have we heard from any representatives from Leavitt's?

Randall: I only have a direct cell for one person. You guys will probably know him because he used to be in my position. He may have other things he is doing on a Tuesday night, he has not responded. My fear in this case is because there are questions that we as staff have. I would encourage, not my decision, it is yours, that you table these items until we have enough information for you to be able to give a recommendation to the council.

Jett: Alright, let me let the rest of the public communicate their concerns. Please come up.

Shannon Whitney: I echo what other residents have already stated, but I just have a few other comments. We were told when we built our house that the area behind us. Which is our view and a huge reason we built where we did, would be agricultural for at least 10 years because of the way they did the taxes. To be living there for less than a year and have this proposed just feels like a major switch. We probably would have chosen differently as far as where we were to build and to buy. I am also concerned with high density planning meetings about water resources that we are depleting our aquifers faster than we can replenish them. I think that is a huge concern. We live in the desert. I just want that to be kept in mind as well, and that is all that I have.

Davis: I just had one comment for the council. I own a lot in Saddleback and was one of the first buyers. I am building it right now in Saddleback. Regardless, we probably don't have a quorum if I vote.

Randall: Assuming your opinion is tainted by that then you are right.

Davis: It might be.

Jett: First, let me thank you for being involved. I hope this room is full all the time at all the meetings. Because what you have in front of you, where you go to in the evening, is the single largest investment you have ever made in your entire life, and it is scary. Let me say this, no one is proposing low quality housing. Sometimes low density can mean patio homes, some of them have been built by Leavitt's. I am not here to advocate. They are \$500,000 to \$600,000 beautiful homes, but they are just on small lots. When you go home tonight don't think the worst and they are going to build high-density low-income housing. The developers will build what they think the market will hold. True to the value of the property and where you live is a beautiful location. Does this board have any questions or concerns? I can state I

am not comfortable moving forward moving forward. Without having input from the developer and the development team.

Lunt: I would like to commend you folks for coming out. Apparently, we have a developer through maybe error of his own or no error or whatever, but doesn't show up to something that is critical to him. Yet, you people were able to find the meeting somehow through intuition or wizardry whatever it might be. If a developer doesn't even show interest, maybe he figures it is a slam dunk. I am disappointed in the representatives of these developments this evening. They don't even bother to show up thinking it will fall into place.

Jerel Saginon: I called off to work just to be here today. I am not even at my daughter's swimming lesson. Because I wanted to be here. So, my wife is there. We had to divide and conquer and the fact that they are not even here just shows how much they truly care for people. They are all about money.

Lunt: They may not know or got mixed up. I don't know.

Jerel: Why the letter closer to the holidays? There are not a lot of people who live in that community yet. And what has been mentioned before about the \$1.5 million that probably not now. Some of these houses probably are roughly over 3 million dollars that are being built in that community now. They are massive homes and again I am all for providing housing for people and my concern and most of them is safety, traffic resources and all that other stuff that comes with that. Because that was not what was promised to us when we were building there and when we purchased the lot. I think it is very drastic that they changed it. On top of that they are the ones that sent the letter. They are the ones who made the date and the fact that they could have blocked that date just so they could be here, but they didn't. That speaks volume for me.

Lunt: That was my point. You guys made the effort to be here.

Jett: I don't think there is anything sinister about the development team.

Carrie: You are right. I live on Hidden Canyon. There are two signs that are posted throughout Saddleback Ridge and one of the Leavitt's lives a little bit further than we do. We moved here for the same reasons these folks moved here. I could have what is being proposed here, from I moved to Cedar City. This is not what I signed up for. The hills that I walk my dogs in every single day are going to be gone, because they are going to build houses on those. Well, I don't know when that is going to happen. The high-density is, that is why they are not here because I think they think it is a slam dunk.

Jett: Please understand, we don't judge. This is for everybody, if it is a 3 million- or 10-million-dollar home, or someone is renting. We are here to represent the people, to give honest, fair input, and we don't judge people on class or wealth.

Carrie: That is not what I am saying. You have your spec homes; you have a lot of custom-built homes there. There is one home there that I know because I know the guy part of it is a 13,000 square foot home. There are many very large homes being built. There are spec and custom homes. It is diverse but I do think for one, it is a holiday week. On our street, there are very few people that live on our street. Why didn't they wait until a few more people moved in? So, we could all have a say in this.

Jett: Because they are trying to develop the rest of the subdivision.

Carrie: Well, they have houses that haven't sold, and they haven't sold for a while. They are still building more homes. You must give people a chance. We saw the plat map when we moved in. A lot of this stuff was not it. Now it is all changing.

Jett: Again, ai applaud all of you for coming and giving your input. We are not here to make judgement calls or anything.

Carrie: Oh, I understand that.

Jett: We are here to take the information.

Carrie: That is what I am trying to give you is my part.

Jett: We appreciate it very much. I wish more people would get involved in our community.

Cindy Cely: I hope I am not redundant. That would be interesting to know something. I would be interested to know if there have been feasibility studies that have been done so that the city can support what needs to be done with a development of this size. Let me give you an example of roads, sewer and water, our school system, and if we can support it. One thing that has concerned me about coming to Cedar City, I have only been here a year and half, is that we have this rapid residential growth, but we have not developed the economic base to support our education system. Unfortunately, during our last election, the school bond failed. The people of Iron County voted not to support the schools. We need to keep the whole picture in mind. That is what my question would be, have those studies been done?

Lunt: Just for your information, we cannot as a board get into any school functions, size, or location that is the district.

Cindy: No, I'm not asking you to do that. I am just talking about being able to sustain the population that you are willing to put in. Possibly if this is approved and recommended to the city council, you think this is a good idea. Do we have the studies that show that the city can do it. I don't know if this hearsay or not, but I was told that the frontage road that runs along East of this development was to be developed all the way down to Hamilton Fort, and have that be another access to the freeway. That the city didn't have enough money to do it because you have to blast rock. The concerns me that if we don't have the money to do that kind of development to keep the city functioning well. Do we have the money to widen Cross Hollows? Do we have the money to widen South Mountain Road? To put in these kinds of infrastructure to support? Can we afford to build another Fire Station?

