

Cedar City

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

CITY COUNCIL WORK MEETING
APRIL 15, 2015
5:30 P.M.

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. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
- IV. Public Agenda
 - Public Comments
- V. Business Agenda
 - Public
 1. Consider vicinity plan approval for Talon Point Subdivision, Phases 1-4 – Ron Larson/Paul Bittmenn
 2. Public Hearing to consider a zone change to Residential-1 on approximately 7.04 acres of land and a zone change to Residential-2 (single family) on approximately 11.11 acres of land located in the vicinity of 2800 West 2300 South (Talon Point Subdivision) – Ron Larson/Paul Bittmenn
 3. Public Hearing to consider an ordinance repealing the portion of the City's zoning ordinance regulating Planned Unit Developments – Paul Bittmenn
 - Staff
 4. Consider medical, dental and vision insurance proposals – Natasha Hirschi
 5. Consider an ordinance change to Chapter 35 (Traffic and Travel on Streets), adding a new speed zone with a maximum speed of 45 MPH on West View Drive from SR-56 to 30 North – Kit Wareham
 6. Letters of support for Southwest Wildlife Foundation & Nordic Ski Experience event

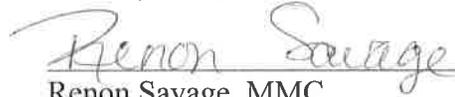
Dated this 13th day of April, 2015.



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 13th day of April, 2015.



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 ITEM |
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: April 1, 2015

SUBJECT: Consider Vicinity Plan for the **Talon Point Phases 1 thru 4** Subdivision

Discussion: The subject subdivision vicinity plan has been recommended for approval by the Cedar City Planning Commission. A copy of the Planning Commission's minutes is attached. Also attached is a copy of the subdivision's vicinity plan. As required in the City's subdivision ordinance once the Planning Commission recommends a subdivision vicinity plan for approval, the plan shall then be presented to City Council for your review and approval, or approval subject to alterations, or disapproval. The following is some general information concerning the subject subdivision:

Developer-	Son Builders
Subd. General Location-	2300 South 2800 West (south of Eagle Ridge sub'd.)
Area Land Use Zone-	R-1(10,000 S.F. minimum lot size) and R-2-1 (10,000 S.F. minimum lot size)
Number of Lots-	67
Lot Size Range-	8,000 to 12,000 S.F. Single Family Lots
Misc. Information-	This vicinity plan amendment is being proposed to better accommodate drainage and minimize depth of the sewer mains.

order to get the same number of lots they are changing some to the R-2-1 and others back to the R-1. This will make one more R-1 lot and one less R-2 lot.

Fred pointed out so what they are doing is making the zoning match the lot lines. He also said it would be an improvement as they get 1 more R-1 lot.

Ron pointed out that it will make all the sewer and drainage run to the south of this area with the new street design. This will also simplify and sewer and storm drain quite a bit.

As there were several people in attendance, Kristie asked if there were any questions. This is all for single-family lots only. No one present had any concerns.

Mike made a motion to give a positive recommendation to the City Council for the Zone change in the Talon Pointe area, seconded by Rich and the vote was unanimous.

6- Vicinity Amendment (Recommendation)	Talon Pointe-All Phases 2200 S 2800 W	Diversified/InSite Eng.
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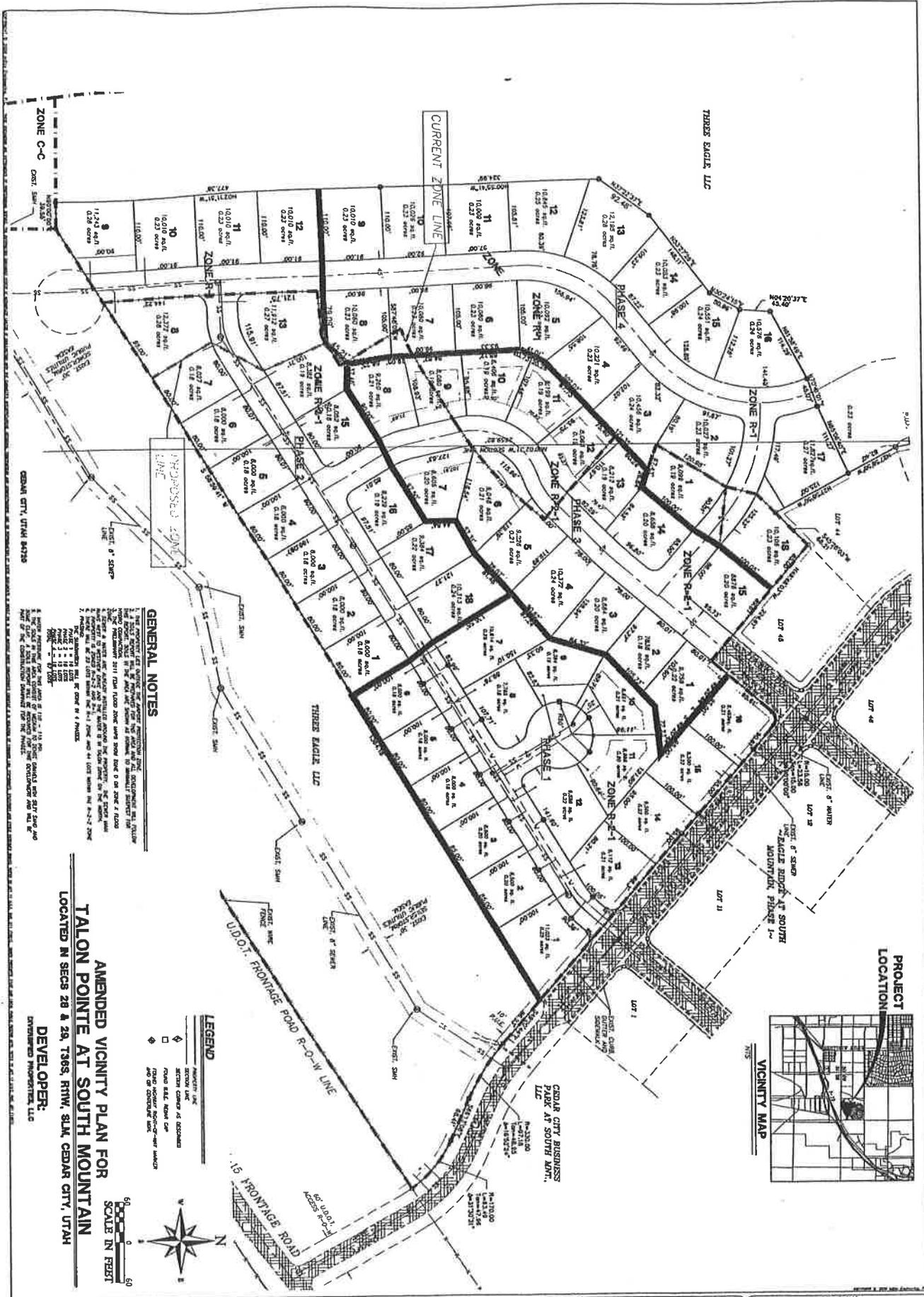
Ron L. said this was the vicinity plan for the whole area and pointed out the different phases. The phases have changed a little bit with the change they made in the roads. There are about 15-16 lots in each phase. They are selling well. They had things turned in for phase 2 then they came up with these changes but are still trying to get phase 2 and maybe phase 3 done before the end of this year.

