

Cedar City

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Mayor
Maile L. Wilson

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

City Manager
Rick Holman

CITY COUNCIL WORK MEETING
AUGUST 19, 2015
5:30 P.M.

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. Receive recommendations and consider allocation of the FY 2015-2016 arts portion of the RAP Tax – Paul Bittmenn
 2. Receive recommendations and consider allocation of the FY 2015-2016 parks and recreation portion of the RAP Tax – Paul Bittmenn
 3. Review Vicinity Plan for Ashdown Forest Phase 8 PUD – Kit Wareham/Fiddlers Canyon Development
 4. Consider granting an easement to Garth O. Green Enterprises to cross 200 West at 500 North with a communications conduit – Kit Wareham/Mike Green
 5. Consider final plat for the Windmill Subdivision – Paul Bittmenn/Watson Engineering Staff
 6. Consider a cooperative agreement with UDOT to install a fiber optic line in Airport Road for traffic signal communications – Kit Wareham
 7. Consider a resolution adopting the Cedar City Strategic Plan – Mayor Wilson

Dated this 17th day of August, 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 17th day of August, 2015.

A handwritten signature in cursive script that reads "Renon Savage". The signature is written in dark ink and is positioned above a horizontal line.

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 - |
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: August 17, 2015

SUBJECT: Consider FY 2015-2016 Arts RAP Tax recommendations.

DISCUSSION:

The total budget for Parks and Recreation RAP in fiscal year 2015-2016 is \$161,843.00. Of this amount \$16,184.30 was for preservation and restoration. So the general RAP tax allocation amount was \$145,658.70.

With the applications there were fourteen (14) applicants. Due to a staff error the application from the Cedar City Children's Musical Theatre was not in the original packet or presented at the work meeting. The error was remedied prior to the action meeting and a presentation was made at that time. The total requests for Arts Rap Tax for this year was \$272,698. Of the total requests there was one (1) request for preservation and restoration funds from the Heritage Theater in the amount of \$1,500. There will be a need to account for and carry forward Arts preservation and replacement funds.

The advisory committee received information and presentations from each applicant. Each of the committee members spent a considerable amount of time on their own developing recommendations. The advisory board recommends allocations as contained on the attached and incorporated spread sheet. The Committee Chair has also requested the Council be provided a spreadsheet she has authored. It is also attached.

Also I have attached a copy of the minutes from the work meeting and the action meeting. Please consider allocating arts RAP tax for fiscal year 2015 - 2016.

**Cedar City Arts RAP Tax Advisory
Committee Work Meeting
July 8, 2015**

The Cedar City Arts RAP Tax Advisory Committee held its work meeting on Wednesday, July 8, 2015 at 9:00 a.m., in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

PRESENT: Board Members: Joanne Brattain, Holly Barrick, Ann Judd, Donna Law, Myron Armstrong, Sue Jones, Don Marchant, City Attorney Paul Bittmenn, Executive Secretary Barbara Barrick.

OTHERS: Rick Holman, Deborah K. Snider, Lauren McAfee, Erin Waldman, Chelsea Kauffman, Kerry Jones, Jason Clark, R. Scott Phillips, Jyl Schuler, Carol Ann Modesitt.

CALL TO ORDER:

Joanne called the meeting to order at 9:00 a.m.

Paul – The paperwork I've placed on the podium is a page that the Master Singers left out of their application. We will talk about the rest of this later. This will be regarding an electronic participation resolution.

WELCOME AND CONFLICT DISCLOSURE:

Sue – I don't have any conflicts to disclose. Joanne – I volunteer for the Braithwaite and the Shakespeare Festival. Myron – I have a close association with the Shakespeare Festival and the Guild, but I keep an open mind while evaluating these applications. It's good to be here. Ann – I've been affiliated with the Shakespeare Festival for 30 years and I'm an avid reader. Donna – I am employee of SUU and I'm affiliated with SUMA and USF. I'm also a member of the Arts Council and buy tickets to Cedar City Music Arts. Don – I'm on the City Council and I'm a member of the Arts Council. I buy tickets to Music Arts performances and I enjoy In Jubilo and the Master Singers. But I keep an open mind during these hearings. Holly – I've had experience with most of these groups: The Arts Council, Neil Simon Festival and Cedar Valley Community Theater. I sing with In Jubilo as well. Joanne – I am on the Arts Council too.

PRESENTATIONS:

CEDAR CITY CORPORATION:

Jason – I am the manager of the Heritage Theatre and Festival Hall, and I'm also representing the Library. The Heritage Center was placed under the Library recently. We are asking for \$1500 to update the wood trim in the lobby of Theatre. We've had a bid from several companies. This is part of the set aside for maintenance. Paul – In years past the RAP Tax for ARTS was a lump sum. But the City Council has decided to set aside 10% for preservation and restoration of City facilities, which in this category is

probably only the Library and the Heritage. So this year 10% will be set aside and if we don't spend it all, it will roll over to next year. Jason – In the next few years we will need paint and carpeting, so we are not asking for much this year. We want to make modest requests for a few years so that we can replace items that we need. The Heritage has been in operation for 14 years.

Joanne – I'm curious as to how rent is assessed on the Theatre, because most of the groups here pay for the Heritage Center. Jason – It depends on the space and the location. It is a higher cost for the theatre. The rates are set by staff and approved by Council. I have no flexibility on those rates. We try to minimize labor charges as much as possible. They vary depending on number of support personnel needed for the event. The Library is requesting \$2200, coming out of general Rap Tax. We are asking to cover the cost of the "Bodies" exhibit in conjunction with the Smithsonian. It is \$500 to bring in the exhibit. We also want to take part in the "one town, one book" program, which takes one work and exposes it to the community, using it for cultural enrichment. The cost of this would be \$1200. Several years ago we did this with "To Kill a Mocking Bird." The Library has not requested RAP funds for several years. We also are asking for \$500 to work with North Elementary and SUU and take part in their Science, Technology and Math program. We want to add the Arts to it to make it well-rounded. The Library is a unique facility and we are fortunate to have such a great library with these outreach programs. Holly – In the past where have you received funds? Lauren – We submitted a grant for the North Elementary program and it wasn't funded. These are hands-on activities. In the past we have applied for the Big Read and we haven't received it, so we decided to try the "One Town, One Book" program as it is similar, but is a smaller program. Don – "One Town, One Book" is a great idea. How do you determine what book to study? What provisions do you make to buy the books? Lauren – We have worked with Main Street Books and they offer the book at a discount. We'll probably buy 10 for the Library and also purchase an ebook. The first book would be in conjunction with the Smithsonian and the committee will decide. Donna – It's a big deal to be one of 19 libraries selected by the Smithsonian. What is the "Bodies" exhibit? Lauren – It is based on a permanent exhibit and it is about human origins and evolution and what it means to be human. There are several events to explore that. We will have four people coming from DC to do four events to explore different aspects to this theme. Donna – Congratulations. Ann – You have suggested that you partner with North Elementary and SUU. Didn't I read that RAP funds shouldn't be allocated if the entity receives more than 50% from the state? Is that a problem? Paul – If SUU came in by themselves it would be a problem. But the Library partnering wouldn't be. Joanne – When will this take place? Jason - October 16 through November 12th. STEAM is the name of the program.

Joanne – This week we hear requests and ask questions. Next week we make our recommendations.

CEDAR CITY ARTS COUNCIL:

Deb – As of July 1st I am the immediate past president. Debbie Drake is the new president, but is out of town. We have completed an inventory of the cultural

opportunities in the area, please see your handout. We are requesting \$10,000. Our niche is a unique one in Iron County as we are an Arts Council. Others are working in behalf of their own opportunities. We are advocating for all of the arts and anything that falls under the cultural resource umbrella. There are well over 65 cultural resources in Iron County. We plan to use this information in some publications. When a new arts store was doing research to inquire about relocating to Cedar City, it found over 2000 visual artists here in Iron County alone. 2/3 of our budget is spent on networking activities. We offer free professional development courses and free art courses to students. We offer mini grants to support those artists and organizations who are not eligible for state funding or the RAP Tax. We consider it our charge to support these. As much as we can, we keep the funds in Iron County. We seek to elevate awareness of the arts in our area. We have a weekly column in the *Iron County Today*. We also have a social media presence. Our audiences for all arts organizations are expanding and the Beverley Taylor Center for the Arts is helping. The Tourism Bureau, the USF and the Office of Economic Development for Cedar City are all collaborating on this economic study. The 2010 survey did not include all of the agencies on the list or individual artists.

This year our plans are to initiate some fund raising events of our own. One of these is called the "sheep project" with artists embellishing sheep art and then taking part in the Livestock Festival. We now have someone on our Board who is a seasoned grant writer to help us in that area. Thanks for your consideration. Donna – I was responsible for the survey the first time. Is the Arts Council coordinating this and what is the cost? Deb – It is \$5500 for three years. We have four partners and we have divided it out among us over the four years. Donna – Those numbers have helped us for years and years. Joanne – When will this occur and when will we see the results? Deb – The statistical survey will be this year. It will probably come out in 2017. Joanne – Last time they handed out little forms. Donna – The one I did was in 2005 and lots has changed since then. Don – I think it's important that your organization has made progress, and is an important force in our community.

CEDAR CITY JUNIOR BALLET:

Erin Wilson – Thanks for all of your hard work. I appreciate the other organizations as well. It is always a pleasure to come here, and I am excited for all of these things. We have had an amazing year. We are in our 14th season and want to do *Coppelia* this year. We have an active board this year and will have for years to come. We are unique in that we provide a full length classical ballet for the community, which is put on by the community. By bringing this to Cedar City, we provide a specific artistic expression. We are asking for \$16,370. We are excited to bring this back to the City at the Heritage Theatre so some of the funds will find their way back into the community. Last year we had 71 participants, not including Board members. We had a great increase in the number of children who participated. If you saw the performance you know what we do. This is April 8 and 9th. If you can't be there, you could watch the video. We've done a great job developing other sources of income. It's important for you to understand we are looking for other means of funding. We are shooting for increasing that again this year. We have a goal of \$4000 cash donations this year. We do have labor and equipment donations as well. We are excited to

offer a Friday school-matinee for the first time. We could finally bring in the schools and expand our exposure. This is a really big step for us. It's hard to do because people have jobs and the children have school. Don – What about grant writing? Tana – I am in charge of development for the Junior Ballet. I have experience writing grants and we have received a grant from the Tourism Board for the last two years. It's been great because we can use the funds exclusively to advertise. We also are moving to a building next to Evans Beauty College. The landlord will write a capital improvements grant with us to improve the facilities. I have professional grant writers who are willing to assist us to find more grants. Don – Sara Penny is overflowing with ideas for grants. Erin – The unfortunate part with arts grants is that for every 500 proposals you write, you might be awarded one. The RAP funding is so important because the funds stay in the community. If we relied on national funding, there would be no arts. We have done a really good job in looking for grant funding over the last eight years. We do get ticket revenue. Growing the ballet will help with this. Parents support us because it is a professional experience. Sue – I think for a community our size to have its own ballet is astonishing. Erin – And the matinee will help educate the young people. We are hoping to secure Michael Barr as the education person for the ballet. Joanne – How many performances will you do? Erin – We'll have them on Friday and Saturday, and also the matinee. We would like to add a Monday night, but the cost is prohibitive. Tana - We had 853 attend over the two nights last year, which was an increase. Don – Think about a marketing program. Neil Smith has a background in this. Erin – Rochelle Hughes is on the Board and does the marketing. We have been and will continue to do that.

CEDAR CITY MUSIC ARTS:

Carol Ann Modesitt – I am co-president of CCMA. We are the oldest volunteer organization in Utah, and have been in existence for 90 years. We had a successful year and are trying to offer more variety. We have the Symphony and that is a given. But last year we added Circus Electronica as something a little different. We also had Jennie Oaks Baker for the Christmas Concert. We had the St. Petersburg Symphony, and it was fabulous. We had the Glen Miller Orchestra and the new director helped them give a phenomenal performance. We had Renee Marie who was wonderful. Renee Marie is African American and we had a lot of rural children come in and it was a great cultural experience for them. We are asking for \$18,000, which is more than we asked for last year. Artists' costs are going up. This year we are having the Symphony again. We are also having Monty Alexander and the Harlem Kingston Express. We will have the *Nutcracker* again this year as we do every other year and we will have the Russian Folk Festival. This all should be very interesting. In addition, we will have Time for Three, which is group with a violinist and string bass player and they will provide a program about bullying in a matinee for school children. Another children's matinee will feature the Dallas Brass.

Don – I've enjoyed the Music Arts since I was a child. I notice that attendance has dropped dramatically from 2008 and 2009, and is also down from last year. It's down

almost a third. Carol – It went down initially because of the economic slump and we have not recovered yet. We are trying to pick it up with performances like Circus Electronica. There is so much going on in Cedar City right now and there is a lot of competition. Don – What are you doing to outdo the competition? Carol – We are trying to get input from younger people on our Board. The Time for Three group will appeal to young people. When you lose the momentum from an economic slump it's hard to recover. Joanne – Season tickets are the same as they were before the slump. Maybe that's where to focus. Carol – We raised individual ticket prices. We depend on season ticket holders and we raised the individual price. We are raising our season tickets to \$90. We try to keep our season tickets at a reasonable price. Holly – I've heard a lot of talk in the community and there's a lot of excitement for this season. Donna – So many organizations use the Heritage. There are technical support costs associated with the facility. Carol – They vary from concert to concert. Jason does a good job helping us meet the technical part, but sometimes we have to bring in something totally from the outside. But the general support is done through the Heritage. Donna – The attendance number is a combination of season tickets and individual tickets? Carol – Yes.

CEDAR LIVESTOCK AND HERITAGE FESTIVAL:

Their representative is not present.

CEDAR VALLEY COMMUNITY THEATRE:

Steven Wagner – I am the president. We are seeking \$18,000, and thanks for funding us in the past. We are a community organization and have 75 to 100 volunteers. These are musicians, designers and crew. We are attracting about 3000 patrons annually and also from outside of Iron County. I moved from here from Orange County when I was hired by SUU. I was approached by CVCT and although I've been to many community theaters, I found this to be much different from what I'd experienced before. I realized this is truly a community organization and has a live orchestra. It's so exciting and the theater is beautiful. This organization has integrity and wants to offer a quality experience to the community. We've begun writing grants and forming partnerships. We are looking at doing something different and expanding our audience. We are looking at performing *The Wedding Singer* in February, *Oliver* in May and another children's piece in September.

Joanne – Part of the funds go to children's performances? Steven – Yes and some go to Heritage Theatre rentals. Donna – So you've done two shows. How many performances? Steven – A total of 12. Donna – So the cost of the Heritage is about \$15,000. Sue – Is your organization a competition with Playmakers? Steven – No. Playmakers is specifically geared to children but we provide the same opportunity for adults as well as children. We are showing that we can do something a little more contemporary. Don – I think you appeal to a broader audience. Holly – It's nice they use the Heritage at a time when other organizations aren't using it.