Jett: The city does not put in roads. That is paid for by the developers in this example, it would be Leavitt's.

Cindy: I appreciate that, but I didn't mention any of the roads, but they are not going to widen Cross Hollow. They are not going to South Mountain.

Jett: That is not true.

Cindy: This is a good point then. You are going to require the Leavitt Group to pay for the widening of Cross Hollow and South Mountain.

Jett: No, I didn't say that. I said the developers of the land around it. According to City Ordinance, and this gentleman in the blue shirt runs our Engineering Department. He helps design systems be it water, sewer lines, roads to make sure we have adequate flow, and traffic counts. Then we pass it along to the developers to say, okay this road has to be 66 feet wide or this road has to be 166 feet wide, whatever that doesn't exist. For this much traffic and then we pass it on in our master plan, for that to be done. It doesn't happen all at once. We don't build 66-foot roads if 3 homes live out there. Remember, Cedar City has grown 100% in the last 10 years. Parts everywhere have grown. As the developers go out there and purchase more property, they have to widen the roads more and put in more adequate water and sewer lines that are upsized. Then when you build your home, I presume you build and those who built their home, there are impact fees. We then pass those funds along to the developers to increase the size of the lines for people that are going to be up farther up the line to adequately. This doesn't all happen with the wink of a stick or a wiggle of a nose. It takes time.

Cindy: That is what our concern is. I happen to come from a city up north called South Jordan.

Jett: They went through the same problems we are.

Cindy: No, they didn't. Because they had a City Manager who had the vision to sustain the growth economically and be able to do it fiscally within the city to provide services and means. His name

Gary Walcott, and he has won awards because of his vision. I would like to see that for Cedar City, not that we necessarily have to win rewards, but that the whole picture gets looked at so that we don't get a problem. Where we don't have enough grocery stores, large economic support to help build our tax base. So, we can have money to fund all the things that we would like to make available in Cedar. Mr. Fugal, I would like to ask you what is your opinion of this re-zoning?

Kent: I would like to make some comments on this. To see if I can clear up some things from what has been said. First off, let me start with the fact that everything that is proposed here with these zone changes is what was anticipated and included in the RDO. When the RDO came through.

Cindy: As a lay member of the community, if you use acronyms, I and others may not know what that means.

Don: Just a little history and background. This entire Iron Horse Development plan was approved by the city council in either 2020 or 2021. To simplify things, I look at the RDO which is a Residential Development Overlay, is what stand for. It is like a small general plan; it is more of a master plan. It takes the densities that were anticipated in the original general plan at the time, and it provided a density bonus so to speak. The plan could take a total amount of units as an example and mix and match them to try and develop a cohesive plan that would have low density, higher density, and commercial to support the rooftops as they come. The commercial will usually chase the rooftops that are coming out of the ground as we speak. At the time this plan included all our master planned roads, water transmission lines, and sewers. Our master planned trials in there. Keep in mind these master plans, when you see a line master plan that is just straight across a bunch of mountains or something like that or cliffs. Topography like 2600 South, it has to make these connections from point A to B and eventually to C and D as we move forward. This Mixed Used designation that is of the utmost concern here, originally was an open-ended zone. It was designed in my opinion to see what the market would do. If you take bureaucrats like myself out of your business, what will happen? Over the years, typically what we got were townhome products and things like that and it was due to market cost and housing demand. We have modified that zone to a certain degree. We have reduced some of those maximum densities and push it more towards what we call a true Mixed Use. Think of Mixed Uses is even what you see right there in downtown Cedar where you have maybe commercials at grade shops, restaurants, and potentially units above. I don't know what the Leavitt's have as far as a subdivision plan out here. I have not seen it. There is a master plan road that goes right through this Mixed-Use zone. I believe it is a 55 feet master plan road. The proposal was to try and algin this zoning designation with that original RDO, which you can see online. It is on our zoning map. I imagine most of you guys have clicked around and seen it, evening talking with developers. That is the background of where we are today. Does that help?

Kent: Let me address some of the infrastructure issues that you talked about. So, with the RDO agreement in place and that is an agreement between the city council and approved with the developer that established this. It is a development Agreement on the property. With that there was lot that was known about what the future of this property would be. All our master plan work for our streets, storm drainage, water, and sewer for the whole all those infrastructure issues. That master planning made these changes in mind because this was always part of the plan, what is being presented. I am not too concerned about that. We will still go through the phases with them; we will be looking for anything that changed that we need to remodel something on the water system or whatever it might be. To make sure that we have the infrastructure to support what goes in. Also commented about, some of the master plan improvements such as bringing Providence Center Drive on down around and connecting it to something other than Talon Drive. Yes, that is something that is going to cost money. It is hard for developers to build that road because there is not a developable property where that needs to go through. We are in the process of updating our impact fees. Our impact fees facility plans for the various types of infrastructure

and then our impact fee consultant will take that information and come up with the new calculations of what those impact fees should be and know that it will be presented to the city council. As we have been going through that process, we have been identifying where do we have roads that need to be built to support what is going on. That isn't likely to be built by developers, that being a key one. That was one of things we emphasized and what we sent back to our impact fee consultant is we have got to get this one in there. We had some estimated costs associated with that to give to the consultant. So, we are trying to push all these issues forward through our master plans, impact fee program to get all that infrastructure in place.

Steve Cely: Talking with Drew last week similar to what was said. This is part of the master plan that was proposed with the RDO, but we have changes to their plan. Even into the last year. Changes with the with the LDS church that is going in. Changes to some of roads and knowing what was there before when I have looked at the maps that you have the website. That is different than what we got from the Leavitt's, originally when we first purchased our land, and different today. Concerns we have is this RA to MU because it is open ended, can it change yet again? We are kind of blindsided by it. That it is easy for somebody to say, oh yes, we are only going to put in this type of development, but without somebody keeping them in check, somebody else can come along and say, oh no, that we believe now that the market will support this other type and we have no recourse. I think that is somewhat Cindy was saying that if we had that crystal ball it could tell us what the future is. How do we make sure we keep, and I will say this for me, the Cedar City that want. I am sure you are all public servants, that is why you're doing what you do.