Larry P. said there were about 3 areas of town that were building up quickly in and this was one.

Rich moved to give a positive recommendation to City Council for the Vicinity Amendment of the Talon Pointe Subdivision, seconded by Fred and the vote was unanimous.

Meeting adjourned at 5:35 p.m.

Michal Adams, Administrative Assistant



GENERAL NOTES

1. THIS PROJECT IS SUBJECT TO THE CITY OF CEDAR CITY ZONING ORDINANCES AND THE CITY OF CEDAR CITY SUBDIVISION MAP ACT.
2. THE CITY OF CEDAR CITY ZONING ORDINANCES AND THE CITY OF CEDAR CITY SUBDIVISION MAP ACT ARE AVAILABLE AT THE CITY CLERK'S OFFICE, 100 WEST MAIN STREET, CEDAR CITY, UTAH 84602.
3. THE CITY OF CEDAR CITY ZONING ORDINANCES AND THE CITY OF CEDAR CITY SUBDIVISION MAP ACT ARE SUBJECT TO CHANGE WITHOUT NOTICE.
4. THE CITY OF CEDAR CITY ZONING ORDINANCES AND THE CITY OF CEDAR CITY SUBDIVISION MAP ACT ARE SUBJECT TO THE CITY OF CEDAR CITY'S DISCRETION AND WILL BE APPLIED AS SUCH.
5. THE CITY OF CEDAR CITY ZONING ORDINANCES AND THE CITY OF CEDAR CITY SUBDIVISION MAP ACT ARE SUBJECT TO THE CITY OF CEDAR CITY'S DISCRETION AND WILL BE APPLIED AS SUCH.
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**AMENDED VICINITY PLAN FOR
TALON POINTE AT SOUTH MOUNTAIN**
LOCATED IN SECS 28 & 29, T36S, R11W, S14M, CEDAR CITY, UTAH

DEVELOPER:
CEDAR CITY PROPERTIES, LLC

LEGEND

- PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DECEASED
- ROAD STATE RIGHT OF WAY
- UTAH HIGHWAY RIGHT-OF-WAY
- UTAH HIGHWAY RIGHT-OF-WAY



1 OF 1	AMENDED VICINITY PLAN FOR TALON POINTE AT SOUTH MOUNTAIN CEDAR CITY, IRION COUNTY, UTAH Located in Section 28, Township 36 South, Range 11 West, S14M	InSite Engineering, P.C. <i>Collapsing - Load Spacing - Load Transfer</i> 943 N. Royal Avenue Dr., Suite 200 Cedar City, Utah 84602 Phone: 435.861.1000 Fax: 435.861.1000	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1			
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1											
CEDAR CITY PROPERTIES, LLC PROJECT NO. DRAWING NO.	DATE: 11/11/2011 TIME: 10:00 AM	11/11/2011 10:00 AM	11/11/2011 10:00 AM								

CEDAR CITY COUNCIL
AGENDA ITEMS _V - 2
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: April 13, 2015

SUBJECT: Consider a zone change from Residential -1 (R-1) and Residential -2 Single Family (R-2-1).

DISCUSSION:

Talon Point Subdivision is located South of Wal-Mart just west of Interstate - 15. As the development of a road progressed it became necessary to adjust the road's alignment. When the road alignment was adjusted it impacted proposed lot locations. So the developers are modifying their vicinity plans and requesting zone modifications to facilitate the new alignment of the road. From review of the Planning Commission minutes the proposed zone change would create one (1) more Residential -1 (R-1) lot and one (1) less Residential - 2 Single Family (R-2-1) lot.

The Planning Commission has given the proposed zone change a positive recommendation. Attached are the minutes from the planning commission, and a proposed ordinance.

Please consider a zone change for the Talon Point Subdivision.

3- Road Dedication 445 W Coal Creek Rd. Cacique, Adams
(Recommendation) Surveying

Jay Adams said this was property owned by Cacique, and their deed goes out into the roadway. They would like to deed that portion that is currently part of Coal Creek Road to the City to clean this up.

Fred asked if this was already paved. Kit said it is fully improved with curb, gutter, sidewalk and pavement. He feels they are just trying to clean up their deed.

Fred made a motion to give a positive recommendation to City Council for this Road Dedication along Coal Creek, seconded by Mary and the vote was unanimous.

4- Road Dedication Hovi Hills Dr Dan Roberts/ Platt
(Recommendation) & Platt Eng.

Bob Platt said this was done several years ago. Part of this road is dedicated; this would dedicate the south portion with a cul-de-sac.

Fred wondered what the City would gain or lose over this. Kit explained there were 3 houses on this road currently. It will bring all those houses into compliance by having them front a City street. The City owns the west side of this road currently. It was vacated before so this will dedicate the City's portion of the road with this road dedication also. What probably brought this back was the owner of all the property to the south would like to develop and needs this road in place to do that. Kit said back in 2008 when things were booming, a developer came in and wanted to develop the property. That was the son-in-law to the owner. Now that owner wants to finish up this development.

Bob said it was proposed to be a PUD. This will just clear the way so they can have a way to get to his land.

Fred wondered, then, was this just a temporary cul-de-sac at the end? No, it will be permanent. Kit went on to explain that with any PUD the City requires a turnaround before you enter the private PUD area.

Fred asked if the City did maintenance, plowing, etc., on the road now. Kit said the portion that is a City Street, the city would maintain.

Bob said the plat is all signed and ready to go.

Rich made a motion to send a positive recommendation to City Council for this Road Dedication of Hovi Hills. Seconded by Mike and the vote was unanimous.

* 5- Zone Change Talon Pointe All Phases Diversified/ InSite
(Recommendation) 2200 S 2800 W Eng.

Kit said in order to approve the vicinity changes for Talon Pointe you need to have this zone change first.

Ron Larsen said the reason for this zone change is that they are changing the subdivision vicinity a little and they need the zoning to follow the new lot boundaries. They did a test pit and had a road going in a different direction. They ran into an area of rock about 7' deep. They decided to change the layout of the roads in order to place sewer and other things better. In

order to get the same number of lots they are changing some to the R-2-1 and others back to the R-1. This will make one more R-1 lot and one less R-2 lot. Fred pointed out so what they are doing is making the zoning match the lot lines. He also said it would be an improvement as they get 1 more R-1 lot. Ron pointed out that it will make all the sewer and drainage run to the south of this area with the new street design. This will also simplify and sewer and storm drain quite a bit. As there were several people in attendance, Kristie asked if there were any questions. This is all for single-family lots only. No one present had any concerns. **Mike made a motion to give a positive recommendation to the City Council for the Zone change in the Talon Pointe area, seconded by Rich and the vote was unanimous.**

6-	Vicinity Amendment (Recommendation)	Talon Pointe-All Phases 2200 S 2800 W	Diversified/InSite Eng.
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Ron L. said this was the vicinity plan for the whole area and pointed out the different phases. The phases have changed a little bit with the change they made in the roads. There are about 15-16 lots in each phase. They are selling well. They had things turned in for phase 2 then they came up with these changes but are still trying to get phase 2 and maybe phase 3 done before the end of this year.