IN JUBILO:

Judy Ault – I'm president of In Jubilo. We are committed to keep our tickets free. The groups in this room are very diverse. If anyone has a passion it can be met with the

groups that are here. The reason that we are here is to create something that is important to those in our community. We all have some desire to create, and being able to create is a real blessing. Mentoring youth is of uppermost importance. We have a date and a person coming to do workshops for us. Ryan Murphy, who is an associate conductor of the Tabernacle Choir, is coming. We are going to start small. We've scaled back our plans and we're inviting various schools from Iron County and they seem to be very excited. We will use the Heritage Theatre for the Saturday afternoon concert and one of the high schools for the other. The cost of the Heritage on Friday and Saturday is prohibitive. We are working on keeping costs down. Music, advertising and the cost of the Heritage are our major costs. To add to RAP Tax funding, we have member dues. We also take donations at our free concerts. We have been pleased with the donations we have received. We also have a dress for the performances that each member of In Jubilo purchases on her own. We ask that they not be worn at any other time. So our members are invested enough to purchase a dress and pay dues. We have so many return people coming back wanting to participate in In Jubilo. We do have a lot of competition with other things. We need to show the youth that they can give back and not just consume. I think it's very important. We join with Master Singers for the Christmas concert. We have a fall concert with OSU. Then we have concert on our own in the spring. We have 2000 to 2400 people attend, not counting the OSU concert. Sue – How many members do you have? Judy – 60 is the high, and we had 48 or 50 last season. The membership usually holds constant at 50 to 60. Don – You submitted a large packet. Your group is interesting because of the group participation. Master Singers does the same thing. It is not a strong revenue source, but it is a good start. That shows me a stronger group appeal than some of the other groups. Judy – We have a large spectrum of people in many aspects this is the only way they can express their creativity. You don't have to be a concert singer to sing with us. Joanne – Do you receive any grants? Judy – No. I want to bring that to the Board. Joanne – The Master's Program at SUU has a grant writing class and they look for community organizations in need of grants. That is the student's final paper, so that is a possibility. I've spoken to Rachel Bishop and she said they are always looking. This takes place next spring.

MASTER SINGERS:

Evan – I am the treasurer for Master Singers. I assume you are all familiar with our history. We are unique, as there are not many men's choruses in the US. We provide a valuable service to our community by exposing all to music. We like families to come to our concerts and we don't charge admission, as we want to encourage people to come. We think it helps with our exposure. We have four major concerts: Veterans Day, Easter, Christmas and Father's Day. We also sing at senior centers and schools, funerals, etc. We've gone through some new directors recently. We've spent RAP Tax funds on new music so that we aren't repeating the same songs over and over. We've also increased the difficulty of the pieces and so we've increased our rehearsal time by 50% to increase quality. We have a donation box at our concerts and have been pleasantly surprised at the donation amounts and it has helped us. We couldn't do what we do without RAP Tax funding and we are asking for \$5500. One third goes to the Heritage Theatre. Cary Jones – Part of the costs you are funding is the cost of

the Heritage. What is the rate scale? Jason - When the rates for the Theatre were established, there was a concern that there is not a lot of activity on Sunday. So Sunday through Thursday we charge a lower rate and the local non-profits receive a discount. Local organizations try to book for the lower rate and the discount. There is a four hour block, minimum, due to set up, etc. Sunday we charge \$500 for the four hours and with the local discount it is \$250. There is also the technical fee. Master Singers costs about \$350 per performance. Donna - As your department receives revenues, what is the overall cost? Jason - Our revenue goes into the general City coffers. We have an operating budget. Each year we look at the costs and the number of performances, and we've had an increase over the last three years so I've asked for budget increases. Most City departments operate the same. Sue - What about your jackets? Do your members keep them? Evan - We use them over and over and the members turn them in if they are no longer performing with us. Joanne - How about dues? Evan - It's not easy to get men to sing. And lots of our members are senior citizens. We don't want to put any obstacles in the way of their being members. (Myron was excused.) Don - Master Singers has been around for a long time. I applaud you for changing your repertoire. Thank you for providing this opportunity for people to share their talents.

ORCHESTRA OF SOUTHERN UTAH:

Harold Shirley - Thanks for the funding in the past. We appreciate all the support for the Arts from Cedar City. Your contribution has helped us reach new heights as we perform new pieces. RAP Tax has helped us keep our tickets to \$40. We have great support in our community. We have a five week recital series before the season begins. We have moved this to the Heritage from the Episcopal Church, but it's worth the increased cost due to the capability for a larger audience. We received \$10,500 last year. \$10,000 went to the Heritage. We have launched a program to perform for children. Last season we involved four local choirs in the concert. We also involved Enterprise High School in the production "Africa." That brought the whole west valley into town. We had a full house. The highlight was a performance by a 13 year old. Each year we also feature young artists with the Halverson Young Artist series. We've commissioned Jacob Lee to write a piece for the children's festival with Polynesian music. And we've capped off the season this year by honoring veterans. We consider the concerts a passport to the world. We are asking for \$15,000. We lost a major sponsor, the Travel Council, as their funding requires that you fill motel rooms. We want to fill people's hearts. The past years, we've have had a choral festival. Then we have the Messiah each year and we fill the theatre two nights with that. The Children's Festival is great; you should come to watch the kids. This involves art, science and music and fitting them together. That's in February. We have a good season coming up and had a great one last year. We appreciate your support. Donna - How many people attend your concerts? Emily Hepworth, manager of the Orchestra - We had five recitals attended by 700 people. We offer outreach with education to 2400 students. The audience was 5,600 for 10 performances. Holly - This is random, but I'm looking at your profit and loss sheet. A good chunk of money, \$2800, went towards your website. We don't see website on too many others. Harold

– We got a professional to revamp our website. It is really professional and it has links and you-tube videos. This is a one-time expense. There will be some maintenance. It took lots of hours to put together. Ann – You lost \$10,000 from the Travel Council? Harold – Yes. Joanne – You have done a great job of getting sponsorships. It might be the breadth of your offerings. Harold – Sara’s daughter is a grant writer.

SOUTHERN UTAH MUSEUM OF ART:

Chelsey – I am an Arts Administration student at SUU. I’m new to Cedar City and SUMA. I love its mission. This is a student-centered learning environment. We are asking for \$6000 which will go to support our annual education program that aligns with the fall exhibition. This is a high quality exhibit. This will be a national exhibition with artists from all over the country participating. It will include an education program to bring in teachers and student teachers to develop curriculum. This is part of the STEAM initiative. The funds will also will pay for supplies. Our programs bring in 2000 children in grades K through 6. We want to broaden these offerings to junior high and high school students as well. We also partner with the Museum of Natural History. Holly – Are these artists from other cities coming to Cedar City or sending their art work? Chelsey – We have an invitation for the opening and we give them marketing material. Some have expressed interest in bringing in friends and attending. There will probably an influx of people and students. The 2000 students we serve in grade K through 6 include home schools and other group schools. We don’t have the numbers for the junior and senior high students yet. Holly – Where have you received funds previously? Chelsey – We have received RAP Tax funds in the past. We have an operating budget, and receive grants and gifts.

SUZUKI STRINGS:

Tasha – I’m on the Board and also a mom. This year we are asking \$1500 to go towards the fall and spring concerts. They are held in the Heritage Center and we like to provide the opportunity for musicians to perform in a concert hall. We bring in clinicians to work with our students. These are local teachers and a member of the Utah Symphony. We let them participate in the Southern Utah String Festival, so that they can compete and receive critiques. Our students also participate in community events such as Groovefest, Groove Kids, the USF Greenshow, etc. Our students have had roles in the plays themselves in the past. They also perform at Emerald Pointe and participate in a Christmas concert at Frontier Homestead. The regional workshop in the fall draws from northern Utah, Las Vegas and Arizona. The big goal is to give these kids a quality musical education; in turn these students invest in the community and the Orchestra and spread music to other communities.

Donna – How does one get involved with Suzuki Strings? Do they audition? Tasha – Anyone is welcome. Donna – Are there fees or dues? Tasha – It is \$70 per semester which lasts 16 weeks. These funds go towards purchase of music and the rental of the Heritage Theatre and we don’t charge for performances. When we perform at the Heritage, the audience fills the front section of the theatre and there is also a spattering of people throughout the theatre. Holly – Last year you requested funds to purchase a string bass? Tasha – We were not able to get it last year, but are still working on it. Holly – Why you are bringing in someone to do a workshop when we have people

here? Tasha – The familiarity of voice tends to not resonate with students after a while. The results of these two days of intense workshop linger until April. Joanne – Do you have other funding? Tasha – We have put applications in for grants in the past and we are working this year on transitioning to a non-profit organization. It wasn't before. The cost of music is significant. We also offer scholarships to lower-income students. Joanne – Do they qualify for RAP if they are transitioning to non-profit? Paul – They qualify under their umbrella organization. Joanne – We might want to double check.

UTAH SHAKESPEARE FESTIVAL:

Jyl – It's my pleasure to ask for your support. We dedicate the funds that we receive to items that benefit the community. We have the Green Show, Monday through Saturday at 7 p.m. RAP funds underwrite half-price tickets for residents on Monday, Tuesday and Wednesday. Anything we can do that enhances community enhances us. You know who we are. We are asking for \$80,000 for community activities and seminars. Donna – How many participants do you have annually? Jyl - We have 250 volunteers and they will bring their families to the plays. That would be easily 5000 households. With the Green Show it's hard to tell how many attend. Joanne – The City has budgeted \$30,000 out of TRT funds for the USF. Don – That's what we're planning on. It became a good thing and comes based on heads in beds that the USF has produced. Jyl – Things are on schedule with the construction of the Beverley Taylor Center. The construction is using local workers. The next milestone is September 1st. When everything is all topped out. Barring any major problems, we will move in next March which will be the 55th anniversary of the Festival. Another interesting fact is that the folks that own the Stratford and the El Rey say that the "Hotel Impossible" episode that features them will air in October and there are "Hotel Impossible" groupies so I think it will be very interesting.

UTAH THEATRE FESTIVAL CORPORATION (DBA NEIL SIMON FESTIVAL)

Clarence Gilliard – Thanks for your friendship and support. You and your citizens are the reasons why my family and countless others respond to your community. I love to make people laugh. Please take the opportunity to come and enjoy the festival. Your business has become ours. Our Neil Simon Festival you should claim as yours. Neal Smith – I am a Board member. Richard can't attend and apologizes. Today we have a thriving board and we've created the Neil Simon Players. Our third annual preview night gave out 900 free tickets to charity and they sold them and had 450 people and probably raised 12 to \$14,000. We feel it's our giving back, as we do need funds at this time. Our Play bill sales are stronger. We are getting stronger and stronger and it's in great part due to the RAP Tax. We would like to get to the point where we could reduce the amount we ask for. We took *Driving Miss Daisy* on the road and we have 11 bookings all over the United States beginning in February. We are always looking for another show. The fee we charge for this is \$15,000 but is mostly eaten up by the travel. However, it will take the show all over the country and as the only Neil Simon Festival it's important for tourism. Scott and I always talk about how to strengthen

each other. We partner with other groups. Donna – How many ticket buyers are there locally? Neal – We think 40% comes from St. George and Las Vegas. We performed the last two years at the Egyptian Theatre in Park City where we had great reviews and sold out three of four performances. The strategy of getting known seems to be working. Our total attendance is 6000. We need more seats filled. Holly – Do you have a student access pass? Neal – We have a \$10 ticket for college and high school students. Don – The NSF realized they needed some extra help and utilized local people with business skills. They reached out and said they needed help and it's starting to be a thriving program.

SOUTHERN UTAH SPACE FOUNDATION

Andrew Macaffee – Our organization has been in existence since 2012. Our goal is to help bring and appreciate to the night sky. Cedar City is a prime location for astronomy: we have an arid climate, high elevation and dark skies, thanks to our community's proximity to national and state parks. Since 2012, we have received generous donations and have purchased a large telescope. We have donated astronomy books to schools including Cedar and Canyon View High Schools. We have many events that we have covered and many more that we look forward to covering. We have a biannual showcase of local artists and others that have an interface with astronomy. We are asking \$3800 to purchase a solar telescope. This would be a one-time donation. We have already seen some great forward strides in making Cedar desirable to those who appreciate astronomy. Ann – I have a special interest in Ashcroft Observatory, which is named after my father. Do you have a relationship with them? Andrew – We do work with them and all our equipment is mobile. Donna – Do you have funding from other sources? Andrew – We have grants and donations. We have a grant writer on the board. Donna – If we provide partial funding what will happen? Andrew – We will continue to try to raise funds. You can use a solar telescope during the day, so we could go to schools and show the children. Sue – Has any of this been funded yet? Andrew – We've received some and are waiting for some. In the past we've received an Arts Council mini grant.

Joanne – Is anyone here from the Livestock Festival? (No). What do we do in a case like this, Paul? Paul – We've never had anyone miss their presentation. I don't think the ordinance requires them to present, so I wouldn't just kick them out totally, but it's up to the Board. Joanne – It depends on the reason. Let us know when you hear from him. Generally we go into in-depth discussion next week. Holly – What about the restoration fund? I don't doubt it will all be used at the Heritage. Will any of the funds be rolled over into the general arts fund? Paul – It is set aside for restoration and there will be no opportunity to roll it over into the general arts fund. Joanne – There is \$145,658 available. The requests are for \$225,370 out of the general and \$1500 out of the preservation fund. Paul – When do you want to meet? (Morning). Donna – I can't participate but I'll provide my input. Joanne – Will you use the same spreadsheet format? That is very helpful. If we send you our recommendations in advance will that be helpful? Paul – If you can, but we can work it out if not. For those who are new on the Board, we are a public body recommending funding. Two or three can meet off-line to share but we can't have a quorum of four meet regarding this.

OTHER BUSINESS:

Paul – There is a resolution for electronic meetings. If we adopt this, it will help in future years. The pitfall is that the only equipment we have for this is a large speaker phone which doesn't work that well. Reception on the other end is not great and it's awkward to participate due to the flow of conversation. We will vote on it next week at the action meeting.

Rubik' s Cube sent a letter saying they were grateful for past funding but are going to try to do something different this year. We didn't hear from the Cedar City Children's Musical Theater. The City RAP Tax revenue is not an exact science. Sometimes the projects come in under budget. This happens most often in the Parks and Recreation realm. The funds sit in the bank account and earn interest. There has been a buildup in the bank over last eight years. Staff needs to bring this issue to Council in the next few months so that we can come up with some options to spend those funds. If you want to have a voice in what we do with these RAP Tax funds give me your email so I can keep you on the list. Donna – These are RAP funds, so do those amounts have to be divided by thirds? Paul – I don't know. We didn't anticipate the problem when we set up the ordinance. Don – Thanks for your participation.

ADJOURN:

Don moved to adjourn; second by Sue. The meeting adjourned at 11: 28 a.m.

Barbara Barrick
Executive Secretary

**Cedar City Arts RAP Tax Advisory
Committee Action Meeting
July 15, 2015**

The Cedar City Arts RAP Tax Advisory Committee held its work meeting on Wednesday, July 15, 2015 at 9:00 a.m., in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

PRESENT: Board Members: Joanne Brattain, Holly Barrick, Ann Judd, Donna Law, Myron Armstrong, Sue Jones, Don Marchant, City Attorney Paul Bittmenn, Executive Secretary Barbara Barrick.