Cindy: I can say there would be people that would be called old timers who probably didn't want to welcome us to the neighborhood. They didn't want to see Cedar grow and I have seen that spoken to me, since I have been here, and I can appreciate that, but people keep coming. They like what Cedar has to offer. I think as the Planning Commission it would my hopes that. I don't know which one of you represents me.

Lunt: Hopefully we all do.

Jett: We represent the community not one individual, not the developer, we are just volunteers.

Cindy: I hope that with that RDO, that is not constantly revamped. I am not opposed to rethinking something, but to revamped just to match somebody's new idea. That we do have a plan and that they are held to it, and those of us who have invested that have brought our lives and families here. We are not surprised every time a developer wants to do something different. That we have to come and say, wait a minute. What is our overall plan? Are we just going to keep on building, building, and building and not have the infrastructure in place yet? That will really hurt this city. I am concerned and was shocked about the economic development here, that we need it here to support our city. I know that is not your job, but I would think as citizens of this community, you would consider all these things when you start talking about planning and allowing changes of this nature. I believe if they own the land, then they should have the freedom to do what they want, but we all have to be considered. It was my understanding there will still be RE and single-family homes in this area. This is for everybody else here. It was spoken but written that there would continue to be residential homes all down and that the high-density housing would still be on the other side of the hill over where they are doing development by Smiths. Because there was a deal cut with the Kroger Group. I know this is how it works, a deal had cut them, that if they came in, they had to guarantee so many customers this is one of the ways they are doing that.

Jett: I have no idea what you are talking about.

Cindy: Then why haven't you called and talked with Engineer? I don't mean to put you on spot, but is there anybody else called and talked to Engineer to find out what their plan is?

Jett: Ma'am we didn't know what the subject matter was until a couple of days ago. This is why people

come and make a presentation to us go in. Our job has a limited scope.

Cindy: I know you make recommendations to the city council. I appreciate you willing to listen to me and I hope that the Planning Commission. I appreciate the Leavitt Group.

Jett: You would not have subdivision if it weren't for the Leavitt Group.

Cindy: Understood, that is why I am saying I appreciate them. I am grateful for the opportunities they have given us in being able to live in the city. I have had some run in with them; they have acted with integrity with us. So, I don't have a problem with that. I hope you will take all these things into consideration.

Jett: We do. None of us are judging or anything. We are here to listen.

Cindy: I haven't heard anything about requiring a feasibility study.

Davis: That is not something that is.

Cindy: Can you recommend a feasibility study?

Jett: I have never heard of doing that before.

Kent: That is essentially what the master plans were. That has already been done. We are not going to do feasibility for things like schools because that is out of the city's jurisdiction, but yes, the other stuff has been done.

Cindy: Thank you.

Jett: Is there anybody else that has anything to say?

William Davis: What is the process from here?

Jett: I am going to ask for a motion to table at this point.

William: Tabling meaning?

Jett: Well, until the Leavitt's or the Development Team representatives are able to come and give their side of what they are trying to accomplish here. It would be unfair just like if you were sick and we said, hey, let's skip over you.

William: I can appreciate that, but as Jerel pointed out earlier, this letter that we have received as homeowners up there came from Brent Drew, representative.

Jett: He is a very honorable man.

William: I know that he is. I have met him, he is a gentleman no doubt about it. It didn't come from this body. It came from them. Why wouldn't they come?

Jett: Somebody could be sick, had a family emergency.

William: There are multiple representatives of that company.

Jett: Well, life happens sometimes. This is not the first time this has happened with developers.

William: I am not disagreeing with that point. I am just asking what the process is moving forward?

Jett: I am hoping that his body since we don't have a representative from the development team will table this matter and then ask the Leavitt team to probably resend out notices. Randall, can we do that?

Randall: The way we have typically done it is not requiring new notices if you set a date certain today. If you let them know exactly which next hearing, you are going to do it on. We have the 15th and then we are into August. I assume we do have one 5th.

William: We received 10-day notification prior to this meeting.

Jett: That is ordinance.

Randall: Again, if you table it, please include whether you wish to do it for July 15th or August 5th. That is why everybody here knows exactly what that date is.

Jett: The 15th is after the holiday season. Is that enough time to give them, or should we move it?

Adam: The next meeting would make sense.

Lunt: These people were given 10 days, give the Leavitt's 10 days.

William: It was pointed out to me that some of the signs that are posted within the development have date change on it.

Jett: Have a date change?

Katherine Demer: It says Planning Commission date July 1. That is today. Underneath that is says City Council date July 16. Is that a different meeting than this meeting?

Davis: Yes, that is a different meeting.

Lunt: We make a recommendation which goes to City Council usually two weeks after.

Don: Those signs that are put up are done by staff. We would be happy to go and change those dates.

Katherine: So, just ignore the July 16 date.

Lunt: Well, that would be city council. I am making a proposal that we table this that we set it back to the 15th and we have the Leavitt group come and explain why somebody in a multi-faceted employee. Why could somebody not attend. I am sure either sickness or something. I am good friends with Leavitt's. Like a planning commission like them to explain to these people why they didn't come. These people did. You will probably have to come back, and we have heard your side of the story. I would like to hear theirs and have them give justification. That was my proposal that we move this on to the 15th.

Jett: Randall, can this still be on the 16th for council?

Randall: Likely not, the difficulty is.

Jett: I am just trying to figure out, so everybody is on the same page.

Randall: Sorry, let us finish the conversation. Typically timing wise is once you guys make a positive or negative recommendation, engineering then hands it off to me. I then send it down the road to have it properly published for the Public Hearing before the City Council. The 16th would have worked had we had enough information for the Planning Commission to make a thumbs up or down recommendation today. Clearly is not happening. I don't know of any reason why we would try to expedite it.

Jett: Oh, I am not trying to. I just don't want confusion here.