Larry P. said there were about 3 areas of town that were building up quickly in and this was one.

Rich moved to give a positive recommendation to City Council for the Vicinity Amendment of the Talon Pointe Subdivision, seconded by Fred and the vote was unanimous.

Meeting adjourned at 5:35 p.m.

Michal Adams, Administrative Assistant

CEDAR CITY ORDINANCE NO. _____

AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING CEDAR CITY'S ZONING DESIGNATION TO RESIDENTIAL -1 (R-1) ON APPROXIMATELY 7.04 ACRES OF PROPERTY AND TO RESIDENTIAL -2 SINGLE FAMILY (R-2-1) ON APPROXIMATELY 11.11 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 2800 WEST AND 2300 SOUTH IN THE TALON POINT SUBDIVISION.

WHEREAS, the owners of property located in the vicinity of 2800 West and 2300 South within the Talon Point Subdivision have petitioned Cedar City to change current zoning designation so that approximately 7.04 acres of property will be zoned Residential - 1 (R-1) and 11.11 acres will be zoned Residential - 2 Single Family (R-2-1), the property to be rezoned is more particularly described as follows:

Property to be rezoned to Residential -1 (R-1):

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°59'07"W, ALONG THE SECTION LINE, 107.81 FEET; THENCE N00°00'00"E, 358.16 FEET TO THE POINT OF BEGINNING; THENCE S58°59'41"W, 269.90 FEET; THENCE S90°00'00"W, 39.55 FEET; THENCE N02°11'51"W, 477.38 FEET; THENCE N00°55'41"W 324.99 FEET; THENCE N37°22'37"E, 92.48 FEET; THENCE N53°27'26"E, 148.11 FEET; THENCE N30°24'15"E 50.96 FEET; THENCE N04°20'37"E 45.40 FEET; THENCE N61°58'49"E 114.29 FEET; THENCE N70°41'01"E 45.07 FEET; THENCE N65°06'40"E, 111.27 FEET TO THE SOUTHERLY LINE OF EAGLE RIDGE AT SOUTH MOUNTAIN SUBDIVISION PHASE 1; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S27°58'50"E 125.00 FEET; THENCE N45°28'03"E 68.21 FEET; THENCE S49°48'03"E, 85.00 FEET; THENCE LEAVING SAID SOUTH LINE S40°11'57"W, 100.00 FEET; THENCE N83°14'37"W, 89.22 FEET; THENCE S32°18'28"W, 120.98' FEET; THENCE S70°41'51"E, 40.59 FEET; THENCE S47°44'45"W, 223.37 FEET; THENCE S26°51'20"W, 41.01 FEET; THENCE S02°11'51"E, 192.00 FEET; THENCE S08°53'49"E, 66.25 FEET; THENCE S45°53'25"W, 45.21 FEET; THENCE S24°11'04"E, 100.71 FEET; THENCE S29°43'13"W, 85.89 FEET; THENCE S31°00'19"E, 103.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.04 ACRES.

Property to be rezoned to Residential -2 Single Family (R-2-1):

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°59'07"W, ALONG THE SECTION LINE, 107.81 FEET; THENCE N00°00'00"E, 358.16 FEET TO THE POINT OF BEGINNING; THENCE N31°00'19"W, 103.00 FEET; THENCE N29°43'13"E 85.89 FEET; THENCE N24°11'04"W, 100.71 FEET; THENCE N45°53'25"E, 45.21 FEET; THENCE N08°53'49"W 66.25 FEET; THENCE N02°11'51"W 192.00 FEET; THENCE N26°51'20"E 41.01 FEET; THENCE N47°44'45"E 223.37 FEET; THENCE N70°41'51"W, 40.59 FEET; THENCE N32°18'28"E, 120.98 FEET; THENCE S83°14'37E, 89.22 FEET; THENCE N40°11'57"E 100.00 FEET TO THE SOUTHERLY LINE OF EAGLE RIDGE AT SOUTH MOUNTAIN SUBDIVISION PHASE 1; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S49°48'03"E, 139.61 FEET; THENCE ALONG THE

EAST LINE OF HAWK DRIVE N40°39'16"E 118.10 FEET TO AN EASTERLY CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG SAID CURVE 23.56 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TALON DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE S49°20'44"E, 536.12 FEET; THENCE DEPARTING SAID LINE AND RUNNING S58°59'41"W, 1,094.28 FEET TO THE POINT OF BEGINNING. CONTAINING 11.11 ACRES.

WHEREAS, after providing public notice as required by City ordinance the Cedar City Planning Commission considered the proposed amendments to the City's zoning ordinance and found that the amendments are reasonably necessary, are in the best interest of the public, and are in harmony with the objectives and purposes of Cedar City's zoning ordinance. The Planning Commission has given the proposed zone changes a positive recommendation; and

WHEREAS, the City Council after duly publishing and holding a public hearing to consider the proposed zoning amendments finds the proposed amendments further the City's policy of establishing and maintaining sound, stable, and desirable development within the City, and promoting more fully the objectives and purposes of the City's zoning ordinance or to corrects manifest errors.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the City's zoning designation be amended so that the above described land is designated R-1 and R-2-1 respectively and that City staff is hereby directed to make the necessary changes to the City's zoning map.

This ordinance, Cedar City Ordinance No. _____, shall become effective immediately upon passage by the City Council, signed by the Mayor and Recorder and published in accordance with State Law.

Dated this ____ day of April, 2015.

MAILE L. WILSON
MAYOR

[SEAL]
ATTEST:

RENON SAVAGE
RECORDER

CEDAR CITY COUNCIL
AGENDA ITEMS V - 3
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: April 13, 2015

SUBJECT: Consider an ordinance repealing Chapter 26, Article 10 of the Ordinance of Cedar City, Utah.

DISCUSSION:

A couple of months ago the Council passed amendments to the City's subdivision ordinance. These amendments included adding subdivision regulations for Planned Unit Developments (PUDs). Prior to the amendments to the Subdivision ordinance the subdivision of PUDs was regulated by the City's zoning ordinance. The purpose of the attached ordinance is to repeal the entire section of the City's zoning ordinance that regulates PUDs. This will avoid possible conflict with the new provisions of the subdivision ordinance.

There are some differences between the old provisions in the zoning ordinance and the new provisions in the subdivision ordinance. Attached is a spread sheet prepared by engineering that was presented when the changes to the subdivision ordinance were made. The spreadsheet shows the changes to the PUD ordinance that were adopted with the changes to the subdivision ordinance.