EXCUSED: Donna Law.

OTHERS: Fred Rowley, John Black, Tim Beery, Reece Summers, Deborah Snider, Jonell Hone, Carl Bulloch, Donna Christensen, Bruce Hughes, Fred Rowley, Kerry Jones, Jason Clark, Carol Ann Modesitt, Neal Smith.

CALL TO ORDER:

Joanne called the meeting to order at 9:02 a.m. Joanne – We want to talk about where the RAP Tax funds come from. Paul – RAP Tax is a .01% sales tax. Every time someone purchases something in Cedar City they pay this tax. Most things that you purchase have a sales tax. RAP is different than Transient Room Tax (TRT) and the County's transient room tax. Joanne – Much of these funds come from tourists. Paul - The Livestock Festival folks didn't get their invitation and they are here today and will speak. Julie Krause called a few minutes ago and said she turned in her application. She is sick but had turned in the application. She says it is timely. This is from the Children's Musical Theatre requesting \$12,000. This would be \$9,500 for rental for practices, mainly in the Heritage Theatre, and \$2500 to pay for royalties. I recommend that although you've put the preliminary numbers, you need to include this application as well. Joanne – Bruce, give your spiel for the Livestock Festival.

CEDAR LIVESTOCK FESTIVAL

Bruce Hughes, Donna Christensen - We are Cedar Livestock Board members. This is our 10th year. This is the only festival that can only be held only in this area celebrating our heritage. We have a new chapter to our livestock heritage booklet, which is history of the livestock industry in Iron County. The hallmark of the festival is the sheep parade with 1000 sheep parading down Main Street. This is the largest and most unique in the country. We've donated \$20,000 in chairs and tables to the Diamond Z arena in the last couple of years and this year we will donate covers. We've gathered all the brands of Iron County this year and have put them on scarves, tee shirts and blankets. This is another way of preserving the heritage of this area. Over 14,000 people attend our festival. We are only place to hear cowboy poetry and western music. We also have largest Dutch oven cook off and we only charge \$5.00 for a lot of food. This is the only thing that has a charge in this event, so the RAP Tax is very

important to the festival. Joanne – I notice that you have approximately a \$10,000 balance? Bruce – Our accountant follows the recommendation Utah Arts Council and holds a one year budget in reserve at all times. We maintain that so we are not dependent on the economy. We are fiscally responsible. We are one of the few providing a great service to the community, but we are also fiscally responsible. Don – I would like to see something like this scarf framed in this building. Paul can we encourage the Mayor to do this? Paul – Yes. Don – It is very cool. Bruce – This year we are having a reception for our 10 grand marshals. We are having a quilt festival at the Heritage, and a jam session for poetry and music to kick off the festival. There will be banners with the history of each of our 10 grand marshals. This year's is Sandy Webster. If you want to see who the leadership of the Livestock Festival is, come that night. Ann – Who is the author of your booklet? Bruce – Most of it is by Janet Seegmiller. Much comes from oral histories as well. The photos are from the families and the ranchers. It will never be completed. We will add to this each year. You can buy the chapter and put it in your own binder. No one else is doing this.

CHILDREN'S MUSICAL THEATRE

Julie Krause – We are doing *Aladdin Jr.* this year with 240 kids and it's our largest cast ever. Last year we had 179. The RAP Tax was incredibly important to us as we were able to be in the Heritage Theatre and it was a great experience. \$6,500 of the \$12,000 we are asking for is for rental space including the Heritage and the building we practice in. The rest is for royalties for our shows and costumes and our sets. Joanne – How many attendees and performances do you provide? Julie – We have eight performances, and also some for schools. We had over 6000 people attend, counting the schools and we charge \$5 for admission for parents and \$1 for the children.

DISCUSSION AND VOTE ON RAP TAX RECOMMENDATIONS

Joanne – I asked Paul to create a column with the average on the spreadsheet. We need to now include the Musical Theatre. 60% of the funds from the RAP goes back to the Heritage Theatre. It's musical chairs. Don – When the theatre is paid off it may change and there may be some wiggle room. Paul – I think that will be in five or six more years. Holly – I want to change my amount and add in the Children's Theatre. Joanne – We will have to change all our amounts. Let's take a 10 minute break and figure it out. This hasn't happened before. Scott – It is possible to do a percentage based on the amount of the request? It would be helpful. Joanne – The first thing is to see where we all are on the Musical Theatre. This is on line 12. They are asking for \$12,000. What do you think and where will you take it out of? Sue – This drops us from 64% to 60 funding on average. Holly – I would take \$1,000 off Cedar Valley Community Theatre. I am going for \$8,000 for Cedar Valley and take the rest from the USF. I feel too tied to my other numbers to change them. Joanne – What did we give them last year? \$8000. Joanne – I would give \$8,000 for the Musical Theatre. And I would give the Ballet \$8,000 and I would change the Community Theatre to \$8,000. I would give OSU \$11,000. Then I would take the other \$4000 out of the NSF. I am still \$2,000 over, so maybe take the Livestock Festival down another \$2,000. Don – Change the Arts Council to \$7,000. Music Arts to \$12,000. Livestock to \$11,000. Community Theatre to \$11,000. In Jubilo to \$3,000. Master Singers to \$3500. OSU

to \$11,500. So the recommended amount to Children's Musical Theatre would be \$8,000. Ann – I think this is kind of unfair and we need to make an effort to make sure it never happens again. I spent hours at home putting together this spreadsheet. Sue – It is very frustrating. Joanne – We can go away and come back in a week. Ann – Wouldn't it be easier to look and see where we are on things and then make a little adjustment here? I wonder if there isn't a better approach. Joanne – We can do that now or at another meeting. Could we have a copy of the summary sheet? Don – I also have frustration as we are trying to shift figures and it's not fair. I would like to give it more time than we are giving it. Holly – But people here took off time from work and it's frustrating for all of us and will be even if we reconvene. All these people have been waiting and they want resolution. Scott – I understand from last week that there is a fund balance in the RAP Tax. Would it be possible in a one-time situation to take some from that balance? Paul – I don't think we can use it yet. We don't anything that tells us how to use it. City Council would make the decision. Joanne – When is the afternoon group meeting? Paul – 1 p.m. Joanne – Do you want to do it now or adjourn for an hour?

Holly – I prefer to do it now, I don't see the funds changing. Don – I could figure things out. Sue – I am committed for next Wednesday but could turn in a list. Harold – Our being here or not being here doesn't affect the vote, it is up to you. Joanne – So now everyone has a print out. I will text Donna for her input. Let's look at the averages. The average for Cedar City Corporation which is the Library, only three of you put in \$1,500. Did you not want to give them the \$1,500 or did you not want it to come out of the preservation fund?

Sue – I put nothing in for the Heritage. Don – I figured it was coming out of the other fund anyway. Holly – I didn't include that amount because I figured it was a done deal. Myron – The \$1,500 should come out of the 10%. Joanne – Let's talk about the Library. Our average is \$1,700 and they asked for \$2,200. The Arts Council average is \$7,000, and they are asking for \$10,000. I feel that it should be fully funded, as it's a multiplier. Donna feels the same. Junior Ballet asked for \$16,000 and the average is \$9,000. We are all close on that one. CCMA asked for \$18,000 and the average is \$12,364. Livestock Festival's average is \$10,000. The average for the Community Theatre has a wide discrepancy. Others are up around 11. Ann – I thought they were adding a children's theatre this year and it was a large expense. Now I realize with Children's Theatre application and Playmakers, and I would make it lower.

Joanne – The average for In Jubilo is \$2,300. I had \$1,800 for them and for Master Singers as they need to do more fundraising. Don – In Jubilo has fees for participants and they buy their own dresses. Both have donation boxes. Joanne – On the OSU the average is \$11,000 and they asked for \$15,000. We're all pretty close on that one. SUMA asked for \$6,000 and our average is \$3,900. Again I think it should be fully funded as every child in Iron County benefits. It's the only visual arts group in the whole mix. All of the others are performing arts. Suzuki Strings – The average is \$1,800, and we are all close on that. USF – They asked for \$80,000 and our average is \$50,000 and we're all relatively close on that. They will also get \$30,000 from TRT in the City's budget. Scott – That is the first I have heard of it! Don – We have given

about \$65,000 to USF each year from the RAP Tax. I based my calculations on the RAP added to the TRT. Sue – Of all the groups, USF brings in the most revenue and return to Cedar City. Joanne – Clearly they are the economic driver for the community. Holly – Usually I have tried to keep the number lower to give to other groups, but now with the student access pass being offered I have changed my opinion. I want to see the TRT looked at as not to completely diminish this number. Keep in mind they are getting the money, but we don't want to penalize the Shakespeare because they receive TRT.

Joanne – The Neil Simon average is \$19,000 but there is a wide discrepancy. I looked at number of participants per performance. NSF was the lowest number of participants per performance. They pay the most to the Heritage. Maybe they should consider doing fewer performances to save on rental and also have more people attend per performance. Don – There were 900 tickets given to charitable organizations to see if they could help with funding for their organizations. They fell far short of that and some tickets weren't used. There was a possibility of \$18,000 to put in their coffers and some didn't do anything. Maybe they should change this up. I would like to see NSF take off. Where they are utilizing our resources they are deserving of additional consideration. Joanne – They asked for \$35,000 and our range is from \$24,000 to \$16,000. The Space Foundation average is \$7,100. All said no except one person. Holly – What was your reason for not funding this? Joanne – It didn't appear that there were other sources of income. What they are trying to do is great. If they buy the telescope and they go under what happens to it? Sue – I think it's a limited benefit to the community, not like some of our other groups. I didn't feel like it fit in with the arts. Joanne – It's in the cultural category. Sue – I think there are better places to put the funds. Holly – Have they received funds from Arts Council? Deborah – We gave them a mini-grant of \$250 last year. Ann – They had a negative balance and I thought they hadn't proved they were here to stay. They could benefit schools and could do it in the day time with the new telescope, but I'm not sure they're viable.

Paul – The total on your averages doesn't include anything on the Children's Musical Theatre. Joanne – We need to put them in the mix. Are you good to work on the averages and go from there? We have about 2 to \$3,000 to play with. We can start with \$8,000 and go from there? Now we need to find \$5,000. Can we take \$1,000 off of five different groups? Sue – We need to break it down differently from that. I want the Library to have \$1,500. Joanne – I think they need the full amount. Steve – All of it is for programming. We are trying to expand our outreach programs. Part will go to "Origins," and some to the "One Read" program. Joanne – What will you do if you don't get fully funded? Steve – "Origins" will still come. We may have to pull back some advertising. They do give us \$500 to get them here. Lauren – It would affect the STEAM festival and the "One Book, One Town" programming. Joanne – We will leave it at \$1700 for now.

Joanne – We'll have the Children's Musical Theatre start at \$8000. I would like the Cedar City Arts Committee to be funded at \$10,000 but I could leave it at \$7,000. What happens if you don't get full amount. Deborah Snyder – We adjust down

proportionately. Holly – I would like to fund it all. Deborah – It would most substantially affect the mini-grants that we give. Joanne – What number do we propose? Holly – I propose that we stay with the \$7,000. Ann – Joanne, you said SUMA is the only visual arts group, but the Arts Council promotes visual art. Myron – Keep it at \$7,000.

Joanne – On the Junior Ballet, could we bring theirs down a tiny bit to help fund the Children's Musical Theatre? We are increasing their funds more than in the past. I would say \$8,500 for Junior Ballet. On the Music Arts, we have different thoughts. Myron – I start with \$12,000. Joanne – The Livestock Festival average is \$10,100. I had them at \$9,600. Some had at \$8,000. Bruce said they have money in the bank. Don – Don't hold prudence against them. Myron – I say \$10,200. Holly – I would suggest \$9,500. We have to make progress. Bruce – Last year we got \$10,000. Joanne – On the Community Theatre – They asked for \$18,000. Part of that is to do a new production. I agree with you on that. Holly – Granted they didn't turn in the application on time, but they didn't turn in application last year I would say \$8,000.

Joanne – In Jubilo, \$2,000. How about the Master Singers? Give them the same amount? Myron – Why so low? I would say \$3,000. Holly – I'm big on seeing a women's and men's choir get the same amount. Sue – As a patron, there is a difference in the audience, Master Singers has the larger audience. Joanne – We'll go with \$3,000 for now. Joanne – Now, how about the Orchestra? Sue – I would be willing to go as low as \$10,000. Ann – That's too low. The offer quality and outreach and they all donate their time. Myron – I agree with \$11,000. Joanne – SUMA asked for \$6,000 Sue – They have a lot of sources with grants and everyone is excited because it's new. I think there will be more funds coming to them that aren't showing now. I say \$3,500. Joanne – What happens to the children's programs if it's not fully funded? Reese – We would do like everyone else, scale it back. Joanne - \$3500 is the consensus. On Suzuki Strings, our average is \$1,800. Holly – I tend to be on the low side for this one since it doesn't serve as many children. I would say \$1,200. Sue – That is pretty low. Joanne – And it's a small group of children. Sue – It is. Joanne – The USF we have at \$50,000 is everyone ok with that? (yes). Let's put in \$20,000 for NSF and zero for the Space Foundation. We need to make a total. Paul – You have \$258.70 left to allocate now.

Myron – Just add it to the USF. Holly – I'm not trying to be difficult, but that amount wouldn't mean as much to the USF as it would to smaller organizations. I would rather it go to the Library.

All Board members want to put that amount towards the Library allocation.

Ann – The USF is self-sufficient. They are not paying rent. I think that that is a point in their favor. I think an awful lot of RAP Tax supports the Heritage and not the Arts. Don – It's hard to find another venue to perform such as CHS, etc. This is a beautiful facility that has to be paid for. We have to either invite outside groups or pay the piper ourselves. Ann – Wasn't it supposed to be a convention center and self-supporting? Jason – We have the highest occupancy rate we've ever had. The Conference Center site is used extensively. Local theatre groups usually use it from Sunday through Thursday where they receive a discount. We are operating below our costs. We can't

change those costs or take funds from the City's general funds. It is a professional venue. Sue – We're just feeling a little sting about the \$16,000 coming out in one chunk. Evan – I want to speak in support of the Heritage Theatre. For a City this size to have a facility like that is outstanding and I have no problem with paying the rent. Joanne – Any group that performs has to pay rental. Ann – We used to perform at the Centrum and CHS and put the funds back into the Arts. Holly – It is now extremely expensive to rent the high school. And the technicians at the Heritage are wonderful.

Motion to accept the above-mentioned figures by Holly. Second by Ann. Don – That's as close as we're going to get. Vote unanimous.

VOTE ON ELECTRONIC PARTICIPATION RESOLUTION

Paul – I don't know when they'll discuss this in City Council meeting, but I will let you know when I find out. We also need to consider the electronic participation ordinance.

Sue – I like the idea of meeting together and talking face-to-face and not electronically. Joanne – The technology is primitive. We'd rather not. Paul – You don't have to vote then.

ADJOURN:

The meeting adjourned a 10:12 a.m.