Randall: Typically, we don't because I would hate to go council without the minutes from this meeting going with it. That would work for this meeting, but we are not going to have the minutes from the 15th meeting to hand to the council for them to have it on their minds beforehand. Because what is said here, goes in the council packets the Monday morning before that meeting. They are allowed to read everything that is summarized about what you guys have said. That can help them in making their decisions. Because they get your input even before you come to the council meeting, because you have given it here today. That is the main purpose of this meeting is to get that input moving toward the council.

Lunt: Do you see any problems on the city side making it happen on the 15th?

Randall: I don't see any problems. We are as ready as we can be and need some of these same questions answered.

Lunt: That is my proposal that we move to the 15th and at that meeting I would like the Leavitt's to explain why they were not here.

Randall: I will leave that to them.

Jerel Saginon: The question I do have is since life happens, they didn't end up showing here today. Probably golfing somewhere might be cool. What if none of the residents shows up on 15th? Will we get the same treatment as they did?

Lunt: We have you on the record right now. You will have the right to come if it is new information.

Jerel: No, the question I do have is, like how we can't make a decision or whomever makes the decision since they are not here, and it is going to be tabled. Will it be the other way around?

Davis: No.

Jett: We can't, it would be impossible to that, they don't show, then they don't show up. It would be on a perpetuity.

Randall: It is the reason we have this, we know we will have to table, and we open the public meeting still. That way for those of you, I know this is a huge inconvenience. Heck, it is an inconvenience for us as well. We want to be home too. We get that. That is why you are allowed to speak even though they are not here. Because we want to be sure we get your input. Whether you have to give it a second time. Again, it comes down to whether you have new information. If you bring new information next time, we certainly want to hear it. If it is the same thing it may not move the ball very far. That is why you were allowed to speak here today and why we are announcing to you today when that date is. So, you can decide if you can or cannot make it.

Jerel: Last question, since we are running through this petition letter like this, and a lot of people that are currently building in the community probably don't live there yet. A lot of people who were there could not make it today. Where do we submit the letter of petition?

Randall: In the end, as soon as you think it is done and prior to the meeting you want to make sure it is considered at.

Lunt: They presented it at the meeting on the 15th.

Randall: If you wish.

Don: They can do it at City Council.

Lunt: We want that on record. I am a little irked at the way this was presented.

Randall: I am going to beg to bring it back. We have a motion to table

Close Public Meeting

Lunt motions to the Table Items 4,5, and 6 to July 15; Davis Seconds; all in favor for a unanimous vote.

Jett: If I could say this, you have all showed a interest in our community which I applaud you. If you want Cedar City to remain a good place, organized, clean healthy, safe environment. Don't stay home, come and get involved in both Planning Commission and City Council. I have sat in that chair for 27 years now, I want to be involved and not just in my neighborhood but the whole city. Being involved doesn't mean negative or hating something. You can give something that other people haven't thought of. I assure the men and women that develop this city and sit on our city staff we don't know everything. We don't always have to agree, but a civil discussion is wonderfully important. Thank you.

Mayor Garth Brooks: I am making some changes to this Commission, and I just wanted to come tonight and express appreciation to Adam Hahn who has served now for eight years.

Adam: I want to apologize for being so late.

Brooks: It is a long term. He served as chairman for a long time. I think at least four years. I just wanted to express appreciation to him.

Adam: Thank you, Mayor.

Brooks: Now I have called and will be submitting to the city council tomorrow night the name of Jace Burgess. He is here in the audience tonight and I am proposing he serve as a new member. I think you will elect amongst yourself who your chairman is going to be. I don't do that. I just filled the seats.

Adam: Thank you, Mayor.

Lunt: Is the other member of the city councilman that sat on this commission. Is that going to be.

Brooks: Apparently, he is absent because you guys have already discussed it, and he thinks he is done. It

is on the agenda for tomorrow night. They will put it on for the next meeting and then from 7 days from tomorrow they will vote on it. Once they vote it will be changed. The motion is on the agenda to not have a member of city council on this commission. Then I will appoint one more. That is my job. Thank you very much.

II. CITY ITEMS

1) PUBLIC HEARING

Ordinance Text Amendment
(Recommendation)

Section 32-9-B Pertaining Amber Ray
to Engineering Standard
Revision to be adopted by Ordinance.

2) PUBLIC HEARING

Engineering Standard Revision
(Recommendation)

Engineering Standard 3.1 Amber Ray

Amber Ray: Now for the exciting stuff. I am back with the changes from the State. They want to have Engineering Standard Revisions adopted by ordinance through a Public Hearing, no longer a resolution. While we opened this section, we made some changes that we felt were needed. Kent, you described this very well.

Kent: A couple things on this. That top part, 32-9-B, is where we are saying that we would be doing this by ordinance and through a public hearing process. We got down below and had wording that was in there. The departures from our Engineering Standards would go to City Council for a variance. We are proposing and for you consider and recommend to City Council. We are proposing that is something that the City Engineer is authorized to do. That takes it down to 3.1 in our Engineering Standards. Where we talk about the Engineering Standards, define those design requirements for public improvements. We wanted to strengthen the language there as a couple things in relation to our standards. We are saying these standards are intended to address design and construction issues that are commonly encountered in development and city infrastructure projects. Circumstances could arise that are not contemplated by these standards. In such cases, the exercise of professional engineering judgement by the Design and City Engineer is required to arrive at the appropriate engineering solutions. We are basically saying there is no way for our Engineering Standards to be so comprehensive that nothing could come along that doesn't fit. Right? We have to come up with solutions to issues that come up with individual developments with their individual circumstances. We have tried to address that with the proposed wording here.

Jett: Have we had this issue since you have been here?

Kent: Yes, our only recourse right now is to go to the city council for a variance. We are trying to modify empowering staff to be able to work with the developers and engineers to come up with appropriate solutions and move those forward.

Jett: I think that it is wonderful.

Kent: That is what is proposed here.

Open Public Hearing

Close Public Hearing

Jett motions for a Positive Recommendation on City Items 1 and 2; Davis seconds; all in favor for a unanimous vote.