The Planning Commission has provided a positive recommendation for this item. A copy of the Planning Commission minutes are attached. Please consider repealing chapter 26, article 10 of the Ordinance of Cedar City, Utah.

CEDAR CITY ORDINANCE NO. _____

**AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING CEDAR CITY'S ZONING ORDINANCE;
REPEALING ARTICLE 10.**

WHEREAS, Chapter 26 of the ordinance of Cedar City, Utah, is the City's zoning ordinance; and

WHEREAS, Article 10 of the City's zoning ordinance regulates the development of Planned Unit Developments; and

WHEREAS, the Cedar City Council recently adopted Cedar City Ordinance number 0211-15 amending Chapter 32, Subdivisions, and included therein provisions regulating the development of Planned Unit Developments; and

WHEREAS, it is not necessary for the City to keep provisions in Chapter 26 and Chapter 32 that both regulate the same subject matter; and

WHEREAS, there are provisions regulating Planned Unit Developments in Chapter 32 that may conflict with the provisions regulating Planned Unit Developments in Chapter 26 and having conflicting provisions regulating the same subject matter are harmful to the orderly growth and development of Cedar City; and

WHEREAS, The Cedar City Planning Commission has reviewed the proposed amendment to the City's zoning ordinance and has provided a positive recommendation to the City Council to eliminate the provisions in Chapter 26, Article 10 of the ordinance of Cedar City, Utah; and

WHEREAS, The Cedar City Council has considered the recommendation of the Planning Commission during a public hearing held during its April 15, 2015, work meeting; and

WHEREAS, the City Council finds that the proposed repealing of Chapter 26, Article 10 of the ordinance of Cedar City, Utah, contained herein is reasonably necessary, in the best interests of the public, and in harmony with the purposes and objectives of this ordinance as stated herein.

NOW THEREFORE IT IS HEREBY ORDAINED by the City Council of Cedar City, State of Utah that the entirety of Chapter 26, Article 10 of the ordinance of Cedar City, Utah, is hereby repealed as depicted in the struck through language below:

~~CHAPTER 26~~
~~PLANNING AND ZONING~~
~~ARTICLE X. PLANNED UNIT DEVELOPMENT~~

- ~~Section 26-X-1 Purpose~~
- ~~Section 26-X-2 Uses~~
- ~~Section 26-X-3 Procedure~~
- ~~Section 26-X-4 Development Standards and Requirements~~

~~SECTION 26-X-1. Purpose.~~

~~The purpose of the Planned Unit Development (PUD) is to allow for flexible and efficient utilization of land in residential, industrial and commercial developments (consolidation of open spaces, clustering of dwelling units and efficient use of public facilities). It is intended that a PUD create attractive and desirable environments.~~

~~SECTION 26-X-2. Uses.~~

- ~~A. PUD shall be utilized in the process of annexing developed property where said development does not meet City Engineering Standards; in such case, the City reserves the right to require conversion of such developed property to a PUD as a condition of annexation.~~
- ~~B. PUD may be allowed in residential, commercial and industrial zones, and the PUD development plan shall become supplementary to the provisions of the zone in which the PUD is located.~~
- ~~C. PUD's include condominiums, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing type such as single units and multiple units.~~
- ~~D. Uses permitted in the PUD shall be limited to those uses permitted in the zone in which the PUD is allowed.~~
- ~~E. Conversion of existing buildings to a PUD shall conform to existing building codes and the provisions of this chapter.~~

~~SECTION 26-X-3. Procedure.~~

~~The following is the procedure for PUD approval with specifics for each step set forth:~~

~~**Step 1. Discuss Proposed PUD with City Engineer:** Any person wishing to develop a PUD within Cedar City shall secure from the City Engineer or other authorized representative of the Planning Commission, information pertaining to the City's plan of streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.~~

~~Step 2. File Planning Commission Application and Fees:~~ The filing fee required for a PUD is \$500.00 and shall be submitted with the Planning Commission Application and the application fee.

~~Step 3. Preliminary Plan:~~ The Developer shall prepare a Preliminary Plan of the PUD and present the same to the City Engineer at least seven (7) days before the Planning Commission work meeting. The Preliminary Plan shall be drawn to a scale not smaller than 60 feet to the inch, and shall be on standard 24" X 36" paper. Each sheet of the Plan shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plan shall also contain the following information:

- ~~_____~~
~~_____~~ (a) The proposed name of the development;
- ~~_____~~
_____ (b) Where the submitted plan covers only a part of the development's tract, or is part of a larger vacant area, the plan shall show the location of the development as it forms part of a larger tract. In such case, a sketch of the prospective street system of the remaining area shall be submitted;
- ~~_____~~
_____ (c) A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
- ~~_____~~
_____ (d) The names and addresses of the owner(s), the subdivider, the engineer or surveyor of the development;
- ~~_____~~
_____ (e) The boundary lines of the tract to be developed;
- ~~_____~~
_____ (f) The lot dimensions and square footage of each lot;
- ~~_____~~
_____ (g) Existing curbs, gutters, sidewalks, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants within the tract or within 200 feet of the proposed PUD (the dimensions of all such improvements shall also be indicated);
- ~~_____~~
_____ (h) The location, width and other dimensions of proposed curbs, gutters, sidewalks, streets, easements, parks, and other open spaces, and designation of any land to be dedicated to the City;
- ~~_____~~
_____ (i) The location of all existing or recorded streets, alleys and easements, water courses, ditches, public utilities and other important features, and existing structures within the development or within 200 feet thereof, and the location and distance to the nearest existing bench mark or monument and section line;

~~(j) Boundary lines of adjacent tracts of land, showing ownership and property monuments;~~

~~(k) A tabulation of each proposed use by acreage and its percentage of the total acreage;~~

~~(l) Parks, playgrounds, common areas and facilities, and other appurtenances within the PUD;~~

~~(m) Location of all dwellings and other structures within the development, the common areas, and other areas of private ownership;~~

~~(n) The following shall also be submitted with the Preliminary Plan:~~

~~(1) Any request for proposed zone change if necessary;~~

~~(2) An Overall Project Analysis describing the concepts the developer proposes to implement with the project development, including but not limited to:~~

~~a. An expected buyer profile, including selling price range of units.~~

~~b. Project description indicating the general configuration for the project (i.e., single family, townhouses, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.~~

~~c. Proposed budget for common area amenities and landscaping, and infrastructure, including construction, as well as operations and maintenance projections; and~~

~~d. Project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.~~

~~(3) Identification of all variations to the development standards of the underlying zone, including, by not limited to:~~

~~a. Road widths and street setbacks;~~

~~b. Location of buildings and structure or front, side, and rear yard setback requirements;~~

~~c. Area requirement (lot size and width);~~

d. Building sizes (minimum and/or maximum ground floor and multi-level); and,

e. Building heights (maximum); and

f. Supplementary regulations or special provisions.