Barbara Barrick
Executive Secretary

**FY 2015-2016 ARTS
RAP TAX
RECOMMENDATIONS**

PRESERVATION AND RESTORATION FUND

	Amt. req.	Avg.	Final
Heritage Theatre	\$1,500		\$1,500
total	\$1,500		\$1,500

NAME OF
APPLICANT

	Amt. req.	Avg.	working area	Final			
Cedar City Corporation			\$2,200	\$1,701	\$1,959	\$1,959	
C.C. Children's musical			\$12,000	\$8,000	\$8,000	\$8,000	
Cedar City Arts Council			\$10,000	\$7,057	\$7,000	\$7,000	
Ccedar City Junior Ballet			\$16,370	\$9,124	\$8,500	\$8,500	
Cedar City Music Arts	\$18,000	\$12,364	\$12,000	\$12,000			
Cedar City Livestock and Heritage Festival			\$15,000	\$10,271	\$9,500	\$9,500	
Cedar Valley Community Theatre			\$18,000	\$8,786	\$8,000	\$8,000	
In Jubilo	\$3,500	\$2,350	\$2,000	\$2,000			
Master Singers	\$5,500	\$2,907	\$3,000	\$3,000			
Orchestra of Southern Utah			\$15,000	\$11,014	\$11,000	\$11,000	
Southern Utah Museum of Art			\$6,000	\$3,971	\$3,500	\$3,500	
Suzuki Strings, Cedar City			\$3,000	\$1,814	\$1,200	\$1,200	
Utah Shakespeare Festival			\$80,000	\$50,868	\$50,000	\$50,000	
Utah Theatre Festival Corp. (dba Niel Simon)			\$35,000	\$19,921	\$20,000	\$20,000	
Southeren Utah Space Foundation			\$3,828	\$71	\$0	\$0	
Total	\$243,398	\$150,222	\$145,659	145,659			

***TOTAL AMOUNT ALLOCATED TO ARTS IN THE FY '14-'15 BUDGET \$161,843.00**

General RAP funds \$145,658.70

Preservation and restoration funds \$16,184.30

****TOTAL AMOUNT REQUESTED ALL APPLICATIONS \$229,198**

General RAP Funds Requested \$227,698

Preservation and restoration funds requested \$1,500

2015 ARTS RAP TAX ACTION MEETING RECOMMENDATIONS

PRESERVATION AND RESTORATION FUND

	Amount Requested	Recommendation	% of request	Comments
Heritage Theatre	\$1,500	\$1,500		
total	\$1,500	\$1,500		

<u>NAME OF APPLICANT</u>	Amount Requested	Recommendation		
Cedar City Corporation - Library	\$2,200	\$1,959	89%	Exhibit for whole area; one of 19 librarys nationwide.
C.C. Children's musical	\$12,000	\$8,000	67%	Growing; viable
Cedar City Arts Council	\$10,000	\$7,000	70%	Great progress with repositioning as umbrella organization; multiplier. Less than 50% of their budget
Cedar City Junior Ballet	\$16,370	\$8,500	52%	New facility; less than 50% of budget; has secured other sources; new facility
Cedar City Music Arts	\$18,000	\$12,000	67%	Quality performers + education. New acts to appeal to younger audience. Financially viable - less than 20% of budget
Cedar City Livestock and Heritage Festival	\$15,000	\$9,500	63%	10th year; financially stable (money in the bank). Less than 20% of budget. Puts heads in beds
Cedar Valley Community Theatre	\$18,000	\$8,000	44%	good progress towards sustainability. More than 50% of budget
In Jubilo	\$3,500	\$2,000	57%	progress on self funding - charge dues and members pay for attire. Donations at concerts. More that 70% of budget. New choral festival
Master Singers	\$5,500	\$3,000	55%	progress on self funding. Donations at concerts. Just at 50% of budget

Orchestra of Southern Utah	\$15,000	\$11,000	73%	Financially solid; high quality; sponsorships. Less than 20% of budget
Southern Utah Museum of Art	\$6,000	\$3,500	58%	Art program for Iron Cnty schools. One of few visual arts programs (versus performing). Small % of budget - limits # of schools that can participate
Suzuki Strings, Cedar City	\$3,000	\$1,200	40%	second year. Solid program. Limited # of students and performances. Less than 35% of budget
Utah Shakespeare Festival	\$80,000	\$50,000	63%	Economic driver; so many programs for community - Greenshow; discount tickets. Less than 2% of budget with large impact. Assuming money from TRT.
Utah Theatre Festival Corp. (dba Neil Simon)	\$35,000	\$20,000	57%	Solid progress to financial viability. Less than 15% of budget.
Southern Utah Space Foundation	\$3,828	\$0	0%	no other sources of funds; concern about viability
Total	\$243,398	145,659	60%	

To Note: 55% of allocations go back to the Heritage Center in rent. Most groups get a 50% discount over normal rates. Heritage C red.

***TOTAL AMOUNT ALLOCATED TO ARTS IN THE FY '14-'15 BUDGET \$161,843.00**

General RAP funds \$145,658.70

Preservation and restoration funds \$16,184.30

****TOTAL AMOUNT REQUESTED ALL APPLICATIONS \$229,198**

General RAP Arts Funds Requested \$227,698

Preservation and restoration funds requested \$1,500

2015 RAP Arts Recommendations

- 1 group applied for Preservation/Restoration money
 - \$16,184.30 available; \$1500 requested
- 15 groups applied for “Regular” Arts Money
 - \$227,698 requested; \$145,658.70 available (64%)
- Panel
 - Myron Armstrong
 - Holly Barrick
 - Joanne Brattain
 - Sue Jones
 - Anne Judd
 - Donna Law
 - Don Marchant
- Considerations
 - Economic impact – heads in beds, # of attendees
 - Quality of life impact - # of participants, educational factors
 - Financial viability and % of budget. Are groups making an effort for other sources of income?

CEDAR CITY COUNCIL
AGENDA ITEMS - 2
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: August 17, 2015

SUBJECT: Consider FY 2015-2016 Parks and Recreation RAP Tax recommendations.

DISCUSSION:

The total budget for Parks and Recreation RAP in fiscal year 2015-2016 is \$323,686.00. Of this amount \$32,368.60 was for preservation and restoration. So the general RAP tax allocation amount was \$291,317.40.

With the applications there were seven (7) applicants. During the screening process the Southern Utah Space Foundation moved its application from Parks and Recreation to Arts. Also, after discussions with the Lion's Club related to the items they were requesting they pulled their application and will submit an application for funding from the City's community event promotion fund. When the advisory board held its meetings there were 5 applications for a total of \$851,517.00. A memorandum with the applications from each entity has previously been sent to the Council.

The advisory committee received information and presentations from each applicant. Many of the members took the time to tour each facility to look at the all of the facilities. The advisory board recommends allocations as contained on the attached and incorporated spread sheet. All of the funds in the preservation and restoration fund have been recommended to be spent on asphalt maintenance. There will not be a need to carry over preservation and maintenance funds in parks and recreation this year.

Also I have attached a copy of the minutes from the work meeting and the action meeting. Please consider allocating parks and recreation RAP tax for fiscal year 2015 - 2016.

CEDAR CITY PARKS AND RECREATION
RAP TAX ADVISORY BOARD WORK MEETING
JULY 8, 2015

The Cedar City Parks and Recreation RAP Tax Advisory Committee held its work meeting on Tuesday, July 8, 2015 at 1:00 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

PRESENT: Board Members: Ron Adams, Mauri Bleazard, Sherene Carter, David Louthan, Ricky Mendini, Casey McClellan, Vickie Christian.

OTHERS: John Black, Chris Hudson, Austin Bingham, Todd Prince, Jennifer Weaver, Haven Scott, Kerry Fain, Paula Mitchell, Ben Davidson.

EXCUSED: Sarah Lamb.

Paul – You know you have way more requests than you have funds. But the Lions Club has pulled its \$6,000 request. David, since you were Chair last year do you want to do it again? David – I have a conflict next week and can't be here. Paul – You want to make a motion to appoint a Chair? Mauri – I nominate Ricky, second by Vickie. Unanimous.

CALL TO ORDER:

Ricky called the meeting to order at 1:05 p.m

WELCOME AND CONFLICT DISCLOSURE:

Ricky – I work for SUU and I don't know of any conflicts I would have. Mauri – I don't think I have any, but I love running on the trails. Sherene – I'm a volunteer citizen and love the Parks and Recreation facilities we have here. David – I don't have any conflicts. Vickie - I work for CVHS and I like the trails as well. Casey – I work at SUU and I don't have any conflicts. Ron – I represent the Council and I don't have any conflicts. I'm a real estate broker and I'm glad to be here and glad the Mayor asked me to serve. Ricky – As you know the requests are much more than what is available but we will make some recommendations.

PRESENTATIONS:

AQUATIC CENTER: Chris – I am the Aquatic Center Manager. We are requesting some updates to the electrical system. We took over the concessions area when the vendor pulled out. We've had to provide freezers, etc., but the electrical wasn't designed for that. The approximate amount would be \$3000. We also want to put in two additional ADA doors and rewire the current door. If the wind is blowing there is not enough power to open the door. The lobby furniture is failing and we have only three that aren't broken. We want to get some commercial grade furniture instead of residential grade. We have tried to repair them, but we need new furniture. Also, a couple of years ago we got kayaks. They just sit there, because people want to use the paddle boards instead. We have requests for paddle boards and pedal boats. These are not skill specific and would be a better option to rent out up there. Ricky – Shouldn't the couches and electrical come from the maintenance fund? Paul – The Council changed it a few years ago, so now ten percent of the entire amount, or \$32,368, will be the amount in the preservation fund. It can be spent on items that would qualify for RAP Tax and are owned by the City. This is to replace items, not for custodial. You will make a recommendation on those maintenance funds, as well as the regular RAP Tax funds, so next week you need to specify those.

PARKS

Austin – I am the Parks Division Head. We have requested five items. One is asphalt maintenance. I've included photos of some of the deteriorating trails. We also need renovations at the Fields at the Hills. This includes shade and protection between fields one and four. We want to bring in the infields in some of the diamonds. On your photos, it shows the temporary fence that is set up for most of the year. There isn't a real outfield there. If we brought them in, they would be near the same as the Bicentennial Fields. We feel that it would be better for tournaments. They were set up for 90 foot bases. We have

never used them. We are asking for \$107,000 for the total. \$15,000 for the shade and protection and the balance is to do all four fields.

We would like to have new irrigation clocks and smart controllers for our facilities. This will better monitor our irrigation water. Many of the existing ones are antiquated. We are also asking for Bicentennial amenities – This would be to replace the two signs there currently. We would like to match the signs to the rest of the City signs. It would also provide us with new drinking fountains. Finally, we want a new restroom by the new playground at the Little League Park that would be closer to the fields.

Sherene – Will they take down the other or have two restrooms? Austin – There will be two. Vickie – They requested this last year as well. Casey – Can you save water and expense with the clocks? Austin – We had two donated and it saved about a third of the water. No doubt it would save water. Paul – One more note on that restoration fund. It is designed so that it can roll over from year to year. You don't have to allocate it each year and can save it up for larger projects.

SPORTS AND RECREATION

Jennifer – I am the Sports and Recreation Manager. \$3,117 is what I'm requesting. I would like to buy three portable adjustable basketball standards. We have one that is ours currently stored at Cedar High, and we borrow two from them as well. We have a growing program for the 3rd and 4th graders. This would give them more practice time. We can also move them from gym to gym. They would be stored in a room off the high school gym. Mauri – And they are okay with storing extras? Jennifer – We borrow theirs and they borrow ours.

GOLF

Jared – Thanks. We are asking for junior golf equipment that we can take around to the schools in the wintertime. SNAG (starting new at golf) is a program for youngsters that's fun and we also have down time during the winter. We hope that we can work with the PE teachers. You can set it up in the gym and introduce youngsters to the game and start growing the game. The cost is \$2400 a kit and I figure that we need two. Our second request is for an awning for the Pro Shop. On tournament days, like today, we don't have any shade for those who have lunch there. We have six picnic tables. At the completion of the tournament, golfers come back to that area to read the scores. We want to more than double that space and we've gotten estimates.

We envision an awning over the small practice green that is never used, so we won't be taking out any space that we are using. We would put patio furniture out there and it would be a good place to drink beer, as we can't serve them inside. For day-to-day business it would be an open patio.

Thanks for the funds to fix the landscaping in front of the clubhouse. We were able to do most of that in-house and it turned out nice. Next spring we will add a little color to it, just as an update. Ron – You will be extending the roof? Jared – The awning would extend it one more support pole. Mauri – Will you have wooden picnic tables? Jared – No, we would like to get nice patio furniture and fold up chairs for large events. David – Does the \$80,000 include the furniture? Jared – Yes. The builders said the other improvements would be \$70,000 so we included the \$10,000 for the furniture.

CROSS HOLLOW EVENTS CENTER

Rick – Some of you have noticed that the north entrance is the only one with asphalt up to the facility. The south entrance is the most used entrance. We were able to do about 60 feet of asphalt. But we want to go close to the facility and that would cost \$10,000. We have some electrical hookups for trailer hookups so the cowboys can stay close to their horses. This is \$4,000. Ron – How many do we have currently? Rick – I think we have eight. Casey – Where will the asphalt end? Sometimes I assume they would want the alley in dirt. Rick – We don't want the asphalt to go where the animals go to the arena, but out to the left. We don't want it to connect to the parking lot. Sherene – How many new hookups are you asking for? Rick – Eight.

CEDAR CITY LION'S CLUB

Pulled their application.

FRONTIER HOMESTEAD MUSEUM FOUNDATION

Todd – Our request this year is significantly larger than prior years. For years we've been at capacity for

storage. This will serve multiple functions at the museum. For large events we would like to use the area where the wagons are but there is not a place to put them. This would free up the space for large functions. We need the storage for large exhibits. Then we can rotate them. The Matheson family collected a substantial amount of history and it is in storage units, boxes and barns. There are a significant amount of items and they've offered to donate it all to the museum if we have a place to store it. It would also facilitate living history demonstration events. The facility would serve multiple functions at the park. It will be colored and stuccoed to match the Hunter House. The total cost is \$80,000 to \$100,000. I'm requesting \$70,000 and the \$12,000 would be the matching funds. Paul – Can that be phased? The RAP tax has to be spent in the year you get it. If you got less could you do that. Todd – We could. It would depend on what you allocate to us. We are ready for adjustments.