3) Ordinance Text
Amendment
(Discussion Item Only)

Section 26-4-16
Pertaining to Building Material

Tom Jett

Tom Jett: I don't have a project in mind for this, but this did come up in a conversation I heard where the new Starbucks is going in the North Interchange area. It cost the developers quite a bit more money and time. It set them back quite a further back which caused them some economic damage. When I asked why, they explained to me that there are rules that dictate what type of materials they can use on the facade of their building on Main Street and 200 North. I thought to myself, wow, I don't know if I am comfortable with the city being arbiters of aesthetics and so forth. I said, this is something we should probably bring before Planning Commission, even City Council eventually to have a discussion. What is the role of our city, as it relates to building materials, aesthetics or building? This is why this matter brought to your attention. Don and I have had some brief conversations on this. Don makes some reasonable points. Now one thing that I need to state in this conversation is, I don't want to turn our downtown historic zone into a metal building, stucco or 2x4s sticking out and so forth. I would like that probably to be off the agenda, but if the board members feel that it should be part of the conversation, then it should be part of that conversation. I guess what I am asking is what the board members feel about the city having a policy that dictates what type of materials you can use. For your aesthetics on your building?

Adam: Well, it looks like Don has a slideshow here. Let's have him run it.

Jett: Is it better than your sign one?

Don: Maybe. Thank you Chair and members of the Commission. As I understand it, Tom would like to remove these building material requirements, which basically apply from Main Street and 200 North through Highway 56.

Jett: I am not sure I said remove. We just need to figure out what the role our city has is in. As it applies too.

Don: No, fair enough I could have misspoke. Before we talk about changing this ordinance, I thought we would see what the General Plan has to say. Which I am sure everybody has read from cover to cover. Next slide, General Plans are full of goals and objectives, I think it was a two-year process. Jett, you were even on the committee.

Jett: I was.

Don: We arrived at what the communities were for the future of the city. One is regulating setbacks, landscaping, art, appropriate lighting, etc. For new development through the zoning ordinance. Next slide.

Jett: You must remember that meeting two years ago. It was like eating an elephant. It was a big bite to absorb.

Don: A long process, yes it was. Community design, cultural and aesthetic enrichment are hallmarks of Cedar City. These factors combined to produce a community identity is often envy of cities throughout Utah. We had a vision of 2050 committee, which even started before I started working for the city. Community character was one of those components. So, when talking about aesthetics and I get the point, we don't want to regulate someone's aesthetics, but planning and your general plan, part of what is Cedar is the character of Cedar and Cedar City ultimately looks like. A big why people interact with their city is what they see through their eyes, and what they can interact with. Next slide, these are move goals and policies. Identify architectural and other visual qualities that will contribute to the understanding unique identity within Iron County. Another objective is identifying unique architectural design, natural features,

land use activity, and other characteristics that are desirable for the preservation and emulation of identifiable areas such as the downtown core. You mentioned, Tom, that might be a more important consideration, I would agree. Then it also says, allow the consideration of alternative design and building materials where appropriate rather than implementing excessively budgeted requirements or restrictions. That is kind of where we are at a little as well. Next slide, the general plan identifies area specific opportunities, and it specifically indicates high design standards along the historic main street. Next slide, now we get to our current ordinance.

Jett: So can we back up here. When we call Historic Main Street, are we referring to that basically from 200 South to approximately the South side of the Post Office when we describe historic Main Street?

Don: That is a subjective question. We do have line on our zoning map that talks about the historic downtown core which is more expensive than that. I think if we are considering design and you have seen this some other meetings where some folks just to the South of 200. Feel a little left out, all the things we want to do with Downtown include landscaping, aesthetics, and benching and things of that nature. I think in my mind it could be boarder than that. I think your historical structures though are right where you just stated.

Jett: Just looking for clarification.

Don: What is this ordinance, it is not architectural controlled. It doesn't control the bulk, mass or form of the buildings and tells you have to have undulations, porches, or things of that nature. It just talks about the materials should or should not be. That again, 200 North and Main Street on the front façade. I interpret that even if the back of your building is facing Main. That is our concern, what does it look like from Main. What do people that visit Cedar City, what do they see? Where do they want to come back? What is the character of the community? Next slide, the ordinance honestly probably needs some work. I think it is convoluted to a certain degree. It talks about preferred materials and access materials. It then talks about discouraged. That language is kind of meaningless, but it does say that preferred is required and discouraged is prohibited on those two streets that we are talking about. It talks about more traditional materials, corridor stone, full brick, veneer, laps siding, things like that. Stucco when it is appropriate near. Then it says prohibited. Even though it says discussed on these streets are things like metal walls, wood, or glass when used more than a functional purpose. I think that is subjective as well. We didn't have enough time to chew on this. Here are a couple of suggestions shooting from the hip, maybe give it an objective amount for stucco. Metal walls have been difficult; there has been so many new materials out that may be metallic but may look like pre-cast concrete. They have score lines. It has a lot of ephus treatments have a whole different look even though they are maybe metallic. I think the real intent is when we read this is that we don't end up with an industrial bolt together building on Main Street. That is the intent. Whether we agree with it or not, I tend to agree. I think we could do some work on this. Obviously, we are going to take our advice from the Commission. That is what this discussion is all about. Where would you guys like to see it loosened up? Most cities on their Main Boulevards are going to have significant architectural controls to keep their Main Streets looking at the way and what their vision is and their general plan and their historical nature. Next slide, here are a couple of examples of buildings that I think probably hit the strike zone perfectly on what these requirements are shooting for. The State Bank and the I forget the business that are in the strip mall development. It has a lot of relief; it is just not a stucco box. It has got the cultured stone and things of that nature. In my mind, this is what the driving standards are at. Next slide, this is not what they are striving for. If we had no controls, and I have been dealing with an architect on a building, we had at Project Review. I wish I had through the slide in. He suggested that I do. He has a metal building like this with the exception of a pitched roof, and we are going back and forth on trying to make it look a little better. Which is difficult to do when you have prefab building. Next slide, I through these just for fun of some of the extremes that you can see. I

don't see these coming to Cedar any time soon.

Jett: That top one is for brain doctors.