Step 4. Public Notification: Any application for a PUD must comply with the following notice requirements 48 hours prior to the Planning Commission Work Meeting for the Preliminary Plan:

(a) Notice by the Petitioner shall be given to all property owners of record within a 300-foot radius from the boundary of the proposed PUD. Said notice shall be sent certified mail by the Petitioner to said property owners, or hand-delivered to the property owners (certificate of hand-delivery to be filed with City Engineer) in accordance with the most current Iron County Assessment Roll;

(b) The posting of a sign(s) by the City on the proposed PUD site. The sign(s) shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading "PROPOSED PLANNED UNIT DEVELOPMENT" with the PUD notice stapled below, and;

(c) The Planning Commission shall hold a public hearing (requiring appropriate notice and advertising) before submitting recommendations to the City Council.

Step 5. Preliminary Plan Planning Commission Approval: After approval by the City Engineer, the Planning Commission shall review and approve or disapprove the PUD Preliminary Plan, or approve it subject to changes or alterations. The Planning Commission may approve in concept the Preliminary Plan provided they find:

(a) That the proposed development will provide an environment at least as attractive as would be provided by a conventional development established under the application of the provisions of the underlying zone;

(b) That the PUD project will provide efficient use of the land and useable open space as outlined in this chapter;

(c) That any variation allowed from the development standards of the underlying zones are clearly identified and do not create unreasonable hazards to the health, safety and general welfare of the residents of the proposed PUD and adjacent areas.

~~(d) Between the Planning Commission work meeting and action meeting, the developer shall also present the Preliminary Plan of the PUD to the Project Review Board for their comments, with said comments reported to the Planning Commission.~~

~~Step 6. Engineering Drawings and Final Plat: Upon approval of the Preliminary Plan by the Planning Commission, the developer shall then prepare Engineering Drawings and a Final Plat of the PUD, and shall submit the same to the City Engineer at least seven (7) days before Planning Commission work meeting for approval.~~

~~_____ (a) Engineering Drawings shall include the following data:~~

~~_____ (1) A contour map drawn at two-foot intervals;~~

~~_____ (2) Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;~~

~~_____ (3) A plan by which the developer will handle storm water drainage within the development according to the City Drainage Ordinance, Section 38 (the system must be adequate to handle a 100-year storm);~~

~~_____ (4) A landscape planting and irrigation system plan for each landscaped area of the development which will be held in common ownership;~~

~~_____ (5) Building footprints for all buildings within the development, and guarantees in the form of covenants that the buildings on individual lots will be compatible in value and design with other buildings in the development.~~

~~_____ (6) A certification signed and stamped by the project engineer that all common street, drainage, water and sewer improvements are designed according to applicable codes and standards.~~

~~_____ (b) The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:~~

~~_____ (1) The name of the development;~~

~~(2) A north arrow, the scale of the drawing and the date of preparation of the plat;~~

~~_____ (3) All lot sizes, which shall be indicated by square feet;~~

~~_____ (4) Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument these lines shall be heavier than street and lot lines);~~

~~_____ (5) The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);~~

~~_____ (6) A licensed land surveyor's "Certificate of Survey";~~

~~(7) The description of the boundaries of the development together with a certification by the subdivider's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;~~

~~_____ (8) The owner's Certificate of public and private dedications as _____
_____ required by Cedar City;~~

~~_____ (9) The signature of every person who owns property within the development and a notary public's acknowledgment of all signatures;~~

~~_____ (10) A signature line of the Planning Commission Chair;~~

~~_____ (11) A signature line for the Mayor;~~

~~_____ (12) A signature line for the City Engineer and City Attorney;~~

~~_____ (13) A signature line for all utility companies and the postal service;~~

~~_____ (14) A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;~~

~~_____ (15) Designation of common areas and private ownership areas;~~

~~_____ (16) Identification of common landscaped areas, parking areas, driveways and other features required by this Section;~~

~~_____ (17) Foot print drawings of all buildings and building elevations where required;~~

~~_____ (18) Plat restrictions, lot restrictions and other information required by the Planning Commission and/or City Council;~~

~~_____ (19) In the case of a PUD/Condominium project, the preliminary plat shall so indicate and comply with step 9 at final plat.~~

~~**Step 7. Engineering Drawings and Final Plat Planning Commission Recommendation:** After City Engineer approval of the PUD Engineering Drawings and Final Plat, they shall be submitted to the Planning Commission for their recommendation of approval or disapproval. Failure to submit a Final Plat and Engineering Drawings within one year of the date of approval of the Preliminary Plan shall terminate all proceedings and render all approval of the Preliminary Plan null and void. The following documents shall also be submitted with the Final Plat:~~

~~_____ (a) A current title report showing ownership of the subject property;~~

~~_____ (b) Copies of any required agreement relative to the proposed PUD;~~

~~_____ (c) Written approval of adjoining ditch or canal companies to authorize mandatory piping and/or fencing;~~

~~_____ (d) In recommending any PUD, the Planning Commission may recommend conditions reasonably connected and necessary to mitigate adverse impacts.~~

~~**Step 8. Improvement Bonding and Inspection Fees:** A bond shall be posted, and a bond agreement signed, said bond shall be sufficient in amount to cover the cost of all off-site and on-site improvements, and shall guarantee proper installation of all required common improvements, (i.e. street, drainage, sewer, water, landscaping, parks, trails, recreational facilities, club houses, parking areas, fencing, solid waste and other storage areas, etc.) to be completed within one year of recordation of the approved Final Plat. The guarantee bond shall be released as improvements are installed, according to the bonding agreement. The amount of said bond shall be determined by the developer's~~

engineer and approved by the City Engineer, and shall be in a form acceptable to the City Attorney. An inspection fee of 1% of the bond amount for public improvements (those improvements that will be owned and maintained by Cedar City) shall be paid to the City prior to final plat approval. The developer shall warrant that the public improvements remain free from defect for a period of one year from the date all improvements are accepted by the City. Cedar City does not guarantee or maintain the non-public improvements within a PUD.

~~**Step 9. City Attorney Approval:** A current Title Report or copy of a Title Insurance Policy indicating ownership of the property, Declaration of Covenants, Conditions and Restrictions, required bonding, bond agreement, receipt verifying payment of fees and Final Plat shall be presented to the City Attorney for review and approval. Where covenants, conditions and restrictions are imposed upon a PUD, two copies of the Declaration of Covenants, Conditions and Restrictions shall be submitted to the City, signed and prepared for recording at the Iron County Recorder's Office prior to approval of the final plat. In the case of a PUD condominium project, the developer shall submit to the City Attorney a written statement by an attorney who is licensed to practice in the State of Utah. This written opinion shall state that the condominium declaration the record of survey map and other supporting documentation comply in all respects with the Utah Condominium Ownership Act, as well as all applicable federal, state and local laws and ordinances, and that when the condominium declaration and survey map have been recorded in the office of the Iron County Recorder that the proposed project will be a validly existing and lawful condominium project in all respects.~~

~~**Step 10. City Council Approval of Engineering Drawings and Final Plat:** After recommendation of the Engineering Drawings and Final plat by the Planning Commission the City Council shall approve or disapprove the same. The City Council may approve the Final Plat of the PUD provided it finds:~~

~~(a) That all requirements of the Planning Commission have been incorporated into the Final Plat; and~~

~~(b) That all Engineering Drawings of the PUD have been approved by the City Engineer.~~

~~(c) In authorizing any PUD the City Council may impose conditions reasonably connected and necessary to mitigate adverse impacts.~~

~~**Step 11. Recordation of Final Plat:** The Final Plat shall be recorded by the City after all signatures are obtained, all approvals are given, and all bonds and fees are posted with the City. The developer shall pay to the City Treasurer all costs of checking the PUD which shall be computed on the basis of actual costs as determined by the City Engineer before recording of the Final Plat.~~

SECTION 26 X 4. Development Standards and Requirements.

