



Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

CITY COUNCIL WORK MEETING
DECEMBER 3, 2014
Immediately following the RDA meeting

Mayor

Maile L. Wilson

Council Members

Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager

Rick Holman

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Business Agenda
Public
 1. Consider accepting a road dedication plat in the vicinity of 1325 North Main Street -- InSite Engineering/Paul Bittmenn
 2. Public Hearing for the Staheli lot modification, Canyon Gate Subdivision, Phase 4, lot 23. located at approximately 2293 North Wonser Lane -- Go Civil Engineering/Paul Bittmenn
 3. Consider a beer license for Cedar Texaco, 1075 West 200 North -- Andrea Johnson Staff
 4. Consider the 2015 meeting schedule -- Renon Savage

Dated this 1st day of December, 2014.

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 1st day of December, 2014.

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.

CEDAR CITY COUNCIL
AGENDA ITEMS 1
DECISION PAPER

TO: Mayor and City Council

FROM: Paul Bittmenn

DATE: December 1, 2014

SUBJECT: Consider accepting a road dedication in the vicinity of 1325 North Main Street.

DISCUSSION:

This item is a dedication of a road located across Main Street from Valley View Medical Center. There has been an asphalt road there for some time, but the dedication was not recorded because some punch list items were not completed. There is a group that would like to build on the property and they need to extend the road in order to accommodate their development. This group has built the road and the punch list items from the original road will also need to be completed. Please see the attached minutes from the October 21st Planning Commission meeting.

A title report has been completed showing the entity proposing to dedicate the property, Trans-Aero Land Development Company, has title to the property and the taxes have been paid. The land is encumbered by access easements and utility easements which are compatible with the use of the property as a dedicated public street.

Please consider accepting the proposed road dedication.

CEDAR CITY PLANNING COMMISSION

MINUTES

October 21, 2014

The Cedar City Planning Commission held a Meeting on Tuesday, October 21, 2014, at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Chair- Kristie McMullin, Rich Gillette, Mike Mitchell, Jill Peterson, Fred Rowley, Mary Pearson and Kent Peterson

Staff in attendance: Kit Wareham, Paul Bittmenn, Larry Palmer, and Michal Adams

Others in attendance: Ron Larsen-InSite, Joel Hansen, Carly Garrett and Whitney Hugie

The meeting was called to order at 5:15 p.m.

<u>ITEM/ REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/ PRESENTER</u>
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I. Regular Items

**1- Approval of Minutes (September 16, 2014)
(Approval)**

Fred moved to approve the minutes of September 16, 2014, seconded by Mary and the vote was unanimous.

**2- Road Dedication
(Recommendation)**

1325 North (east ext.)

**Trans-Aero Land/
InSite Eng.**

Ron Larsen presented; he said that a few years ago the owners of the property did a road dedication for a portion of 1325 North on the east side of Main Street. That dedication was subject to them completing all the improvements. They were able to complete all but one punch list item so the road dedication was never recorded with the county. Now there is a group that wants to purchase a piece of property to develop and they need to also extend this road about 90 more feet. This plat will dedicate that entire portion of 1325 North with a temporary cul-de-sac at the east end.

Fred asked if this road was planned to continue to the east. Ron said the plan was for it to turn and go north from here, or they could just make that cul-de-sac permanent.

Fred also wondered about some wording on the plat talking about markers that were lost. Ron said that was just survey notes and sometimes when a survey is completed some things from the past are no longer in place. Curt has reviewed this plat and everything is in order.

Kit indicated that the owner will need to bond for the improvements of that additional 90 feet. They will also complete the one item that was not completed before.

Kent made a motion to give the City Council a positive recommendation on this road dedication of 1325 North- East extension, seconded by Mary and the vote was unanimous.

The meeting adjourned at 5:20 p.m.

Michal Adams, Administrative Assistant

CEDAR CITY COUNCIL
AGENDA ITEMS 2
DECISION PAPER

TO: Mayor and City Council

FROM: Paul Bittmenn

DATE: December 1, 2014

SUBJECT: Consider approving a subdivision lot modification for lot 23, Canyon Gate Subdivision phase 4.