SOUTHWEST WILDLIFE FOUNDATION

Susan Tyner – We have an architect that has submitted blue prints for an ADA restroom and a storage room for utilities and a quad to plow the snow and educational materials for the schools. We are in a partnership with North Elementary and we want to get in partnership with all of the other schools. We are looking at this facility and putting in two ADA parking spaces, so that handicapped can reach the trail from the parking lot. We have received estimates from many local contractors. Our request of \$138,550 is the total project estimate. We are asking \$30,000 from the RAP Tax. We are also requesting funds from the state and from Eccles and Rocky Mountain Power, and our foundation is putting in \$12,000. We don't know if we're approved for these grants or not. The information destination will have eight panels for interpretative displays. I like the idea of showing where all the City trails are and also upcoming City events. We would have the opportunity to partner with other entities for have the information on the eight panels. Our 501(C) 3 paperwork reads, "you will be treated as a publically supported organization and not a private organization." Paul – That is only for tax purposes. David – Is the bathroom separate from the trail head? Susan – Yes, they are on different sides of the creek. We have the bridge in place. The bathroom is intended to be placed on the south side of the existing trail. On the north side, the two paved ADA parking spaces will improve the trail so access is easier for everyone. This property is also used for AA meetings and I've been told it is a special place for healing. It's in nature and so it's better meeting there than in a building. They are volunteering to help with maintenance. Everyone I talk to says a restroom there would be awesome. Mauri – Will this be owned by the City? Paul – A ruling by the IRS on how they are treated for tax purposes is interesting. It's like a church. At the end of the day, the Foundation is the owner of the property and it is an entity that is privately controlled and answers to its own board. I'm not saying it's impossible to fund this, but it would have to be done with a contract with Cedar City. If the Board wants to recommend funding these requests, then recommend a contract and the City can evaluate maintenance costs. The general operating funds only go so far. Susan – I understand that the City is hesitant to build facilities because of maintenance. This will cost \$13,000 per year to maintain and we have those funds on hand. We also want to work out a contract for maintaining it with SUU interns, etc. Vickie – We talked about this last year. It won't be an easy task for you to do it. Susan – SUU has a great program with interns and they have the students do the work. We would supplement that with our volunteers. Last year we were told that you would be interested in donating if we could complete it by the end of the year. Paul – One of the terms in the contract is spend the funds in the calendar year. This is one year from when you sign the contract. Susan – Oh, calendar year, that is more do-able. We would need the fall to get the permits and then start work in the spring. Mauri – If Council recommends the \$30,000, what will you do if no one else gives you funds? Susan – We've applied to Eccles and we have received funds from them in the past. Rocky Mountain has also given us funds in the past. Mauri – But say they don't. What happens then? Paul – That's the risk you take. Susan – Last year we weren't prepared and we will know this year by September or October if we have the funds. We have \$70,000 in the bank right now. Mauri – Is there a way to bring it back next year if you don't get the funds to complete it? Paul – We could work on something like we do on City projects.

TRAILS COMMITTEE

Ben - What we're looking at is to be able to connect onto the east bench trail. It would come up across Greens Lake Road. The BLM is building a trailhead and doing some trails on the side of the hill. We want to make the connection to get from our trail to their trails. When you look at the improvements and the trails that they are building, getting people from our trail to their trail will be important. One issue is that we will have to purchase right of way on three properties. We will have to put a bridge over a ravine.

Tourists are coming partly for what the BLM is doing just outside the City. Tourists who don't want to go to St. George and Moab due to the heat will come to our area to use the bike trails. The section will be about ½ mile. David – Will the \$100,000 cover that? Ben – Probably not. And it depends on how much the property right of way costs. Vickie – When will you know about the private property? Ben – I don't know, City staff will have to negotiate. It took us two years on that other part of the east bench. Vickie – Can this be done in phases? Ben – Yes. Ricky – The summary says it's just to buy the private land right now. Ben – If there's enough to do some of the work that would be even better. Ricky – What will the surface be? Ben – Gravel at first and then it will be paved. The BLM's trail is a dirt trail.

YETI

Kerry Fain – I'm president of YETI. We are asking for a large sum. Our request is \$175,000. What it can bring to the community is huge. We want to have a plan to be a permanent seasonal facility at the Aquatic Center. We are proposing to put in a steel structure that will extend the season. We were shut down for four days during Christmas break this year due to snow. We also had to end the season early. We had had teams scheduled to come in and they couldn't due to the amount of snow on the ice. These teams all stay here and eat here. The Aquatic Center numbers were up while we were there. The idea on this permanent structure will be to increase the value of the rink to the City and to the community. The sun shuts us down as well. With the covering we could extend our season to April. We had to shut down operations in February due to snow. I know there is a question as to who will own. It will be a City facility and we would do it in phases and have it match the Aquatic Center. Just the covering would make our season more successful. David – Does the ice rink revenue cover the cost of running the facility? Do you pay your employees? Kerry – We are run by volunteers and have a five year plan to be run by volunteers. We have a contract with the City for electricity and gas. We've also approached the City with combining our chiller unit with the pool's heating and cooling system. That would be cheaper in the long run. To be able to do that is fairly simple. It will save us some, but in the long run it would save the City even more. Paul – YETI came to Council last week with this proposal. Council asked then to take their proposal to the Parks and Recreation Advisory Committee. We want to make sure that the City wants that structure. One suggestion was to raise the roof higher so that you could play basketball there in the summer. If we are going to make a more permanent location for the rink, let's make it work for both the City as well as YETI. David – What is the life span of the rink? Kerry – Another 15 years. The general lifespan for a rink is 30 years. Vickie – Your family is the heart and soul of this. What happens if you move? Kerry – We have no plans but if we did, we have people to fill in. I travel to games and we have people who step up when I'm gone. We do have a supportive force that would be willing to step up if anything happened.

PANEL DISCUSSION

Ricky – Do we have any discussion? Mauri – The amount available, what is the separation between the two funds? Paul – It would be \$32,338.60 for preservation. That would leave available \$291,317.40 to fund the other requests. Paul - You can recommend what would fit that preservation category. Some might be the doors on the Aquatic Center, the timers on the fields, and replacing the water fountains. David – There are plenty of items that qualify for the preservation. Paul – Again, you can roll that amount over too. Mauri – How much is in the extra fund? Paul – I was going to bring that but my computer has a virus. Ricky – Any other discussion? Casey – I'll be gone next week. I'll send my comments. Paul – We'll meet at 1 p.m. next Wednesday, July 15th.

OTHER BUSINESS

Paul – State law allows a body to meet electronically, but you have to have a resolution. We could accommodate one or two members that way. The drawback is that our equipment is not very good. We will put that on the agenda next week to consider. Also we've had the RAP Tax for nine years now. Each year the City budgets funds and they are estimates of revenues. Sometimes we estimate low. Some of our projects that we have recommended funding for have come in under budget. These funds accumulate interest. We did an audit and there is an accumulated fund balance. We didn't plan on this so we don't know what to do with it. In the next few months Council will decide what to do with these funds. If you leave me your email addresses I will email and let you know when these meetings will be held.

ADJOURN

Motion to adjourn by David, second by Casey. Vote unanimous to adjourn.
Meeting adjourned at 2:27 p.m.

CEDAR CITY PARKS AND RECREATION
RAP TAX ADVISORY BOARD WORK MEETING
JULY 15, 2015

The Cedar City Parks and Recreation RAP Tax Advisory Committee held its action meeting on Wednesday, July 15 2015 at 1:00 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

PRESENT: Board Members: Ron Adams, Mauri Bleazard, Sherene Carter, Sarah Lamb, Ricky Mendini, Vickie Christian.

EXCUSED: Casey McClellan, David Louthan

OTHERS: Fred Rowley, Paul Cozzens, Austin Bingham, Larry Olds, Jarod Barnes, Chris Hudson, Kerry Fain, Susan Tyner, Jennifer Weaver, Holly Hadley, Marcy Hadley, Tim Beery, Susan Tyner, Todd Prince, John Black, Paul Cozzens.

CALL TO ORDER:

Ricky called the meeting to order at 1:02 p.m.

DISCUSSION AND VOTE ON RAP TAX RECOMMENDATIONS

Ricky – I apologize that I couldn't make it to the tour on Monday. I did go and look at the sites.

AQUATIC CENTER: PARKS

Vickie – I have a question about the kayaks. There seems like there is an overabundance of them. Chris – There are 10 of each kind, single and tandem. They are just not popular, and we plan to sell some off. Last year we bought paddleboards and they are always rented out. We also have an interest in peddle boats. Mauri – How much for the paddleboards? Chris – \$800 each and we'd buy 10. We want to purchase something durable for beginners. We would purchase different types for kids or adults. We would also use the funds from the sale of the kayaks. Ron – Do you use the kayaks for recreational programs? Chris – Not yet. Derrick, who had my job before me, before me tried to use them in the pools, but normally those who like to kayak want to be outside in a lake or stream to do it. Ron – Would the scouts use them? Chris – No. And we lock them up in the winter. I've talked to Jennifer about paddle board yoga. Mauri – I used to use the kayaks and they were popular. Chris – They were a novelty the first year.

Sarah – Why does there need to be two signs at the park? Austin – There are two there now. There don't need to be two, but there are two entry ways. One would be sufficient if needed. It would cut the cost in half.

Ron – On the Fields at the Hills upgrades, were we using any street department personnel in your estimate? Austin – No. But it would drastically cut the estimate if we used in-house labor. Ron – Does it need to go down 12 inches? Austin – Eight would be okay, but six inches might not be past the clay layer. The removal was the highest cost. Mauri – How much of the cost was it? Austin - \$11,000 of it was the removal, so about half could be reduced with help from Public Works. Sherene – How about doing a couple at a time instead of all four? Austin – We could do that. Ron – Where did the numbers for the bathrooms come from? They seem very high. Austin – From Engineering. It also includes access with sidewalks, etc. and also the utilities. The sewer and water are very close. Ron – How about impact fees? Austin – They are not in the estimate. Sherene – Since there's a bathroom up there already, is it just for convenience? There would be additional maintenance costs. Austin – It is more for convenience as people have suggested it would be better not to have to walk so far.

SPORTS AND RECREATION

Sherene – You are requesting three basketball standards? Jennifer – We have one at the high school. This would make a set of four.

GOLF

Sherene – With the awning, was the furniture included in the \$80,000? Jarod – Yes. \$70,000 for improvements and \$10,000 for furniture. Sherene – That seems high. Jarod – They have to add a support beam.

CROSS HOLLOW EVENTS CENTER

Ron – Do you have enough electrical service to add those outlets? Larry – We have plenty. We only have seven there now. I had to Gerry-rig one last time. We could get by with six more. Mauri – I don't understand why you want the one strip of asphalt. Larry – With the big trailers coming to the rodeo, it makes it hard to stop on the grade and it makes chuck holes. We don't want to oil it completely.

FRONTIER HOMESTEAD MUSEUM FOUNDATION

Vickie – We may have already talked about this. Can we do this in phases? Todd – Yes. We would look at total amount available and see how far we can go. Maybe we could leave the exterior finish off this year. Ron – Would phasing change the state contribution? Todd – No.

SOUTHWEST WILDLIFE FOUNDATION

Vickie – I'm always concerned about that one, with the conflict with the City and the Foundation. Susan – We don't turn anyone away, and the facility is used by tourists, local people church groups, etc. Vickie – I get that. Who is going to maintain it though? Susan – There are several options, like the internship programs with SUU and we could contract to pay the interns. That is one of the options. Horizon House wants to assist with the list of things at the Park. They are committed to at least once a month. Vickie – They are helping right now? Susan – Yes. Vickie – I was up there the other day and your trash is overflowing. Susan – When we get our restroom, we'll have volunteers up there daily. If we contract with SUU for an intern, we won't have to worry about salary and withholding. We can also supplement with volunteers. Mauri – What is the rule about City-owned facilities and RAP Tax? Paul – The recreation funds need to be spent on publically owned or operated recreational facilities. We could contract with a non-public entity to use the facilities. The purpose of the publically owned amenities is so public tax monies are not used to fund a Gold's Gym, etc. Susan – We are not the same as a gym. Paul – I'm not saying that, but you are a private entity and everything is privately owned. That is the overriding thing. Susan – So it has to be government? Paul – Those are the only ones I know of. Susan – That's putting a huge limitation on granting the funds. Paul – We do contracts. We have one with YETI. Mauri – What kind? Paul – It would be with SW Wildlife, but the City would have to own and maintain and operate their facility. Susan – Does the City want to do that? Paul – I can't answer that. Vickie – It's difficult for a recommending body to recommend, when we don't know how the City will feel. You've done your homework and your packet is amazing. But it's hard for us to make a recommendation. Susan – I have a letter from the Mayor in support of this project but I didn't put it in your packets. We've talked to state leaders about the visitors' center and they stay start small and work up. We built the bridge first. And the restroom facility will help, then we can pursue state funding. Tuacahn almost lost their facility because it was too big too fast. We don't do that. We don't go into debt.

TRAILS COMMITTEE

Vickie – Do you have an estimate of how much the easement is? Paul – It's not in the packet. In the past we have a budget and that's as much as we buy. Vickie – So all the funds go to the right of way? Paul – There are two properties involved. We don't know if it's the \$100,000. Sherene – It makes sense to me to buy the right of ways and then move on. Rick – You'd be buying two lots. Sherene – That's why I was wondering if there was an estimate, it seemed high for two lots.

YETI

Paul C – First of all, thanks to the committee. It's nice because that's the part that is the worst, picking the winners and losers. Sorry I wasn't here last week. I was working out of town. I talked to Dallin Staheli this week. I support YETI. I love the private-public partnership concept and the volunteerism involved. We did designate it as a temporary facility and they have had two years of success. I think the proposal with the gabled roof is a mistake though. We want it to fit in with the Aquatic Center. We also need to step back and do a master plan. Master plans change and evolve. Council needs to make the decision if that is going to be YETI's permanent home. I posted about this issue on Facebook to get

public comment. There were a few negative comments, but 99% were extremely positive. St. George people are driving up to use the facility. Mayor Burgess posted and said he agreed with what we did a couple of years ago and thought it was a good use. Sherene – I've been on the RAP Tax Board for nine years and was on the Parks and Rec Board when we were discussing the master plan for what was going to be a Rec Center and then turned in to the Aquatic Center. Where is the master plan and where are we at? I felt it was going to be temporary and it's wonderful, but my concern is that we have that beautiful building and now we hodgepodge a shed on the back. Paul C – I agree 100%. It is kind of hodgepodge right now, but they had to be to prove they would be successful. Sherene – Are there other options on location? Ricky – We have an email from Bruce Barclay, who is the P & R Board Chair, and he suggests we hold off funding for YETI until the Board has a chance to look at it in total and develop a long and short term usage plan. He says he supports them and this is not yes or no, but maybe they are moving too fast. Paul C – As a Council Member, I wouldn't support a Rec Center. Mayor Burgess did research and found it costs \$150,000 a year to support a Rec Center. I wouldn't support that. But the ice rink is a winter venue. And in speaking to Dallin, we found we could move the equipment inside. We are wasting a lot of heat and if we move it inside it would save energy. It would be a win-win for both the rink and the pool. This would preheat the City pool and cool the glycol for the ice rink. Pools and ice rinks go together. So the location is perfect for this. That could be done very inexpensively and I would like to move on that. Ricky – That part is not in the proposal. Sherene – I feel like we can't set money aside right now because the City doesn't know what they want to do. Paul C – We are not asking for RAP Tax funds for conversion of the heating/cooling system. But even if the ice rink went away in two years, we could take it out. I think they are asking for too much money this year. We want to do it right and get other parties involved and make it an attractive project and then we could use it for other purposes in the off-season. The more traffic we drive to the Aquatic Center, the better. If you consider any funding for YETI this year, change the ordinance to phase the project over two or three years. I don't like the design, no offense Kerry. We do need to decide if it's going to be permanent and then figure out how to do it right.