~~(A) Variations from the development standards of the underlying zone in which the PUD is located may be permitted by the City Council provided the variations are specifically adopted by the City Council as part of the approved development plan or approved supporting documents. Variations shall not include changes in the permitted uses allowed except to the extent set forth herein. The development standards set forth herein are not subject to variations permitted by the City Council.~~

~~(B) The maximum residential density as defined below in lots and/or units per net acre for a PUD shall be as follows:~~

R-1	5
R-2	7
R-3	15
RE	1
Commercial	Same as the underlying zone
Industrial	N/A

~~(C) In determining the maximum base density, the following areas shall not be included within the boundary of any lot laid out or counted, except as herein provided:~~

- ~~(1) ½ of the area of slopes greater than 20 percent but less than 35 percent;~~
- ~~(2) All acreage having a slope of 35 percent or greater; and~~
- ~~(3) All acreage covered by natural lakes or ponds.~~

~~(D) The following minimum PUD area and unit requirements shall apply for each zone except for residential PUD's enclosed in a perimeter 6-foot high masonry block wall with automatic gates and with minimum one-half acre single family lots:~~

<u>ZONES</u>	<u>MINIMUM AREA</u>	<u>MINIMUM UNITS</u>
R-1	4 acres	20
R-2	4 acres	20
R-3	3 acres	20
RE	10 acres	20
Industrial & Commercial	No Minimum	No Minimum
Residential development in a commercial zone	No Minimum	No Minimum

~~Phase one of multi-phase PUD projects must meet the requirements described above. Subsequent phases, after phase one, shall not be subject to minimum area and minimum units requirements when that subsequent phase is owned and developed by the same~~

owner/developer, will belong to the same "Owners Association", and is contiguous to and not physically separated from the previous phase(s).

The City Council may, upon recommendation of the Planning Commission, allow a PUD development on smaller parcels if the City Council finds that the proposed PUD meets the standards set forth herein and that the benefits of such action outweigh any potential negative effects on the surrounding property.

~~_____~~
~~_____~~

~~(E) Structure Setbacks.~~

~~_____~~
~~_____~~

~~(1) Residential—No structures shall be set back less than 20 feet from the right-of-way line of a dedicated street.~~

~~_____~~
~~_____~~

~~(2) Commercial/Industrial—All setbacks shall be as required in the underlying zone, subject to required utility easements.~~

~~_____~~
~~_____~~

~~(3) Building setbacks along the perimeter property lines of a residential PUD shall be 10 feet, except within 100 feet of where the perimeter property lines intersect the public street right-of-way the minimum setback shall be 20 feet. Building setbacks in Industrial and Commercial PUD's shall be according to the requirements of the underlying zone.~~

~~_____~~
~~_____~~

~~(4) When an existing building is converted to a PUD and the building is nonconforming because of setback requirements and utility easements, the building shall be allowed to continue as a nonconforming PUD relative to the same setback and utility easement requirements/deficiencies.~~

~~_____~~
~~_____~~

~~(5) All utilities shall be placed underground, where practical, as determined by the Project Review Board.~~

~~_____~~
~~_____~~

~~(F) Total Project Area shall include all land within the development described as follows:~~

~~_____~~
~~_____~~

~~(1) Area dedicated for public use.~~

~~_____~~
~~_____~~

~~(2) Area privately owned including build-able lots.~~

~~_____~~
~~_____~~

~~(3) Open space, including private, public or common area. Open space is described as planned open area suitable for relaxation, recreation or landscaping which is held in common, public, or private ownership that is unoccupied by buildings and hard surface, such as asphalt or cement, except that such open spaces may include walkways, patios, recreational activities, picnic pavilions, gazebos, and water features so long as such surfaces do not exceed 15 percent of the required open~~

~~a. Open space shall not be less than 30% of total project area in residential developments.~~

~~b. In Commercial and Industrial developments, there is no open space requirement beyond the permanent landscape requirement of the underlying zone. (see Permanent Landscaping (Section 26-X-4, (K)(4)) of this ordinance).~~

~~(4) Common area, including streets, parking areas, commonly owned facilities, open space and permanent landscape area. Common Area is described as areas within a PUD that are held by all residents in common ownership through a homeowners association and are available for use by all residents. There is no required amount of common area in a PUD. Common areas of a development shall be developed according to the plan approved by the City Council and maintained in accordance with the provisions of this Ordinance.~~

~~a. Permanent landscape required in the common area shall not be less than 15 % of the "Permanent Landscape Calculation Area" (PLCA). For purposes of determining the "Permanent Landscape Calculation Area" (PLCA), areas designated as streets or single family lots shall not be included in the permanent landscape calculation area. All other areas in the planned unit development shall be included in computing the PLCA.~~

~~PLCA = (total project area) - (streets) - (single family lots).~~

~~Required permanent landscape = 15% of PLCA~~

~~PLCA = (total project area) - (streets) - (single family lots).~~

~~Required permanent landscape = 15% of PLCA~~

~~Open Space 30%~~

~~Open Space 30%~~

~~Total Project Area~~

~~Permanent Landscape 15%~~

~~Common Area~~

~~(G) All PUD developments shall be served by the public sewer system and public water supply. All utilities shall be placed underground. City utilities shall be metered as determined in Project Review Board. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code.~~

~~(H) All PUD common street, drainage, water and sewer improvements shall be designed and installed and inspected according to applicable codes and standards.~~

~~(I) Fences. A six-foot high sight-obscuring masonry fence shall be erected on the perimeter of all Residential PUD projects where the density exceeds the maximum number of detached single-family lots allowed in the underlying zone. Fences shall be setback a minimum of 10 feet from the right-of-way line of a dedicated street. The fence setback area shall be landscaped. Where the front of units face a dedicated public street fence is not required only on the portion of the development.~~

~~(J) Landscaping. (Not applicable to RE zone) Permanent Landscaping is described as~~

~~(1) Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for permitted driveways; said area shall not be used for parking.~~

~~(2) Permanent landscaping calculations shall only include common areas landscaped with trees, shrubs, lawn, or ground cover, and maintained in accordance with good landscaping practices. The permanent landscaping requirement does not prohibit landscaping on private property within the PUD.~~