DISCUSSION:

The above property is located at approximately 2293 North Wonser Lane. This is in the Fiddlers Canyon Area. The current owners of lot 23 are Mr. and Mrs. Staheli. The Staheli's have purchased approximately 1.4 acres from the owners of the land to the east of lot 23 and would like to add this property to lot 23. The planning commission has given this project a positive recommendation. Please see the attached copy of the planning commission minutes.

Notices of the public hearing have been sent to neighboring property owners within 300 feet and published in the daily news. Please receive public input during the public hearing process and consider approval of the proposed lot modification.

**3- Commercial PUD-Prelim. Providence Towne Center Church/ InSite Eng.
(Approval) Between Sage & Bentley Blvd.**

Ron Larsen presented; he said this was an existing commercial area. Earlier in the year they came in to split off the one parcel and that is now a different owner. The owner of the rest is now creating this as a PUD so each building will have its own parcel and everything else will be the common area for parking, driving, utilities, etc. This will simplify who owns what and they will all share the common area and the parking spaces.

Fred wondered if this was just so the owner could now sell them all off. Ron stated that he wanted to sell the entire development but that never happened so he is doing this to sell them. They can't do this as normal lots due to the fact that all the parking and utilities are shared.

Fred said so there is just one sewer line and one water line? Ron pointed out where the water and sewer lines were and what buildings were hooked to what lines.

Mike wondered if that roundabout there would now go away. Ron said most of it was on other developments. There were three different developments that converged onto that roundabout so it will probably stay.

One neighbor, Dave Dutson said that the Peterson's who were doing a development across the street from this would create some flooding on his property. He wanted to make sure that the City committees and groups got involved so that this construction project did not flood onto his property. Kit and Larry will look into that project.

Rich moved to approve the Preliminary PUD for the Providence Towne Center seconded by Jill and the vote was unanimous.



**4- Lot Modification Canyon Gate 4 Lot 23 Staheli/
(Recommendation) GO Civil Eng.**

Heath Oveson presented; he said that they saw this about 2 years ago. The Staheli's own the two lots at the end of the cul-de-sac and wanted to purchase some land beyond that to add to their property. The remainder out there was owned by SUU and the Smiths. They could not agree on how to liquidate this land as they each had interest in it. They have done that now and they are back to complete this parcel modification. They have it all in place now and are just waiting to close as soon as this is approved. They will attach the additional parcel to Lot 23. They also talked to the utilities about the easement which will now be running thru this lot. They are not wanting to build over it and decided to just leave it there. They have also placed a new easement around the boundary of the additional property. Kit said according to the deeds lot 22 is a separate lot and the new piece will all be attached to lot 23. Lot 23 will then be more acreage.

Fred made a motion to give a positive recommendation to City Council for this parcel modification; seconded by Mike and the vote was unanimous.

The meeting adjourned at 5:40 p.m.

Michal Adams, Administrative Assistant

#3



CEDAR CITY

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APPLICATION FOR BEER LICENSE AND/OR LIQUOR SET-UP

Account # _____

Receipt # _____

LICENSE FEES

Class A	\$150.00
Class B	\$250.00
Set-up	\$ 50.00
Dance Hall	\$100.00
Penalty	\$ _____
Total	\$ _____

Name of Business Cedar Texaco

Address 1075 W. 200 N., Cedar City, UT

Mailing Address P.O. Box 190, Cedar City, UT

Name of Applicant(1) Andrea Johnson

Address 827 So. Cedarwood Circle, Cedar City, UT

Citizenship USA Date of Birth 10-4-65

Name of Applicant(2) _____

Address _____

Citizenship _____ Date of Birth _____

*If more than two Applicants, please use additional pages.

