

**COUNCIL WORK MINUTES**  
**MARCH 4, 2015**

The City Council held a meeting on Wednesday, March 4, 2015, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Maile Wilson; Councilmembers: Ron Adams; John Black; Paul Cozzens; Don Marchant; Fred Rowley.

**STAFF PRESENT:** City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Fire Chief Mike Phillips; Public Works Director Ryan Marshall; Airport Manager Jeremy Valguardson; Project Engineer Jonathan Stathis..

**OTHERS PRESENT:** Tom Jett, Steve Woolsey, Tim Watson, Scott Jolley, Deniece Allred, Kent Mitchell, Gaylen Williams, Marilyn Kidwell, Jeff Lowe, Karlee Englestead, Kendall Meisner, Blaine Nay, Michael Rodebaugh, Kendrick Smith, Howard Thorley, Michael Nelson, Nate Stubbs, Chris Maxwell,

**CALL TO ORDER:** Pastor Radebaugh of Mountain View Baptist Church gave the opening prayer; the pledge of allegiance was led by Councilmember Marchant.

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

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

**COMMENTS:** ■Black – kudos to staff for the good job they do every day and to the Parks and Street Department for snow removal. ■Rick – Jeff Hunter was on the mountain today and they had 5 feet of snow. ■Rick – Councilman Rowley asked about xeriscape incentives and the intern is working on that, we will bring you a summary when she has completed it. ■Ryan Marshall – Jeremy Valguardson, new Airport Manager, comes from Provo City Airport, and has spent time at Falcon Field in Arizona. He has a Bachelor degree in Aviation Sciences and a Master's degree Airport Management. He has been here a week and a half. Jeremy – I am excited to be here, thank you for the opportunity. Born and raised in Provo, got commercial license with UVU, got Masters at ASU. I thought Cedar City would be a fun place to work. The first question was who to you favor, aircraft or roto craft, my comment is I love aviation. He has two boys, ages 1 & 3. I am excited to be here.

**PUBLIC COMMENTS:** ■Scott Jolley – update on Upper Limit Aviation, we are pleased with your selection of Airport Manager. We are grateful you have selected a pilot and thank you for working with the Airport Task Force, Ryan has been great and so has Jeremy. The launching is favorable to SkyWest, that relationship is improving. Rowley – what is direct launching? Scott – we would hover on the taxiway and now they are launching from the pad, the north portion of the helipad and go over the lot between your service shed and the terminal and bank out over SyberJet and if they go north they

follow I-15. It is a huge benefit to launch from the helipad. Rowley – we talked about the extension of the parking area. Ryan – all of the plans, we are in the process of working with all Airport users and adjusting our rules and regulations and minimum standards. We are talking about the take off and landings. As far as the expanded parking lot, we have had meetings with Upper Limits to use as parking for their students. They are leasing property across the street, but they still may need it. They are also thinking of using it as a fuel staging area. Rick – as we evaluate that, remember there is limited airport use space and if we create a parking lot we would have to move the fence back. Marchant – it is designed for additional parking anyway. Rick – yes, but for the terminal. Mayor – Ryan is doing a great job meeting with ULA and going through different options. Marchant – I commend you for picking up on the lingo out there. ■ Scott Jolley – the 6 years I served at the Chamber, 5 I worked with Denice, she has been holding down the fort. They have extended an offer to Chris McCormick as my replacement at the Chamber. He has been consulting and also working with Mary Fullmer with her real estate company. It will be a good move for the Chamber. Black – I think it is great that you come and keep us informed on ULA. ■ Tom Jett – our City handled these back to back snow storms wonderfully. I watched the Police Department handle the accidents, they are trained and prepared. What I just witnessed between Scott Jolley on the Aviation side and the City was good, there has been tension in the past, it is fantastic to see the cooperative agreement on handling the issue. All sides have done a fantastic job; it makes it better for our community. I applaud the Mayor and Staff and Council, Ryan and Scott. It was a short lived battle, but we have come to a truce and I applaud you.

**CONSIDER VICINITY PLAN APPROVAL FOR THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 – THREE EAGLES, LLC/JONATHAN STATHIS:** Steve Woolsey, Pro Value Engineering – This is a small 12 lot subdivision. Kit – this is your chance to make any changes. Steve – the subdivision is by the old dump, the south end is Eagle Ridge at South Mountain. Kit – this was approved in Planning Commission. Paul – with Vicinity Plat is to bring to Council early on to see where it is and how it interacts with the community and the surrounding area. This is an opportunity for the council to suggest any changes if you have them. They will then start to lay out all the utilities, etc. It is easier to change things now. Rowley – how do the lot size compare to the existing size? Kit – they range from 10,000 to 17,000. Steve – it has a mixture of smaller and larger lots. Paul – some of the smaller lot sizes were below the 10,000 square foot, the R-1 minimum is 10,000. Rowley – it looks like they transition. Do we have adequate water and sewer capacity? Kit – yes. Black – is it a 2 way ingress and egress? Steve – not now, it is a temporary cul-de-sac. This is phase 1 of the project, they own 21 more acres. Marchant – ultimately how many lots in this subdivision? Steve – I am a surveyor and typically don't get into the design, but it looks like about 22 more lots to the south. That is just the part owned by our client; Brian and Jill Peterson own the property where Talon Drive is. Rowley – what is the Airport Influence Zone? Kit – to protect the Airport, saying there may be planes flying over the area, not in a traffic or approach zone. Marchant – what type of a time frame are they working on? Steve – as soon as it is approved they will start construction. Rowley – that neighborhood has really taken off. Consent. Kit – you will see this one more time at final plat.