~~(3) Permanent landscaping in residential PUD's shall not be less than 15 percent of the total acreage of the entire development, not including single-family lots or streets (streets do not include common parking areas or driveways), and shall remain as common area.~~

~~(4) In commercial or industrial PUD's, and residential PUD's in commercial zones, permanent landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.~~

~~(K) Parking. The number of off-street parking spaces shall be 1.5 per bedroom, or three spaces per dwelling unit, whichever is less. Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone. Excess parking spaces on private property may not be used for other private or common required parking. All parking spaces, parking areas and driveways shall be hard surfaced and properly drained. Drainage shall not flow across pedestrian walkways. Additional private off-street parking spaces for single-family residential lots in a PUD may be required for additional private vehicles when parking is prohibited on the street (when a private street asphalt width is less than city standard). Such parking may not reduce the required front yard landscaping, but may be permitted in side yard setback areas.~~

~~(L) Private (non-dedicated) Streets.~~

~~(1) All streets within a PUD shall have a minimum paved width of 24 feet and provide proper circulation according to engineering standards.~~

~~(2) A private street will not extend to or provide service to another property not included in a phase of the PUD.~~

~~(3) The minimum width standard may be increased, when in the judgment of the Council, a greater standard is warranted to adequately serve the development.~~

~~(4) Private streets are entered from the public streets by a drive way type entrance and are posted as private streets. Entrances shall be designed in accordance with City Engineer Standards.~~

~~(5) The covenants, conditions and restrictions shall prohibit parking on private streets within PUD's on streets having less asphalt width than the asphalt width of the minimum City street width.~~

~~(6) Private streets are not maintained by the City.~~

~~(7) When a PUD entrance occurs at the end of a City Street the developer shall provide for a dedicated, City Standard Cul-de-sac or equivalent turn-around.~~

~~(M) All storage and solid waste receptacles which are not located within a building shall be enclosed within a site-obscuring fence or fence compatible with the design of the development.~~

~~(N) All residential PUD's with attached dwelling units shall provide a combined paved surface area for the storage of operable and licensed recreational vehicles. This area shall be 140 square feet of storage area for each dwelling unit. Owners of unattached dwelling units on individual lots may provide storage areas for their recreation vehicles on their lot, in addition to the required off-street parking spaces. A PUD may, however, restrict the storage of recreational vehicles within the PUD in the restrictions and covenants of the project. Combined recreational vehicle storage areas in excess of 560 square feet shall be enclosed in a 6 foot high site-obscuring fence.~~

~~(O) Planned Unit Development plats prepared for filing shall be required to show the following minimum utility easements and required dedications to the public:~~

~~(1) All private streets;~~

~~(2) Minimum ten-foot utility easement on each side of all streets;~~

~~(3) Minimum seven and one-half foot utility easement around the perimeter of the Planned Unit Development. In a Commercial or Industrial zone, the City Council may grant an exception to said easement requirement, after a recommendation by the Project Review Board and the Planning Commission, and each city franchised utility has waived in writing their need for the easement; and,~~

~~(4) All public dedications for streets, trails, drainage, utilities, parks, etc. Said utility easements shall be for the purpose of installing and maintaining utility lines as required by the utility owners. Prior to filing of a Planned Unit Development plat, all utilities currently operating in Cedar City, Utah under a franchise agreement with the City, shall acknowledge by signature on the plat that they have approved said utility easements, and guarantee their utility improvements will be installed and maintained.~~

~~(P) The declaration of Covenants, Conditions and Restrictions (CC&R's) shall include:~~

~~(1) A statement of maintenance responsibilities and estimated maintenance budget for all private common improvements, i.e. streets, drainage, sewer, water, landscaping, parks, trails, recreational facilities, club houses, parking areas, fencing, solid waste and other storage areas, etc.;~~

~~(2) A statement limiting units available for rent or lease to be less than 30% of the total livable units in the PUD;~~

~~(3) A statement prohibiting parking on private streets within the PUD on streets having less asphalt width than the asphalt width of the minimum City street width.~~

NOW THEREFORE BE IT FURTHER ORDAINED by the City Council of Cedar City, Utah, that Chapter 26, Article 10 shall be replaced with the following notation:

**Chapter 26, Article 10
Of the Ordinances of
Cedar City, Utah
Repealed by Ord. # _____**

This ordinance, Cedar City Ordinance No. _____, shall become effective immediately upon publication as required by State Law.

Dated this _____ day of _____, 2015.

Maile L. Wilson
Mayor

[SEAL]
Attest:

Renon Savage
Recorder

CEDAR CITY
Chapter 32
Subdivision Ordinance Update Summary
Affecting PUDs
(* Indicates major change)

SECTION	Change Description
32-3	Required that all lot line adjustments, Minor lot subdivisions, Platted Subdivisions and PUDs come to Project Review Meeting as first step of process.
*32-6 Step 9, 32-7 Step 10 and 32-8 step 10	Require that testing and construction management costs be included in the improvement cost estimates for Detailed Minor lot subdivisions, Platted Subdivisions and PUDs.
32-7 and 32-8	Approval process for platted subdivisions and PUDs made the same.
32-7 Step 12 and 32-8 Step 6	Made consistent 2 year time limit from the approval of the vicinity plan, preliminary plan or construction drawings to the approval of the final plat in subdivisions or PUDs before having to restart to process.
*32-7 and 32-8(3)	Planning Commission now only approves the vicinity plan for platted subdivisions and PUDs
32-7 Step 12 (2) R	Planning Commission Chair Approval certificate for Platted Subdivisions and PUDs will refer to Planning Commissions Approval of the Vicinity Plan only.
*32-7 and 32-8(3)	City Council will now approve the vicinity plan for platted subdivisions and PUDs as well as the final plats as in the past.
*32-7 and 32-8(3)	Preliminary plans for platted subdivisions and PUDs will now only be approved by City Engineer as part of the approval of the engineering drawings.
32-7 step 13 and 32-8 step 13	All final plats for platted subdivisions and PUDs are to be an original <u>inked</u> mylar.
32-7 step 7	Soils report now required for detail minor lot subdivisions like platted subdivisions and PUDs.
**32-8 (2) (C)	PUDS will only allowed for attached residential town home and condominium developments, gated residential communities, commercial and industrial developments and for additional phases that are contiguous with existing detached single unit residential PUDs and in the same HOA. PUDS will not be allowed for single family homes unless in a gated community.
32-8	Moved the PUD approval process from Chapter 26 Zoning ordinance to Chapter 32 Subdivision ordinance since a PUD is a subdivision.
*32-8 (4)(l)(6)	City can require that any street in a PUD be a City owned and maintained street built to city standards, if the street is needed for public access to adjoining property or a master planned City street.
*32-9 (3) (m)	Wild land accesses, minimum 20 feet wide, can be required for Subdivisions and PUDs adjoining public wild land.
32-9 (6)	Increased the minimum water pressure in a subdivision or PUD from 35 to 40 psi.
*32-9 (10) (B)	A 10% warrantee bond will be required for all detailed and platted subdivisions and residential PUDs to cover the one year warrantee period for all the city owned and maintained improvements.
**32-9 (13) (A)	After the application and fees are submitted for any Subdivision or PUD, the construction of improvements will be prohibited before final plat approval , this