Property Owner Name Lower Willow LTO

Address 827 So. Cedarwood Circle, Cedar City, UT

Date of Application 11-25-14 Opening Date of Business _____

Type of Organization (Check all that apply)

Corporation LLC _____ Partnership _____ Proprietorship _____ New Owner _____ Change of Use _____

All Applicants, partners, officers, and directors, plus stockholders/members with 20% ownership must provide:

- 1) Name, address, and date of birth
- 2) Place(s) of residence for last 5 years
- 3) BCI background check
- 4) References
- 5) List of all felony and misdemeanor criminal convictions, including charge description, date of conviction, and the court.

I hereby certify that I have never been convicted of a felony, or of any violation of any law or ordinance related to alcoholic beverages, or of drunken driving, or of keeping a gambling or disorderly house.
I also certify that I have complied with the requirements and possess the qualifications specified in the Alcoholic Beverage Control Act of Utah, and that all the information I have provided in this application is true.
I agree that if a license is issued, it shall be subject to suspension or revocation as provided in Chapter 23 of the Cedar City Ordinances. I also agree to post any bonds required by the City pursuant to the terms of Chapter 23 of the Cedar City Ordinances.

Date 11-25-14

Signed by Andrea J. Johnson
Applicant Agent

Approved by Chief of Police _____ Date _____

DABC Approval Date _____

Council Action: Approved _____ Not Approved _____ Date _____

Make checks payable to: Cedar City Corporation
Liquor and beer license renewals shall be due annually on January 1st of each year. If paid after February 15th, a late penalty of 50% of the amount of the fee shall be added to the original amount due. If paid after April 1st, the fee shall be doubled.



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ADDITIONAL APPLICANT INFORMATION FORM

PLEASE NOTE: EACH OWNER OR PART OWNER OF THE APPLICANT BUSINESS MUST COMPLETE A SEPARATE "ADDITIONAL APPLICANT INFORMATION FORM."

Name of Applicant Andrea J. Johnson Phone 435-867-0115
 Address 827 So. Cedarwood Circle, Cedar City, UT Zip Code 84720
 Citizenship USA Date of Birth 10-4-65 Title _____

PLACE(S) OF RESIDENCE FOR LAST 5 YEARS

Address(1) 827 S. Cedarwood Circle, Cedar City, Iron, UT 84720 18 years.
Street Address City County State Zip When Lived There

Address(2) _____
Street Address City County State Zip When Lived There

Address(3) _____
Street Address City County State Zip When Lived There

Please use additional sheets for additional addresses.

REFERENCES

Name(1) Date Halen Date of Birth 12-16-47 Phone 435-674-1935
 Address 72 East 300 N. Washington UT Signature Date Halen

Name(2) Danny Bullock Date of Birth 4-9-56 Phone 435-586-2650
 Address 1308 S. 550 W. Cedar City, UT Signature Danny Bullock

Name(3) Jordan Jenkins Date of Birth 6-26-90 Phone 435-586-6931
 Address 249 S. Ridgeview Loop, Cedar City, UT Signature Jordan Jenkins

Name(4) Terry Sandnes Date of Birth 6/30/61 Phone 435-531-9490
 Address 736 So 1950 W Cir, Cedar City, UT Signature Terry Sandnes

Name(5) Cris Spencer Date of Birth 7/15/77 Phone 435-592-2650
 Address 22103 W. Crestview Cir Cedar City, UT Signature Cris

FELONY AND MISDEMEANOR CRIMINAL CONVICTIONS

Charge(s)	Conviction Date	Felony/Misdemeanor	Court (Name, City, State)

Please use additional sheets for additional convictions.

I certify that the above information is correct to the best of my knowledge, and that I have never been convicted of a felony, any violation of any law or ordinance related to alcoholic beverages, drunken driving, or keeping a gambling or disorderly house.