Don: I thought it was an outlet mall. These are things that are on the table. We are looking for advice, if the Commission sees some changes necessary, any direction you would like us to go or go nowhere. That concludes my presentation.

Jett: My first question to this body is just it is a black and white question. Is it the city's job to be the arbiter of what your building is going to look like on your private property

Adam: Yes.

Daivs: When you are a representative of Cedar City and what people see when they come in, and you are looking out for that. I think yes. I don't want it to be ugly

Adam: I understand that people want to have their free choice to do with their land what they want, but when it affects the entire city. Your house doesn't affect the entire city.

Jett: Oh, it does because I live in it.

Adam: That is why we allow so much variance in houses is because everybody taste is different. When it comes to commercial districts and the way people view our city, I think it is important to have guidelines.

Lunt: We need a standard.

Adam: Absolutely, we do. Because the problem is if you don't set a standard, people will shoot low, and you will end up with blight.

Jett: I ask that question to where we are even further the discussion into the future to versus us furthering having the discussion. I would like to see us change, modify, tweak, and twist. Because this could be, I remember when computers, Apple 2-e, that was state of the art.

Adam: Architecture changes, there have been massive changes in the way architecture has been done in the last 20 years. That doesn't mean that it creates blight. The problem with removing regulations is that you end up with somebody buying a piece of property on Main Street and putting up something very cheap and just very unattractive. It is there forever until somebody else comes and decides that they want to change it. I think that the potential harm is outweighed. We have to take that more seriously than we.

Lunt: We are talking about Main Street access, the Glass company out by the prison, is a metal building. It fits and there is a place for it, and that is where it should be. There is no angst for that. Sitting where the former bank would be terrible.

Adam: We are just finishing up my new warehouse and it is a metal building. It is completely functional for my company, but it does not belong on Main Street. Would it be good for my business, for my image to have a building on Main Street with my company name on it. Yes, absolutely, it's better for my company to do that. The way I built that building is not conducive to the look and image of what Cedar City should be. If I wanted to put it on Main Street, it should be nicer, beautiful, and reflective of our town, but it is not so I put it on Horse Alley. It is completely functional, and I love it. In opinion the city absolutely must have some standards. I wanted to ask Don, when these standards go into effect. Because I know there are some buildings on Main Street that are metal buildings.

Don: I don't know when they put them into place, and I certainly recognize that we have a lot of buildings that don't meet these standards, and these standards were not applied even though they were on the books. I can even blame myself for that too. Part of it is not being aware, lack of staffing and where do you pick your battles. I think it is a good discussion. I think we could do some work on making more sense out of what we see here. These are just my thoughts. I will take directions from the Commission. The way I have applied and seen it is the intent to your point, we have good looking building. Dealing with folks, I have been somewhat liberal with and say, hey, what does it look like? Does it look like these materials? Does it emulate these materials? That is how I have applied it. I think we can put that in the ordinance. In some cases, I think we should even go further. If someone is not going to go to front their

building on Main Street and put the back of the building just a flat façade. I think those facades should be broken up. I don't know if that is overreaching for Cedar. Landscaping can go a long way on these things, but we are struggling with that even with state requirements. I think there should bare a minimum, so we don't end up with the tin facades and lack of enforcement, it is quite visible. I agree. This is a chance to and if this is a way the Commission wants to go, and in my opinion the general plan supports it to maybe tweak these, get them back in front of the city council, make it more front and center. Potentially make it more objective, which is hard to do when you are talking about design. We can try and keep it down that road, if that is what the commission wants.

Adam: I don't speak for everyone, and I am very short lived on this Commission, but it is my opinion that the city should have standards on Main Streets, the city standards don't allow certain types of construction.

Jett: Can I recommend that we table this matter the 15th and possibly the meeting after that.

Davis: Why?

Jett: Are we going to put input on materials or are we going to leave that to Don to be the arbiter of the materials. That is what I am asking.

Don: My thought would be, if you want to continue the discussion and maybe the Commission wants to sleep on things and bring their own ideas then the 15th would be just fine. If you want to something for a Public Hearing and something to look at and vote on, I would ask you to give us until August. We have a lot of things to get done this July.

Jett: I don't know of any projects in mind as it relates to this. I just brought it up and thought, huh, maybe we need to bring this and have that discussion. Because we have to grow and ordinance have to grow with community and different materials. I remember when shag carpet was all the rage.

Lunt: The vision of materials like Don stated, they are going to change. You could put up a metal building up 10 years from now and you would not know that it was metal. Those examples as those building techniques change, we need to grow with that. Right now, we just need to have a standard. This is the vision of what we want these main thoroughfares to look like. Then they can find materials that fit those standards that are cheaper, better or whatever. You can do anything with plastic. If it was not for plastic, then we would be running around naked.

Kent: It sounds to me from you are saying that most of the commissioners here aren't comfortable with the idea of eliminating building material regulation on these major routes. If there are things you look at the list, I think if you can spend some time and go through the list and say, does that item belong on that list? See if there are things that you would suggest to us that we can look at on this. That would help us as staff come forward with something for consideration later or not. If the majority of the commission feels like it, no it is great the way it is, then maybe there isn't a change. That is what we need to know as staff

Jett: Give it until what Don, the first meeting of August or the second meeting in August. I don't want to crunch your time, as I know you have other stuff on your pipeline. This is not an emergency product.

Don: I would request we have a big state report, at least I do, that takes July. Not that is anyone's problem but mine.

Davis: We value your input.

Don: Is the direction that you want us to bring you something or do you want to continue that discussion on the 15th and bring some your ideas.

Lunt: I propose we go the fall and give us a chance to. I would like to wander around and see what is out there. These main thorough affairs have stretched. It used to be just a small place now. I think of the old 7 Up building and old Peterson Plumbing that was a Safeway's store and going on the other end there is old buildings like that. Look at that train depot down there that décor works.

Jett: Are you an architect?