	includes clearing and grubbing. The City will be allowed to assess a pre-plat construction fee at time of final plan approval per City's fee schedule (\$500 per lot suggested) if any construction is started before approval of the final plat.
32-9 (13) (B)	The City will call the subdivider's or developer's improvement bond if the City owned and maintained improvements in detailed minor lot subdivisions, platted subdivisions or PUDs, and common improvements in residential PUDs are not installed within 2 years after the date of the final plat approval.
32-9 (13) (D)	All common improvements serving a lot in a commercial or industrial PUD are to be installed before the occupancy permit is issued for the building on that lot.
32-9 (19)(B)	Minor lots subdivisions and commercial and industrial PUDs are required to convey water, according to the City's Water Acquisition ordinance, at time of receiving a building permit for each lot.

4- **PUBLIC HEARING**

**Remove the Planned Unit Development (PUD) ordinance from the Zoning ordinance.
(Recommendation)**

Kit said that they have gone through establishing the new Subdivision Ordinance which now includes the PUD section so this item is to just removed that PUD section from the zoning ordinance where it was. There were some significant changes made to the PUD ordinance in this process. Some were no longer allowing single-family homes unless it was a contiguous phase of a PUD already existing, and they wanted to pull this section of the PUD out of the zone ordinance and put in into the new Subdivision ordinance.

Kristie opened the PUBLIC HEARING. There were no comments. Kristie closed the PUBLIC HEARING.

Mike made a motion to give the City Council a favorable recommendation for this ordinance move. Seconded by Mary and the vote was unanimous.

The meeting adjourned at 5:30 p.m.

Michal Adams, Administrative Assistant

**CEDAR CITY COUNCIL
AGENDA ITEM 4**

DECISION PAPER

TO: Mayor and City Council

FROM: Natasha Hirschi

DATE: April 15, 2015

SUBJECT: Consider Bids for 2015-2016 Health, Dental and Vision

DISCUSSION: Cedar City recently requested insurance bids for the City's 2015-2016 health, dental, and vision insurance. We received proposals from PEHP, Select Health, EMI, Aetna, and Delta. Aetna only provided a medical bid and Delta only provided a dental bid.

All bids came in higher than our current premiums. Prior to going out to bid Staff had discussions with PEHP about our renewal. PEHP originally suggested an 8 percent increase. After some discussion they agreed to a 5 percent increase. Their final bid came in a littler lower than that (See Chart Below).

Insurance Proposal Premiums							
	Current	PEHP	PEHP(DENTAL CHANGE)	Select Health	EMI	Aetna	Delta
Medical	1,234,482.24	1,296,214.08	1,296,214.08	1,387,728.00	1,318,289.28	1,356,504.00	No Bid
Dental	149,701.44	154,947.84	142,124.16	165,264.00	142,867.20	No Bid	140,535.84
Vision	20,411.52	20,411.52	20,411.52	21,244.80	30,686.40	No Bid	No Bid
TOTAL	1,404,595.20	1,471,573.44	1,458,749.76	1,574,236.80	1,491,842.88	1,356,504.00	140,535.84
% Change		4.55%	3.71%	10.78%	5.85%	9.00%	-6.52%

The percent increase for Aetna is for medical only. The percent decrease for Delta is for dental only.

Last week staff held insurance meetings and discussed the increases and proposed changes with employees.

After reviewing the bids staff proposes to stay with PEHP for health, dental and vision insurance. Staff also recommends switching our dental plan from premium choice to traditional choice which will make dental rates lower than they were last year and help offset some of the increase.

**CEDAR CITY
COUNCIL AGENDA ITEM 5
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: April 15, 2015

SUBJECT: Consider Modifications to Ordinance for Traffic and Travel on Streets, Section 35-2 to allow a new speed zone with a maximum speed of 45 MPH on West View Drive from SR-56 to 30 North.

Discussion: In non-residential areas the ordinance for Traffic and Travel on Streets, Section 35 allows for speed limits on city arterial streets to be higher than 25 miles per hour (MPH) if the higher speed limit is posted, reasonable and prudent. A reasonable and prudent speed is considered to be either the average speed of the traffic or the speed where 85 percent of the vehicles traveling the road are traveling that speed or less; this is the 85th percentile speed. A speed study is attached that has been performed on West View Drive from SR-56 to 30 North. This speed study shows that the average speed is 44.4 MPH and the 85th percentile speed for this section of road is 56.6 MPH. Because of this is a fairly short section of road with residential on the south end and a signalized intersection on the north end it is felt that the average speed of 44.4 MPH is more reasonable and prudent for this case. Rounding to the nearest 5 MPH increment the recommended speed limit would be 45 MPH. It is proposed to have the speed limit on set at 45MPH on West View Drive from SR-56 to 30 North.

Vehicle General Flow Report - Grand Totals

Note: ADT and Average are based on total value of all lanes printed (Together Print).

Average Daily Traffic (ADT)

Weekday			Weekend			Total ADT		
Cars :	3172	(90%)	Cars :			Cars :	3172	(90%)
Trucks :	335	(10%)	Trucks :			Trucks :	335	(10%)
Total :	3507		Total :			Total :	3507	

Speed Totals

50 % :	42.3 mph	Top Speed :	122.8 mph	Average Truck Speed :	52.6 mph
85 % :	56.6 mph	Low Speed :	3.9 mph	Average Car Speed :	44.4 mph
Avg :	45.1 mph	10mph Pace Speed :	33.0 - 42.9 (47.4%)		

Peak Hour Totals

AM Peak Hour (Volume)

Weekday : 09:45 - 10:45 (Avg 211)

Weekend :

AM Peak Hour (Speed)

04:00 - 05:00 (53.9 mph)

PM Peak Hour (Volume)

Weekday : 17:00 - 18:00 (Avg 314)

Weekend :

PM Peak Hour (Speed)

12:15 - 13:15 (45.3 mph)

Grand Totals

Total Cars :	9783 (3172 ADT)	Average Length :	11.9 ft	Average Headway :	24.1 sec
Total Trucks :	1033 (335 ADT)	Average Axles :	2.1	Average Gap :	24.0 sec
Total Volume :	10816 (3507 ADT)				

**CEDAR CITY COUNCIL
AGENDA ITEM 6
INFORMATION SHEET**

TO: Mayor and City Council

FROM: Rick Holman

DATE: April 13, 2015

SUBJECT: Southwest Wildlife Foundation

DISCUSSION: Mr. Tyner, representing the Southwest Wildlife Foundation, is requesting a letter of support for the “Information Destination Trail Head” project. Details of the project and the proposed City support will be presented.