PANEL DISCUSSION

Mauri – Let's see what we agree on. Vickie – We have two different funds. We need to specify which one we are funding from. Paul – Yes, you will be recommending expenditures from both of those funds. Remember, you don't have to spend the preservation fund as it can roll over. General funds need allocations recommended. Marui – Let's split up something, like the asphalt that could fall under that fund. Can we combine funds? Paul – The approximately \$32,000 could be spent towards the asphalt and then some of the \$291,000 of the general RAP Tax. Sherene – What about the couches, freezer and the ADA doors? I have that under renovation funds. ADA doors are a must. Paul – The exterior are ADA compliant but have functionality issues. Chris – Due to the winds and the high pressure in the building, they don't work correctly as they don't have enough power. The other issue is that if a disabled person wants access they have to come find someone. Paul – The Aquatic Center was designed to accommodate ADA access. Chris – The spring loaded doors are a problem. They are usually open, but we close them if it's windy. So they are closed on a regular basis and they are on the pool side access. Vickie – So if someone in the locker room is in a wheelchair they have to come back out and get help? Chris – Yes. In theory they could push on the doors, but they are too hard to push open. Ricky – In my mind, everything except the equipment for the lake would fall under that preservation fund. Sherene – Not the basketball standards. Mauri – \$31,400 is the full amount from the Aquatic Center and I propose we give that to them. Second by Sarah. Vote AYE by Mauri and Sarah. Motion failed to carry.

Paul – The motion needs to designate the split. Ricky – I think the whole funding will come back to City. Sarah – How much could you get for the kayaks? Chris – I don't know. Ours are not quite as appealing to the market, but I'm not a specialist in the field. Four of them have holes, so they couldn't be sold. There are a total of 20. 10 are the tandem boats. Sarah – How much did you pay for them when you purchased them? Chris – They were \$8500 which was funded by the RAP Tax. Ron – We can take some out of maintenance fund. I personally kicked out the couches and only gave half for the paddleboards. Sherene – Maybe someone needs to make a motion to break it down more. Paul – Maybe the Board should review the requests and look at the commonality. The Arts Board does that. Vickie – Does everyone agree on the doors? All agree. Paul – If the Board funds the freezer, doors, and stand up boards it comes to \$19,000. Vickie – The couches are unsightly and could be dangerous.

\$10,000 sounded like a lot so I cut it down in my calculations. Ricky – I put \$5,000. Maybe funds from sale of kayaks could augment this. Mauri – I think they need all of it. Paul - That's up to a total of \$24,000.

Mauri – I motion to fund the asphalt at \$56,000 using all of the \$32,368.60 in the preservation fund and have the difference pulled out of the general RAP Tax funds. Second by Sarah. Vote unanimous. Mauri – Now we can take remaining amounts out of the general RAP Tax funds!

Ron – Okay, so let's go back to the Aquatic Center. Sherene - \$24,000 was the amount for the freezer, couches for \$5,000, paddle boards. Motion by Sherene for to fund the Aquatic Center at \$24,000. Second by Mauri. Vote unanimous.

Paul – Now there is \$243,686 left.

Mauri – Motion to not fund the restrooms, second by Sherene. Vote unanimous.

Mauri – Motion to allocate \$57,000 to the outfields at Fields at the Hills, \$15,000 for the irrigation and \$18,000 to Bicentennial Park. Austin – If we get assistance from Public Works it might be half of the amount we proposed which was \$107,000 with \$92,000 for the fields. Sherene – So it would be \$46,000 to do two of those fields. Vickie – I go with what Sarah said, we don't need two signs. Sarah – What is the cost for the signs? Austin - \$5,000 each. Sherene – So it would be \$13,000 for Bicentennial if we take out one sign. Paul- So you're at \$74,000. This is just the fields and not the shade. Paul – The Board can say spend the funds on Bicentennial renovations and then they can make it go as far as they can on the items he put on the application. Mauri – I personally recommend that foul ball thing, I've seen people get hit by balls there. Austin – of the \$107,000 requested, \$15,000 was for the shade. Sherene – The fields look really good, I'm impressed. Motion by Sherene to allocate \$74,000. Second by Mauri. Vote unanimous.

Paul – Now you have \$169,686 left.

Ricky – We are now down to Sports and Recreation. Sherene – I motion to award the full amount of \$3,117. Second by Vickie. Vote unanimous.

Paul – There is 166,569 left.

Mauri – I motion to award \$14,000 to Cross Hollows. Second by Sarah. Vote unanimous.

Paul – There is \$152,569 left.

Ricky – The Frontier Homestead request is \$70,000. Vickie – I say give them half and have them phase the project. Mauri – I'm worried about Golf and YETI. Sherene – I say give Homestead \$20,000 to do the foundation of the building. Paul C – On the phasing issue, can money be allocated to a group knowing that we haven't changed the ordinance to phase projects? Paul – Frontier Homestead would spend the funds within the year. They take the risk that when they come back next year they may be refused. The City takes the risk that they are actually going to finish to project that they started. Paul C – Can we allocate the funds today? Paul – They would have to spend it within the year. If we amend the ordinance we need to make sure the amendment covers that. If they allocate a small amount it could go to the engineering and architecture that will be necessary. Paul C – Buying materials would be a greater risk to the City. Paul – Correct, but that is how the ordinance reads.

Sherene – Shall we move on to Trails? In my calculations, I allocated \$60,000 to them to buy the easements. I thought \$100,000 was too much. Rick – I put \$50,000 as that needs to be the first step. Vickie - I motion to allocate \$50,000 for Trails. Second by Mauri. All voted to approve that amount except Ron.

Paul – There is \$102,569 left.

Vickie – I motion to allocate \$35,000 to Frontier Homestead State Park. There was no second. Sherene - I motion to award \$20,000 to Frontier Homestead State Park. Second by Sarah. All voted to approve that amount except Ron.

Paul – There is now \$82,569 left.

Mauri – I motion to allocate \$1,280 for YETI for the electrical box. Second by Sherene. Vote unanimous. Vickie – I agree with holding off on their big project. Ricky – I agree, they need a master plan. Ron – I agree. It would be great but it needs to be planned. Paul – They have a year to year lease and we all intend to renegotiate that, so the electrical box would be used.

Paul – Now there is \$81,289 left.

Mauri - I motion to give \$81,269 to the Golf Course for the junior golf and for the awning. Second by Sarah. Vote unanimous.

Paul – Typically the Council meeting where they discuss this will be around the 1st of August. If you give me your emails, I will let you know when I find out.

Ricky – Thanks for being patient. Susan – Thanks to everyone.

OTHER BUSINESS

Paul – Before we adjourn, we need to discuss electronic meetings. This would be the anchor location. I don't know if this persuades you but the Arts Board decided not to consider the resolution due to their view that face to face communication is important. Mauri – I would rather have more people here. Ricky – Electronic communication would be too impersonal. Paul – If someone wants to adopt the resolution, we can adopt it or we can reject it or just not make motion on it. This would allow Board members to phone in and be on the speaker phone. Vickie – Just board members? Paul – Yes. Motion to adopt the electronic meeting resolution by Mauri. Second by Vickie.

Roll call vote as follows:

AYE - Ricky
AYE - Ron
AYE - Mauri
AYE - Vickie
AYE - Sarah
AYE - Sherene

ADJOURN

The meeting adjourned at 2:30 p.m.

2015 Parks and Recreation RAP tax action meeting recommendations

Applicant	Amt. Req.	Committee Recommended Amt.	Committee Recommended Projects
Cedar City Corporation			
Aquatic Center	\$31,400	\$24,000	\$3,000 Electrical upgrades for Concession area. \$2,000 main ADA door upgrades. \$6,000 interior ADA doors. \$5,000 couches. \$8,000 paddle boards.
Parks	\$341,000	\$130,000	\$56,000 Asphalt maint. ((\$32,368.60 preservation fund & \$24,631.40 General funds). \$15,000 irrigation smart timers. \$46,000 Field at the Hills Renovations. \$13,000 Bicentennial Renovations.
Sports and Rec Cedar Ridge Golf Cross Hollow	\$3,117	\$3,117	portable adjustable basketball hoops
	\$85,000	\$81,289	portable golf demo equipment and patio expansion
	\$14,000	\$14,000	asphalt and electrical hookups
Frontier Homestead Southwest Wildlife Found.	72,000	\$20,000	costs associated with storage building
Trails Committee	\$30,000	\$0	
YETI	\$100,000	\$50,000	trail right of way
	\$175,000	\$1,280	purchase of an individual electrical meter
Total	\$851,517	\$323,686	

Total amount budgeted for FY 2015-2016 \$323,686

Total in general RAP funds \$291,317.40

Total in preservation and restoration RAP funds \$32,368.60

All Committee recommendations were based on the information in the individual applications.

For additional information as to the Committee recommended projects please see the individual applications on file with the City Attorney's office.

During the RAP process the Southern Utah Space Foundation and Lions Club applications were removed from consideration under the parks and rec RAP fund.

**CEDAR CITY
COUNCIL AGENDA ITEM 3
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: August 8, 2015

SUBJECT: Vicinity Plan for Ashdown Forest PUD Phase 8

Discussion: The subject PUD 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 are a copy of the PUD's Vicinity Plan and Project Analysis. As required in the City's subdivision ordinance once the Planning Commission recommends a PUD 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 PUD:

Developer-	Fiddlers Canyon Development
Subd. General Location-	1300 East Ashdown Forest Road
Area Land Use Zone-	R-1
Number of Lots-	35
Lot Size Range-	13,000 to 42,000 Square Foot Residential Lots
Misc. Information-	This development is adjacent to the City's Fiddlers Canyon water tank and the development will maintain an access to the tank. The development will also install its own water system in order to provide sufficient water pressure and fire flows.

CEDAR CITY PLANNING COMMISSION
MINUTES
July 21, 2015

The Cedar City Planning Commission held a Meeting on Tuesday, July 21, 2015 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in Attendance: Rich Gillette -Chair, Fred Rowley, Mike Mitchell, Jill Peterson

Members absent: Mary Pearson-excused

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

Others in attendance: Frank & Brian Nichols, Shalene Griffin, Heath Oveson, Carl & Kathleen Hall

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 (July 7, 2015)**
(Approval)

The minutes were not received by members to review so this item will be tabled until the next meeting.

- | | | |
|--------------------------|--|-----------------------|
| 2- PUBLIC HEARING | | |
| PUD Vicinity | Approx. 1300 E Ashdown Forest Rd. | Fiddlers Cnyn |
| (Recommendation) | Ashdown Forest PUD Phase 8 | Dev./ GO Civil |

Rich opened the PUBLIC HEARING.

Heath said this will be the next and final phase of Ashdown Forest. The BLM property is on the east and this is next to the City water tank.

Jill went to this area but could not tell exactly where it would be. Heath explained if you go up to the very end of Nichols Canyon Road it extends beyond that.

Fred wondered what the one most recently was and that was Phase 7 of just a very few lots. Heath said the lot sales went very well so they are now planning this next phase. On the north side is the City detention pond and there are steep hills to the south and east.

Fred asked about the water Pressure in this area. Kit said there were no lots here that would meet the required 45 psi water pressure.

Heath explained how they plan to install a pump station at this tank to add pressure for all these new lots. This has been done in several other places and it works well. It will be a variable pump and more cost effective. As the demand goes up they can increase that pressure. He gave Brianhead as an example of this method. The system would have its own backup generator. That water pressure

can be brought up to whatever you set it at.

Fred wondered if it would be capable of fire flow. Heath said it would.

Kit pointed out that it would be a private system, the City would sell them water and the HOA could own, run and operate that system.

Heath said they have different options. They plan to build this at Cedar City standards. If that is to remain a private system then they can probably put in cheaper pipe.

Kit said there was a master planned tank up there that would serve this at the right pressure but until that tank is built this would need to be a private system. The Smith parcel that came thru recently for a zone change on it is to the north of this area. This area is right in the canyon.

Fred said that this City tank would now be on paved roads. Heath pointed out the road that is roughed in now just past that tank.

Kathleen Hall who lives in Ashdown Forest was concerned with just where this development is. Heath pointed out the area on maps and showed her the different canyons. This is a little smaller canyon than the Fiddlers Canyon.

Kathleen also was concerned with this area adding to the flooding they get when large amounts of water run down that canyon. She fears that all these additional lots will cause more flooding down below. Heath explained that when they put that road in at the top of the canyon there is a fairly large storm drain with that road that will channel all the water out to the channel on the north. If anything there should be a drop in the water that will come down other streets.

Kathleen has walked the area and talked about what could be survey stakes. Heath pointed out those are lot corners up on the hillside and nothing to do with this project. He talked about the height of things and how most homes would be lower, so nothing built in the new area would block their view they have now.

Heath pointed out that there is a master planned walking trail in this area. As part of this development they will put in a 10' wide sidewalk all a part of the roadway. People will be able to walk through there and get to the existing trail.

Paul wondered how that would work with a trail portion in a private development. Would that be open to the public? Heath indicated yes. Paul then asked about maintenance. Heath felt as it would be concrete not asphalt, that would be low maintenance. That would be part of the HOA and they would need to maintain it. Kit asked if they would have something in their CC&R's about this trail. Paul would like to see that stated on the plat. Heath said it was on this plat. Heath talked further about the area, the slope of the steep hills and how it would be difficult to extend the trail system through this area.

Fred asked about the Ashby lot; that is also a trail? That is an old alley in Fiddlers. He was told that is a storm drain easement and was not meant to be a trail. There is a large storm drain under that easement.

Fred said that it then would not connect anything if that is not a trail. It all goes in the rear of lots and dumps back into the channel on the north.

Brian N. said they are just trying to accommodate the City's master plan of trails in their development.

Kathleen said these lots have not sold yet, and as they have no homeowners there will be no snow shoveling along these roads. Brian said that will be a part of the HOA and it will all be taken care of. He pointed out that the City has miles and miles of sidewalk and they don't plow either. This area would not be different than that.

Kit was asked if he had the construction drawings on this yet. He said not yet as this is vicinity and they will be reviewing those next. Heath will get his last set of comments back that Jonathan has made. They will determine just how they will handle this water system.

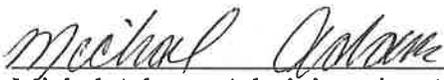
Jill pointed out that she feels this is a very nice community. Heath said they spent a lot of time on the past phases and he is doing about double the time on this phase. This will be the best phase yet.

Kit said there is one thing that the developer needs to be aware of; now that this has begun the approval process they are not to do any work until this has received final plat approval. There are penalties that apply if they do any work on the project.

As there were no other comments, Rich closed the PUBLIC HEARING.

Jill moved to send this on to City Council with a positive recommendation; seconded by Mike and the vote was unanimous.

The meeting adjourned at 5:40 p.m.