David Bush: I am the past chair of Vision Iron County. You mentioned Vision 2050. We have evolved since then. They are a non-profit group, and we have committees established in that 501-C3. One of them is Community Character, and we are in the process now we have contracted with Kim C. Gardener to do a survey of Iron County residents to ask them these questions. What do they want this to look like? What materials do they want to see? Like I said, we are in the process of that. We have had that out because I think we are going on the second week of that survey. It might be helpful to give us some time to get that survey complete and then we can offer that to the committee. You can use that to help with your decision-making.

Jett: When do you anticipate that being done?

David: Scott Leavitt is leading the effort for us right now and I need to check in with him. I can't give you a give you a date, but I would think we want to run that for about 30 – 45 days. Get as many people as possible to respond and we can certainly send that to the commission and give you all a chance to put yourself in your two sense and respond to the survey. Give us some time, I would say about 45 days, and we will have that then Kim C. Gardner will do their thing, boil all that date down and put that in an easy to digest report and we can share that. When you are thinking about time, just know that is happening in the community, and we could help.

Davis: Thank you, that is good to know. For the people. I like that.

David: Just putting it out there. I will send it to all of you guys.

Jett: Can we move this to the first week of September? We could always move it to adjust it. Again, this isn't an emergency. This is just as we grow, and change let's have the conversation.

Kent: Could I make a suggestion on that? Since we don't know exactly when we are going to get this additional information, I don't think we need to say we are going to take and have everyone kind of individually give us some more thought but then let's look for that other information. Then when we get it, that's when we come back for another group discussion.

Jett: Will you be presenting that to the city or that they have contact they can say we have it.

David: So, once we have that data from the survey, we will share that with you, city council. Not just for Cedar City, but across Iron County. We will get that information as broad as we can.

Jett: That is a great idea.

Adam: Thank you.

Lunt: Point of interest Mr. Gardener, who sat on this commission on First West. You need to drive down the street and see the fruition of what we talked about and what our vision was and what ended up being.

4) Ordinance Text	Section 26-5-21, 26-3-29 (i2) Tom Jett
Amendment	Pertaining to Parking in
(Discussion Item Only)	Setbacks

Tom Jett: Property is getting more expensive. People are complaining more about people parking on the streets. The State and City have recognized that we are limited on our water resources as it is related to landscaping. I would like to have a discussion pertaining to parking in the setbacks of the different zones within the city. Now, if you have CCNRs that dictate that, then you have to follow the CCNRs because that is a private contract. There are homes and apartments in this town that are being built. I see their landscaping, and I think, wow do you they need a 25-foot landscape strip across the front of their property? Can we utilize that frontage for parking some automobiles? Within that 25-foot setback? I am not proposing more driveways. Maybe parking would be perpendicular to the street, and you have to back on your driveway to get out. I am not suggesting more cars backing out necessarily onto the street. I would like to see us have some discussions. Again, I have spoken to Don about this. Don has some

thoughts, not necessarily right or wrong, but brings up some neat thoughts up about it. Maybe Don is going to show us a few ideas. Again, I don't have a project in mind on this. I think we need to consider making changes.

Don: Parking in the front setbacks. Again, we haven't had time a whole of time to chew on this. In general, in your residential zones, any portion of your lot that that fronts a street is supposed to be landscaped the setback, and not have vehicles parked on it. With the exception of your driveways that lead and maybe you don't even have a garage, but you can work on a driveway within your setbacks. I think that is kind of a no brainier. Within the commercial zones our landscape our minimum landscape is minimal, it is 5 feet, it is not a whole lot. Most cities will have more, as long as you can provide the totality of the landscape elsewhere and it can be seen. If you notice all the new developments will have typically just go right to the minimum which is 5 feet in your commercial zones. I am going to start with a general plan. Again, I am going to try and be as brief as possible. This is 26-3-2 where it talks about your landscape. This is an ordinance not a general plan. This is where it talks about how it is supposed to be planted with trees and landscape. Then that carries through to all your different residential zones. Your R-2, R-3, etc. Then 26-5-21 is where it talks about whether you are not supposed to park in the required landscape areas with the exception of permitted driveways. Next slide, again we are just looking at the general plan. Commercial Industrial Developments should provide adequate buffer screening treatments to protect the desirability amenities of adjoining properties. We do require landscape. This is not the front setback, but between commercial and residential properties. That is the only buffer we require besides a fence. Objective 3-1.7 regulates setbacks landscaping are appropriate lighting signs and other design amenities that complement and enhance the streetscape and design of new development through the zoning ordinance. I think it is obvious that is why that landscaping ordinance is there. It is the charter of the community and that our parking and landscaping are clearly standard and that we enforce them. Next slide, here is current ordinance. This is a PUD. In my opinion those landscape setbacks go a long way regarding the character of what these housing developments ultimately look like. That PUD is from 2020; it may be a 20-foot setback. I don't know where this developed. Next slide, these are some apartments with the same aesthetic. These would be much different if we parked in those front setbacks. Next slide, here is a good example of parking in the front setback with nothing. I think it is a stark contrast. This is not residential, it is the alternative school. You can see that we should have at least some decent curb stops there before we hit pedestrians if we don't have a landscape. Next slide, I am not sure where this at, but this parking in your front landscape perpendicular to your public Right-of-Way. Next slide, what are the benefits? We ask ourselves, why do we regulate these things? We can talk about property values. We hear a whole lot about that tonight. Economic investment, what do your neighborhood look like? What do your commercial boulevards ultimately look like? If we are trying to get, the next big manufacturer will form back East and they will bring their top dogs, and engineers. What do they see in Cedar that they don't see elsewhere or do they keep driving. Because that is not the place they doesn't care about the character of their community? Temperature regulation, urban heat island, I think we have all heard of that. Improved air quality, storm water runoff is a big one. We are probably going to have to see more landscaping and more detention ponds as the city hits 50,000 folks. Health and wellness, I know these are a little warmer and fuzzier, but they are all there. Biodiversity of course, and character is a big one, or we can say aesthetics. Next slide, okay that is it. So, those are just some of my thoughts about why we do these things is the magic number 25 feet? Maybe, maybe not. That is our standard front setback in all our residential zones. That creates a character of the community. I hate say it is the American Dream thing with the white picket fence but is in our culture to have these front landscape lawns where the kids play. Hopefully neighbors talk and get along. That is all part of having those landscape setbacks. If we add to that it will change the look. Kent might even want to

address once we get a lot of cars in those front years, we may want to start thinking about vision impacts, circulation, probably some safety concerns here or there. My thought was if it was to be reduced. This was something Tom and I talked about, then we would probably want to increase our landscape requirements. Not necessarily just a pile of gravel. Which I don't think fits in with our ordinance either way, but we may want to see berms. We want to see things as a trade, if you want extra parking, then we want to soften the blow aesthetically. That concludes my report here.