Date 11-25-14 Signed by Andrea J. Johnson
 Applicant

CEDAR CITY COUNCIL
AGENDA ITEM 4
INFORMATION SHEET

TO: Mayor and City Council

FROM: Renon Savage

DATE: December 1, 2014

SUBJECT: 2015 Meeting Schedule

DISCUSSION: The following calendar is the proposed 2015 Council Meeting schedule. The changes I have included are as follows:

1. January 14th we will hold an action and work meeting and there will be no meeting on the 21st due to the Chamber Banquet.
2. September 9th will be an action and work meeting with no meeting on the 16th due to the ULCT Annual Conference in Salt Lake.
3. November 11th is Veterans' Day, there will be no meeting. There will be an action and work meeting on the 18th.
4. November 25th there will be no meeting the day before Thanksgiving.
5. December 2nd will be an action meeting instead of a work to accommodate missing the day before Thanksgiving. That will make it so the work meeting will be on the 9th and another action meeting on the 16th with no meetings on the 23rd and 30th.

This is just a draft; if you have other changes we can discuss them in the meeting.

January 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 New Years Holiday	2	3
4	5	6	7 Work Meeting	8	9	10
11	12	13	14 Action Meeting Work Meeting	15	16	17
18	19 Civil Rights Day Holiday	20	21 No Meeting Chamber Banquet	22	23	24
25	26	27	28 Action Meeting	29	30	31

February 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Work Meeting	5	6	7
8	9	10	11 Action Meeting	12	13	14
15	16 President's Day Holiday	17	18 Work Meeting	19	20	21
22	23	24	25 Action Meeting	26	27	28

March 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Work Meeting	5	6	7
8 Daylight Savings	9	10	11 Action Meeting	12	13	14
15	16	17	18 Work Meeting	19	20	21
22	23	24	25 Action Meeting	26	27	28
29	30	31				

April 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Work Meeting	2	3	4
5 Easter	6	7	8 Action Meeting	9 ULCT Mid-Year Conf. St. George	10 ULCT Mid-Year Conf. St. George	11
12	13	14	15 Work Meeting	16	17	18
19	20	21	22 Action Meeting	23	24	25
26	27	28	29 No Meeting	30		

May 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Work Meeting	7	8	9
10	11	12	13 Action Meeting	14	15	16
17	18	19	20 Work Meeting	21	22	23
24	25 Memorial Day Holiday	26	27 Action Meeting	28	29	30
31						

June 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 Work Meeting	4	5	6
			Work Meeting			
7	8	9	10 Action Meeting	11	12	13
			Action Meeting			
14 Flag Day	15	16	17 Work Meeting	18	19	20
			Work Meeting			
21	22	23	24 Action Meeting	25	26	27
			Action Meeting			
28	29	30				

July 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Work Meeting	2	3 Holiday - off for Independence Day	4 Independence Day
5	6	7	8 Action Meeting	9	10	11
12	13	14	15 Work Meeting	16	17	18
19	20	21	22 Action Meeting	23	24 Pioneer Day Holiday	25
26	27	28	29 No Meeting	30	31	

August 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Work Meeting	6	7	8
9	10	11	12 Action Meeting	13	14	15
16	17	18	19 Work Meeting	20	21	22
23	24	25	26 Action Meeting	27	28	29
30	31					

September 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Work Meeting	3	4	5
6	7 Labor Day	8	9 Action Meeting & Work Meeting	10	11	12
13	14	15	16 ULCT Annual Conference Salt Lake City	17 ULCT Annual Conference Salt Lake City	18 ULCT Annual Conference Salt Lake City	19
20	21	22	23 Action Meeting	24	25	26
27	28	29	30 No Meeting			

October 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
				8	9	10
4	5	6	7 Work Meeting			
				15	16	17
11	12	13	14 Action Meeting			
				22	23	24
18	19	20	21 Work Meeting			
				29	30	31
25	26	27	28 Action Meeting			

November 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Election Day	4 Work Meeting	5	6	7
8	9	10	11 Veterans' Day	12	13	14
15	16	17	18 Action Meeting & Work Meeting	19	20	21
22	23	24	25 No Meeting	26 Thanksgiving Holiday	27 Thanksgiving Holiday	28
29	30					

December 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Action Meeting	3	4	5
6	7	8	9 Work Meeting	10	11	12
13	14	15	16 Action Meeting	17	18	19
20	21	22	23 No Meeting	24	25	26
27	28	29	30 No Meeting	31		