Michal Adams, Administrative Assistant

Fiddlers Canyon, LLC
2045 North Main St.
Cedar City, UT 84721
July 10, 2015

Plan Review
Cedar City Corporation
10 North Main St.
Cedar City, UT 84720

Dear Plan Review Team:

We are pleased to provide the market analysis and buyer profile for the Ashdown Forest Phase 8 development.

Ashdown Forest is a well-known and well-established PUD. With a total build out of over 200 single family home building lots, the community and the city have had a chance to see this area from design to construction. This small phase will be more of the quality of what has been done in the past. Lot sizes range from close to $\frac{1}{4}$ acre to over $\frac{1}{2}$ acre. The homes are required to be constructed of high quality materials and earth tone colors to complement the natural environment. Front yard landscaping is required of all homes within one year of the commencement of home construction. There are no amenities except for the landscaped island entrances. There is a HOA already that manages the collections and expenditures for the HOA common areas and duties. It is our understanding that this area complies with the current zoning regulations and requirements.

The market and our city is rebounding from a deep recession. There is pent up demand for new homes and building lots. Ashdown Forest, along with other areas, is seeing new interest in building lots and thus we are excited to continue building in this already well established community.

There are many types of buyers in Ashdown Forest. There are many families that already live in the Cedar City area that want to move up from a starter area into a more upscale area such as Ashdown Forest. We expect this trend to continue. We are also seeing activity from homes with two earners, many in professional capacities such as University and medical industry professionals. Ashdown Forest also seems to be popular with

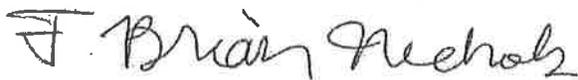
[Recipient Name]

July 10, 2015

Page 2

people who have come to love Cedar City and have chosen the area as a retirement or vacation home. We are seeing increased interest from out-of-town buyers as well.

Sincerely,

A handwritten signature in cursive script that reads "Brian Nichols". The signature is written in dark ink and is positioned above the printed name and title.

Brian Nichols
Project Manager; Fiddlers Canyon, LLC

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**CEDAR CITY
CITY COUNCIL AGENDA ITEM 4
STAFF INFORMATION SHEET**

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: August 19, 2015

Subject: **Consider granting an easement to Garth O. Green Enterprises to cross 200 West at 500 North with a communications conduit.**

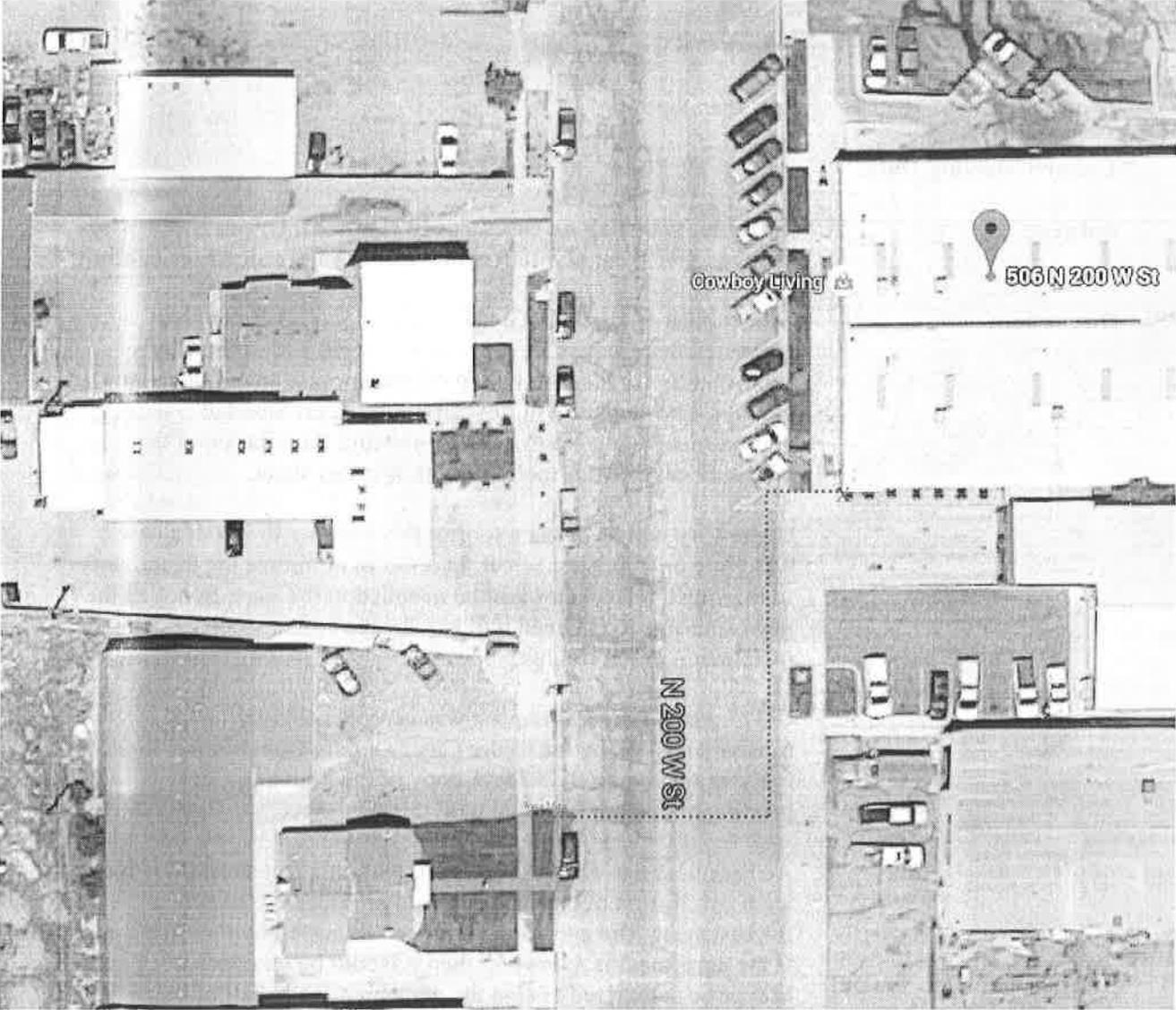
Discussion: Mike Green of Garth O. Green Enterprises (GO Green) has requested that Cedar City grant an easement within the City's right-of-way for the installation of a fiber optic communications conduit. The conduit will run across 200 West Street at approximately 500 North. A map showing the location of the proposed easement is included with this fact sheet.

Cedar City will be doing a project this summer to install a new waterline on 200 West Street. In order to minimize the disturbance to the street, the conduit will be installed in the same trench as the new waterline. GO Green will pay for the costs associated with the installation of the conduit.

GO Green's easement request was given a positive recommendation by the Cedar City Planning Commission at the meeting on August 4, 2015. A copy of the Planning Commission meeting minutes is included with this fact sheet.

An easement agreement is included with this fact sheet that gives a legal description of the easement and provides the terms for use of the easement. The agreement has been reviewed by Paul Bittmenn. If the agreement is approved, then it would be on condition that the Mayor be authorized to sign the agreement on behalf of the City. Also, if approved, this agreement will be recorded with the Iron County Recorder's office after it is signed by both parties.

G.O. Green Enterprises Inc Fiber Line Path



..... Best Route Based on East Side Water Line & Meter Location

CEDAR CITY PLANNING COMMISSION

MINUTES

August 4, 2015

The Cedar City Planning Commission held a Meeting on Tuesday, August 4, 2015 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in Attendance: Rich Gillette -Chair, Fred Rowley, Mike Mitchell, Jill Peterson, Mary Pearson

Members absent: None

Staff in attendance: Kit Wareham, Larry Palmer, Michal Adams and Jonathan Stathis

Others in attendance: Mike Green

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 (July 7, 2015 & July 21, 2015)
(Approval)**

Fred moved to approve the minutes of July 7, 2015 and July 21, 2015. Seconded by Mike and the vote was unanimous.

- | | | |
|---|-------------|---------------------|
| 2- Easement from City
(Recommendation) | 506 N 200 W | Mike Green/GO Green |
|---|-------------|---------------------|

Mike Green said they began their company back in 1989. Southwest Plumbing was part of that. On 200 West they have the shipping center; the call center is across the street. He pointed out all the various buildings on the maps. The main network connection is in 1 building but the problem is the other two buildings have the highest data use and they are across the street. They are trying to shoot wirelessly between these buildings. As the City will be digging up 200 West to install a waterline, they would like to install some conduit with two laterals and have their lines connected across 200 West.

Kit said the City has done this before like out at the Canyon View middle and high schools. They granted them an easement across a city street.

Fred asked if there would be any problems having this conduit so close to a City waterline. Kit said that has been an issue in the past but they now have a standard 2' separation and that will be fine.

Fred moved to give a positive recommendation to City Council for this easement, seconded by Mary and the vote was unanimous.

The meeting adjourned at 5:20 p.m.

Michal Adams, Administrative Assistant

**EASEMENT AGREEMENT
GRANTING AN EASEMENT TO
GARTH O. GREEN ENTERPRISES, INC.**

This Agreement entered into this ____ day of _____, 2015, between Cedar City Corporation, a Utah Municipal Corporation, and Garth O. Green Enterprises, Inc., a Utah Corporation, hereinafter referred to as G.O. Green.

WHEREAS, G.O. Green requests and requires an easement crossing 200 West Street at approximately 500 North for the purpose of installing and maintaining underground fiber optic and computer connection lines in a conduit; and

WHEREAS, Cedar City Corporation wishes to cooperate with G.O. Green to improve and enhance economic development in Cedar City; and

WHEREAS, Cedar City Corporation will be installing a new waterline on 200 West Street and G.O. Green has requested that a conduit be installed as part of the waterline project in order to minimize disturbance to the roadway.

NOW THEREFORE, G.O. Green and Cedar City hereby agree that said easement will be granted along the following legal description, to wit:

An underground private fiber optic communications easement 4 feet in width, 2 feet on each side of the following described centerline:
Beginning at a point on the east right-of-way line of 200 West Street, said point being located N0°41'23" W, 581.42 ft. along said right-of-way line from the southwest corner of Block 55, Plat B, Cedar City Town Survey; thence N90°00'00"W, 18.55 ft.; thence S0°41'23"E, 99.81 ft.; thence S89°14'11"W, 80.45 ft. to the west right-of-way line of 200 West Street and point of ending.

BE IT FURTHER agreed between G.O. Green and Cedar City that said easement shall be restricted to the following provisions:

- I. G.O. Green agrees to pay the City all costs associated with installing a conduit within the granted easement as part of the 200 West Waterline Replacement

Project; including, but not limited to the following additional work associated with the conduit installation: asphalt removal, excavation, conduit installation, backfill, asphalt paving, and asphalt flush coat. The conduit materials will be supplied by G.O. Green;

2. Within the granted easement, whenever the City shall require relocation or reinstallation of the conduit or wiring, G.O. Green shall remove and reinstall the conduit or wiring at no cost to the City;
3. Any future work on the conduit or cables within the easement shall require G.O. Green to obtain a road break permit from the City and pay all applicable fees associated with the road break permit;
4. G.O. Green shall hold the City harmless for any costs or losses resulting from damage to said conduit or said wiring within the easement; and
5. In conjunction with the waterline replacement project, existing underground utilities, and general engineering standards, Cedar City shall determine the depth at which the conduit will be buried.

Passed and approved by the City Council of Cedar City, Utah, this _____ day of _____, 2015.

DATED this _____ day of _____, 2015.

CEDAR CITY CORPORATION:

MAILE L. WILSON, MAYOR

[Corporate Seal]

ATTEST:

RENON SAVAGE, CITY RECORDER

STATE OF UTAH)
 :SS
COUNTY OF IRON)

This is to certify that on the _____ day of _____, 2015, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Maile L. Wilson, known to me to be the Mayor of Cedar City Corporation, and Renon Savage, known to me to be the City Recorder of Cedar City Corporation, and acknowledged to me that she the said Maile L. Wilson and she the said Renon Savage executed the foregoing instrument as a free and voluntary act and deed of said corporation, for the uses and purposes therein, and on oath state that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

NOTARY PUBLIC

GARTH O. GREEN ENTERPRISES, INC.

By:
Its:

ATTEST:

By:
Its:

STATE OF UTAH)
 :SS
COUNTY OF IRON)

On this _____ day of _____, 2015, personally appeared before me
_____ who duly acknowledged to me that ___he
signed the above and foregoing document.

NOTARY PUBLIC

CEDAR CITY COUNCIL
AGENDA ITEMS - 5
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: August 17, 2015

SUBJECT: Final Plat Approval for Windmill Plaza

DISCUSSION:

Windmill Plaza is a commercial subdivision in the vicinity of 1300 South Main Street. The subdivision has completed the Vicinity and Preliminary Plat phases. The City Engineer's office recommends the matter for approval.

The owners have submitted a title report. According to the title report the owners of the property are the same as the owners on the plat; taxes on the property are current; and financial encumbrances over portions of the property to be dedicated to public use have been released.

The developer has paid all required fees. This includes a \$1,610 plat checking fee, a \$2,725 inspection fee, and a \$2,500 pre-plat approval development fee.

The developer has posted a letter of credit issued by State Bank of Southern Utah in the sum and amount of \$299,816.00. This letter of credit is in an amount calculated by Watson Engineering and verified by the City's Engineering staff. The amount of the letter of credit is calculated to cover the costs of the public infrastructure related to the project plus an amount to cover the one (1) year warranty on the improvements. The City's bond agreement has been signed by the developer.

This subdivision has generated some public interest. It has also generated one (1) law suit. If the actual subdivision of the property is challenged through litigation the City needs to have a complete record to provide to the reviewing court. I have attached the Engineering Department's documentation related to this subdivision related to vicinity plan and preliminary plat. This information includes: numerous emails; traffic information; sewer information; drainage information; water information; and the minutes to date of the public meetings where this item was on the agenda. In addition to this please consider the vicinity plan, preliminary plat, and the engineer drawings that are on file with the City Engineer's office as part of the proceedings.

If it is the council's decision to approve the final plat for Windmill Plaza please include in your motion a reference incorporating the contents of this decision paper and all other documents referenced herein.

CITY ENGINEERING
DEPARTMENT EMAIL
CORRESPONDENCE

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>

Sent: Friday, July 31, 2015 8:07 AM

To: 'Tim Watson'

Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings Final Review

Tim:

In reviewing the bond estimate for the subject subdivision I have a few comments as follows:

1- The unit cost of \$0.86 per SF for the 2.5 inch of asphalt is low, the city's blanket contract bids for the year is \$1.30 not including the flush coat which is around \$0.05/SF.

2- The unit cost of \$12.76 per LF for the curb and gutter is low, the city's blanket contract bids for the year is

\$15.00 not including the road base which is around \$2.00/LF.

3- I do not see the itemized costs for the 860 West/800 South sewer line. This line will be nearly 3 times more cost

per lineal foot than the sewer in the undeveloped interstate drive, need to include cost for saw cutting asphalt, core drilling manholes, modifying manhole bases and hand patching trench which is around \$3.70 per sf not

including road base.

Thanks, Kit

Kit Wareham, P.E.