Adam: Thank you, Don.

Kent: I wondered if I could make some comments to follow on Dons. I wanted to look at a couple of commercial projects on Main Street. Just looking at the contrast on them. This is the shopping center with Harbor Freight and Dessert Book area. We have the parking right up next to the sidewalk along this area. You compare that to what is across the street at the Smiths with the amount of landscaping there. It is not a large amount. I would love to see more. Just by comparison, the last city I worked for was a 20-foot landscape strip that was required on all new development in commercial areas. Other than in the zero-setback downtown core, the historic downtown. You look at that, one of my interests in this is given my background is I am looking at traffic safety. When we have on our major roadways, especially when we have these entrances and then you immediately come to a drive aisle that creates traffic safety operational problems at every one of those entrances as cars try and come in. There is a car stuck here waiting for another car to move out and the driver can't get all the way off the road, and that creates a safety issue. This kind of development is here where we have the car parking up so close and we even have some locations that are even worse. Where there aren't even parking stalls there. We just have a drive aisle and then you dump right onto the street. Those are very poor for traffic safety. We come to the other side of the street, we have a deeper throat here is what I would refer to this as on this drive approach because in addition to the parking stalls, we also have the additional depth from the landscaping that pushes that back. This driveway is able to operate safely than the driveway across the street. That was one point I wanted to make. Maybe taking that a little further. We go down to this new shopping center. This is where Christensen's, McDonalds, and Boulevard Home. Here we have a wider landscape strip here, plus the parking, this throat ends up being quite a bit deeper. On the opposite side of the drive aisle, we don't have anything until we get down here to where the cars are coming out of the McDonalds drive thru. This provides a better environment for that traffic coming on and off. The other entrance where we have a long throat here. That is a Traffic Engineers dream to have a nice long throat before you get to the roadway. Where there is no parking, driving aisles coming on and off that. It functions a lot safer. The reason I bring that up is because what I am thinking is that if we allow parking to come, right up to the Right-of-Way line or near the Right-of-Way line, that makes things a lot more challenging for trying to safely operate drive approaches coming on and off the arterial streets. That was the only point I wanted to make.

Jett: One of these of things that initiated this in addition to what I said about land, people parking on the streets, complaints, and snowplows. Engineering is having some discussions right now about landscape curbing and correcting me if I am speaking out of turn here. With Mo curbs, that would have the sidewalk, then you have 6-to-10-foot strip of landscaping, then you have the sidewalk, then you have more. You go to Dogtown out here or you go to your neighborhood. I think you have Mo strips, don't you.

Lunt: I put gravel on them and now I don't know.

Jett: We will call them landscape strips, and we have those when it comes to. I would like to consider our conversations as part of landscape. People who have a Mo curb, and again I will give an example. I own a couple pieces of property over in Dogtown. They are nine feet wide mooch strips. That are buying weed, but they haven't developed yet.

Davis: What is Dogtown?

Jett: Dogtown is everything from East Elementary. Your house, next to my land, is called Dogtown.

Davis: But more importantly what are you proposing?

Jett: I am not proposing anything I wanted to bring this up first for conversation before we even propose anything. I think Don can have some meetings and Don could create some ideas behind this on what other communities have done in addition to this. I don't think we should be set that we don't want to have conversations about new thoughts and ideas. I am just telling you; it won't be 20 years from now that very few of us will have cars.

Davis: Then we don't need to worry about it.

Jett: Things are changing, but as families increase as lots and so forth. We should have a conversation regarding this.

Adam: I think what we have seen today is, the examples that were given are all reasons why we shouldn't allow parking in setbacks. I tend to agree with staff.

Jett: On the commercial side.

Don: You could have the same issues that Kent is bringing up. On a large multifamily development. Henley Apartments came to my mind, where we dealt with that entrance. Kent can speak to it more intelligently than me, but with a massive number of units and the challenges that posed.

Jett: If we grant those, we can adjust those. This is what you must do. You have created his words a deeper throat if you want type of scenario. It is all about a tradeoff.

Adam: Again, speaking of somebody who is short lived on the commission, my advice to the commission moving forward on this is to is if this is something that you want to look at doing. You need to find examples of where it works. Because guarantee I can find examples where it doesn't work.

Jett: I agree with you.

Adam: You need to find examples where it works, and then you need to tailor any ordinance change that you would make to be very specific. So, it only allows for those areas that it works, and you don't end up with negative impacts that would come from this kind of change.

Davis: Absolutely, because Dons is overworked already and to say, hey Don, you need to find some things. No, if you want to propose something then find some ideas of where it works rather than pushing that off to us or to Don because we are not vested. We don't want changes.

Jett: Don has access to those pretty websites.

Davis: Everything is accessible. I am of the opinion that we have bigger fish to fry and to worry about making things, not function as well and look good. You know where I stand on how our city looks.

Lunt: I prefer the east side of Main Street at Smiths. The trees and longer driveways.

Davis: It is safer and looks better. That is just me.

Adam: Alright is any further discussion on this matter?

Jett: I would like to thank you for your leadership.

Adam: Well, thank you, it has been a pleasure serving you on this commission. I am surprised it has only been 8 years. Honestly, it feels longer. Just kidding, surprising it by so fast. I am grateful for your friendships, input and being able to work with you on these matters. I am grateful for the staff. I want to say thank you for how hard you work. I do see it in the time that you put into these items. Thank you and we are adjourned.

The meeting was adjourned at 7:18 p.m.


Faith Kenfield, Executive Assistant