**CONSIDER VICINITY PLAN APPROVAL FOR THE VILLAS AT SUNSET CANYON PUD, PHASE 2 – JOE BURGESS/KIT WAREHAM:**

Tim Watson – this is a vicinity plan for the Villas at Sunset Canyon phase 2. We had started the design project when the ordinance changed. We hope to have final plat to you in a week or two. The construction drawings have been through the Engineering Department. We have 12 lots that is an extension of phase 1. It is not adjacent to phase 1, it is surrounded by roadways, we were granted a variance. We met the minimum property size at the time. Kit – as long as you were contiguous you were alright. Tim – we have been granted a variance by the Board of Adjustments. Consent.

**PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CITY'S ZONING ORDINANCE ESTABLISHING PROVISIONS RELATED TO INDOOR FIRING RANGES – PAUL BITTMENN:**

Paul – we had a local business owner that wants to do an indoor firing range, we don't have a section in the zoning ordinance, so we are changed that to have it as an allowed use in CC and I&M. Then the types of uses, we have listed basic guidelines to allow firing ranges, highlights, engineered and constructed in accordance with a recognized standard such as NRA. Larry will review the standards for adequate noise protection, not more than 65 decibels outdoors, baffling, lead control, and engineering of the range would dictate the type of ammunition you could use. Black – did you indicate 100 feet? Paul – the research I have done, there are several different components. There has to be protection for lead ammunition so it doesn't contaminate and have a method to clean it out. Some ranges do not allow lead. A provision the magazine to store ammo has to meet fire code. The parking ordinance, two stalls for lane and a stall for 250 feet of other space, if they have a sales counter or waiting room. Rowley – do they have to be cited remotely? Paul – in a central commercial zone or industrial zone. If you shoot rifles the thickness has to be so the shot will not escape the building. Kent Mitchell – I own D&C Ammo and Armory. The locations we are looking at is behind the health department behind the Sheriff's Office. The other area is the old bus station on Main Street by Coal Creek and a building across from the old IFA. I am not opposed to any location. We just want to be a best value for the community. We do want to be able to do rifles. The ones I have been a part of you didn't know they were there without a name on the building. Rowley – you have people carrying guns in and out all day, does that freak people out? Kent – in Orange County California yes, in Cedar City probably not. Rowley – I would think the commercial neighbors need some say if it would damage their business. I don't know that it would. Kent – I am amenable to that. I have yet to have a business say that is a problem. In our store in Orem, we develop it like golf country clubs. Rowley – what would be the length of the lanes? Kent – between 75 and 100 feet. In the development of ranges it is stated by EPA what we have to do with the air. Any range I have been part of does not use lead. With the baffles we like to use instead of the sand, it sucks the projectile into a canister. Rowley – have you built and operated these? Kent – I don't build them. I have been a part of developing a range in the past and I have operated a couple of them. Paul – there is a provision in another section that prohibits shooting in the city limits, but a provision for the Mayor to allow this to happen. We might have to bring that back and have you look at that also.

Mayor Wilson opened the public hearing. Blaine Nay, firearm instructor for 30 years. I support this addition to our community; there is a need for a range. When I do hunter education classes, I take 14 year old kids to our county range in February. I support his project. There were no other comments. The hearing closed. Action.

**CONSIDER AMENDING THE CITY'S ANGLE PARKING ORDINANCE –**

**PAUL COZZENS:** Cozzens – we have talked about this quite a bit. I know Councilman Marchant and Black went and looked at this. I think if we leave a few spots for visibility. Black – if you leave two parking stalls and then go to the Motel it would work. Marchant – as we stepped it off I think it would give them 10 spaces. Cozzens – that will benefit the property owners, I would like them to incur the expense of the striping. Adams – has anyone talked to Porter's on their thoughts for their motel, that is my concern. Marchant – only go to the corner of Porter's property. Rick – we can talk to them if you would like. Action.

**CONSIDER DECLARING AS SURPLUS PROPERTY 98 HIGH PRESSURE SODIUM LIGHT FIXTURES THAT ARE BEING REPLACE WITH LED LIGHT FIXTURE AS THE WASTEWATER TREATMENT PLANT – KIT WAREHAM:**

Kit – we have a few projects, the retrofit of the upgrade project, and a year ago we had UP&L do an audit to see if we could save energy. They did that and said we could save \$7,400 a year by putting in 60 Watt LED's. They would also give us an incentive of \$14,000 to do that. We put out a bid package for the new lights, they are the same lights we are putting in the new part of the plant. We included an alternate bid item to take possession of the old lights and give us credit. In order for us to sale or dispose city property you have to declare it as surplus property. Cozzens – do we have local businesses bid that? Kit – yes. Rowley – why would anyone want these old lights? Kit – I don't know, we will see what credit they give us. High pressure sodium light has to warm up so they are on all the time. Rowley – these will be to a photo electric eye? Kit – they will have a switch inside and photocell on the outside. Cozzens – I replaced all the lights in my business. Kit – these are in maintenance areas so we did not feel the infrared sensors would be helpful. Consent.

**ADJOURN:** Councilmember Marchant moved to adjourn at 6:25 p.m.; second by Councilmember Black; vote unanimous.

  
Renon Savage, MMC  
City Recorder