Cedar City Engineer

10 North Main Street

Cedar City, Utah 84720

Office: (435)865-5119

Mobile: (435)233-0080

Fax: (435)586-2949

E-mail: wkit@cedarcity.org

From: Tim Watson Fmail: tim@wecinc.com

Sent: Wednesday, July 29, 2015 3:15 PM

To: Kit Wareham

Cc: bpaul@cedarcity.org; ieff@buraessinvestmentgroup.com

Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings Final Review
Kit,

Thank you for the email response for the Windmill Plaza Subdivision.

I know the owners have been trying to contact the Comfort Inn owner the last couple of weeks and the owner is visiting

India. We will make sure to get the Bond and Title Report into the City for review quickly.

Thanks again. I'll keep you updated on the status of the Comfort Inn letter.

Tim G. Watson, P.E., S.E

May 25 - 21, 2015

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>
Sent: Wednesday, May 27, 2015 1:47 PM
To: Don Marchant (donmarchant1946@gmail.com); John Black (jsblack@q.com); Maile Wilson (mayorwilson@cedarcity.org); Paul Cozzens (cozcabs@infowest.com); Ron Adams (aron@scinternet.net); zonafeller@gmail.com
Cc: Rick Holman (rhrick@cedarcity.org); Paulb@Cedarcity.Org (paulb@cedarcity.org); tim@wecinc.com
Subject: Windmill Plaza Vicinity Plan
Attachments: Sewer options.pdf

Mayor and Council:

I have seen several e-mails come through from the Developers and their engineer concerning the subject development Vicinity Plan. However, I have not seen very much detail on how the sewer, drainage and traffic issues can be addressed that you can really base your decision on tonight. I have done my own study on the sewer issue and have some recommendations on the drainage and traffic that I thought I would get to you before the meeting as follows:

Sewer- As shown on the attached drawing, the development is served with the sewer main that extends generally along 1100 West from the Windmill development to 200 South. The section of this 1100 west sewer line with the least capacity has a maximum capacity of 465 gallons per minute (GPM). The line currently sees a maximum flow of 331 gpm, this flow does not include the 100 gpm that the new SWATC building will produce. It is estimated that the Windmill development will produce additional flows of 200 gpm making a total flow of 531 gpm which exceeds the line's 465 gpm capacity by 64 gpm. An option to resolve this capacity issue would be to move part of the sewer flows from the 1100 West sewer line, which is all 8 inch diameter, into the 900 West sewer line which is mostly 12 inch diameter. The 900 west sewer line is also shown on the attached drawing. The connection from the 1100 west line to the 900 West line will be done by connecting a manhole at 800 South and 860 west into a manhole on 860 West at 781 South as also shown on the attached drawing. The developer has indicated that he would be willing to install this connection as part of the Windmill Subdivision Improvements. This connection would also send the future sewer flows from the new SWATC building into the 900 North sewer line and not impact the 1100 west sewer line. The 900 north sewer line will still have 57% in excess capacity after connecting the manholes at 860 West and 800 South and the 1100 West water line would have 12% excess capacity. This excess capacity should be sufficient as most the area along the 1100 west line is already developed.

Drainage- It is anticipated that all the lots in the Windmill Plaza Subdivision would have on-site detention per the City's Drainage ordinance. By having the on-site detention, the lots would only discharge the same flow of water off site as they do now in their undeveloped state. It is also anticipated that this flow will be discharged to the I-15 right of way as is currently done. The only area of the subdivision that would not be detained on site would be the extension of Interstate Drive to Main Street. The drainage for this section of street could be cut-off before it goes down Interstate Drive and also be routed to I-15. However, it will probably be required by UDOT and the City that a detention area for this road drainage be developed with the subdivision that would also restrict the drainage from the street to be maintain at the pre-development flow rates.

Traffic- It is hard to predict the traffic impacts the Windmill development will have on the existing subdivision to the north. However it would be safe to say the very little traffic generated by the Windmill Development will flow to the north down Interstate Drive. Most the traffic to the from the development will flow back and forth from Main Street. I would anticipate that the new access to Main Street will become a preferred route of the residents of the subdivisions along Interstate Drive as they travel to the Providence Center Commercial Area or other destination to the south.

Hopefully this information above and attached will help you in your discussions tonight. If you have any questions, please call.

Thanks, Kit

Kit Wareham, P.E.
Cedar City Engineer
10 North Main Street
Cedar City, Utah 84720
Office: (435)865-5119
Mobile: (435)233-0080
Fax: (435)586-2949
E-mail: wkit@cedarcity.org

Windmill Plaza

Sub Div. 3.00

Sewer Capacity

Summary

ANMPAD

1- Project Sewer Flows from Windmill - 200 gpm
Total is 148 gpm

2- 1100 West Critical Section Data - (Inlet Capacity)

	8"
Line Slope - D _i	713.20
Line Capacity -	465 gpm
Current Flows -	291 gpm
Windmill Flows -	200 gpm
Total Flows	<u>491 gpm</u>
Excess Flows	26 gpm

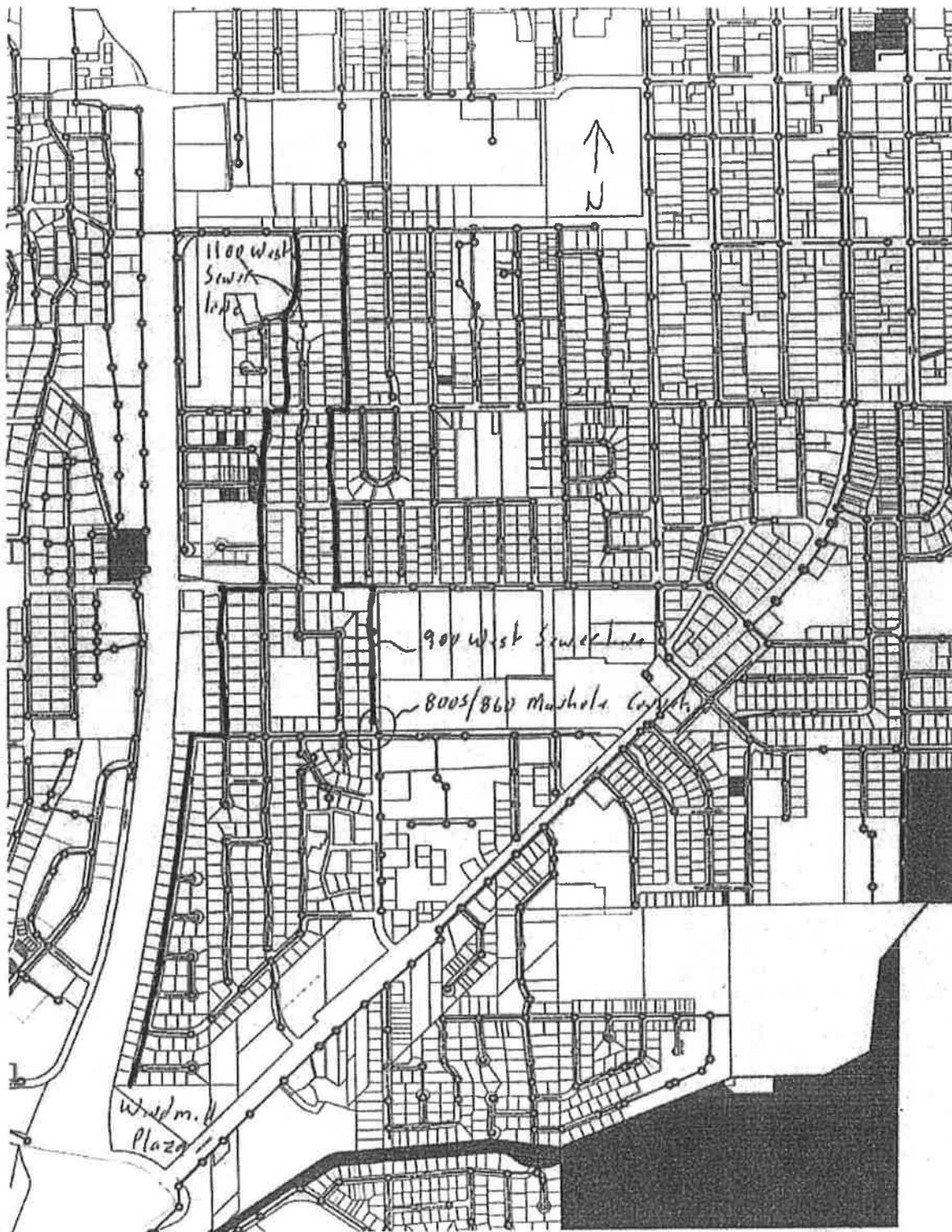
3- 860 West Option - Critical Section Data

	8"
Line Slope -	1.889
Line Capacity -	744 gpm
Line Flows	7 gpm
Village Flows	200 gpm
Total Flows	<u>207 gpm</u>
Excess Capacity	537 gpm = 7290

Sudak, Mod, Chas,

4- 860 West Option factored into 1100 West flows

1100 West Capacity 465 gpm
 1100 West flow w/ Windmill 491 gpm
 860 West flow reduction - 80 gpm (Village & Easting sum)
 Resulting 1100 West flows - 411 gpm
 1100 West Remaining Capacity - 465 - 44 = 54 gpm = 3720



Wired well Sewer Capacity

8" clay line n=.013 Study

Slope = 0.713 %

ERU Caps 477

ERU Current = 303

Pipe Capacity (GPM) = 465 gpm

GPM/ERU = $465 \text{ gpm} / 477 \text{ ERU} = 0.96 \text{ gpm/ERU}$

303 Current ERU's $0.96 \text{ gpm/ERU} = 291 \text{ GPM}$ Current Flow
Metal Fixtures = 788 per WSC $\begin{matrix} + 40 \text{ GPM} & \text{Blud + Christensen} \\ \hline 311 \text{ GPM} & \end{matrix}$

788 Fixtures = 180 GPM per tool box graph for 150 Rooms
144 GPM for 120 rooms

Pipe flow w/ Metal = $291 \text{ GPM} + 180 \text{ GPM} = 471 > 465 \text{ GPM N.G.}$
 $291 \text{ GPM} + 144 \text{ GPM} = 435 < 465 \text{ GPM OK}$
150 rooms
120 rooms

No Capacity for additional 4 lots

Increase pipe to 10 inch capacity goes from 465 gpm to 828 Gpm

SWATE Sewer Flows - 335 fixtures = 100 GPM per tool box graph

Pipe flow w/ SWATE = $291 \text{ GPM} + 100 \text{ GPM} = 391 < 465 \text{ OK}$

Blud + Christensen Flows - 82 fixtures = 40 GPM

Pipe flow w/ Blud + Christensen = $291 + 40 = 331 < 465 \text{ OK}$

Pipe flow w/ Blud, Christensen, SWATE = $291 + 100 + 40 = 431 < 465 \text{ OK}$
90pm

Pipe flow w/ Blud, Christensen, SWATE, 120 room metal = $431 + 144 = 575 > 465 \text{ N.G.}$

AMEND

**TABLE 701.1
DRAINAGE FIXTURE UNITS FOR FIXTURES AND GROUPS**

FIXTURE TYPE	DRAINAGE FIXTURE UNIT VALUE AS NOTED	NOMINAL SIZE OF TRAP (INCH)
Automatic clothes washers, commercial ^a	3	2
Automatic clothes washers, residential ^a	3	2
Bathroom group as defined in Section 701.1 (1.6 gpd water/closet)	5	—
Bathroom group as defined in Section 701.1 (more closet fixtures greater than 1.6 gpd)	6	—
Bidets ^b (with or without overhead shower or whirlpool attachments)	2	1½
Bidet	1	1½
Combination sink and tub	2	1½
Dead air vent	1	1½
Dead air vent	1	1½
Discharge from chiller	1	1½
Dishwashing machine, commercial	2	1½
Dishwashing machine, residential	1	1½
Emergency floor drain	0	2
Floor drain ^c	2 ^d	2
Floor drain	See h	2
Kitchen sink, domestic	2	1½
Kitchen sink, domestic with food waste grinder and/or dishwasher	2	1½
Laundry tray (1 or 2 compartments)	2	1½
Laundry	1	1½
Shower (based on the total flow rate through showerheads and body sprays)		
Flow rate:		
1.7 gpm or less	2	1½
Greater than 1.7 gpm to 2.1 gpm	3	2
Greater than 2.1 gpm to 2.5 gpm	4	2
Greater than 2.5 gpm to 3.6 gpm	6	4
Service sink	2	1½
Sink	2	1½
Urnal	4	See d
Urnal, 1 gallon per hour or less	2 ^e	See d
Urnal, recirculator supplied	1/2	See d
Wash sink (dishwasher or multiple) each set of fixtures	2	1½
Water closet, flushometer valve, public or private	4 ^f	See d
Water closet, private (1.6 gpd)	3 ^f	See d
Water closet, private (flushing greater than 1.6 gpd)	4 ^f	See d
Water closet, public (1.6 gpd)	4 ^f	See d
Water closet, public (flushing greater than 1.6 gpd)	4 ^f	See d

For SI: 1 inch = 25.4 mm, 1 gallon = 3.785 L, gpd = gallons per day, gpm = gallons per minute.
 a. Fix traps larger than 2 inches. See Table 701.2.
 b. A flushometer or air break at a bidet or a bidet with a flushometer does not increase the drainage fixture unit value.
 c. See Sections 701.2 through 701.4 for methods of computing unit value of fixtures not listed in this table or for setting of fixtures with flushometer flow.
 d. Trap size shall be consistent with the fixture water drain.
 e. For the purpose of computing loads on building drains and sewers, water closets and urinals shall not be used as a lower drainage fixture unit value than the lower value as determined by testing.
 f. The fixtures included in a bathroom group, add the fixture unit values of these additional fixtures to the bathroom group fixture unit count.
 g. See Section 404.1 for other requirements for fixture drains, branch drains, and building drains for an automatic clothes washer discharge.
 h. See Sections 701.2 and 701.4.1.

**TABLE 710.1(1)
BUILDING DRAINS AND SEWERS**

DIAMETER OF PIPE (INCHES)	MAXIMUM NUMBER OF DRAINAGE FIXTURE UNITS CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN			
	Slope per foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
1 1/2	—	—	1	1
1 1/2	—	—	3	3
2	—	—	21	26
2 1/2	—	—	24	31
3	—	36	42	50
4	—	180	216	250
5	—	390	480	575
6	—	700	840	1,000
8	1,400	1,600	1,920	2,300
10	2,500	2,900	3,500	4,200
12	3,500	4,600	5,600	6,700
15	7,000	8,300	10,000	12,000

For SI: 1 inch = 25.4 mm, 1 inch per foot = 83.3 mm/m.
 a. The minimum size of any building drain serving a water closet shall be 3 inches.

Hotel

Approx: until plan submitted Review

150 Guest Room
 which include; water closet,
 Tub/shower & sink
 x 5 = 750 FU's

1 Swimming Pool
 1" Drain = 60 FU's

1 Mens Restroom
 Pool/Lobby = 60 FU's

1 Womens Restroom
 Pool/Lobby = 60 FU's

1 Laundry
 w/Aprior Washes = 120 FU's

1 Breakfast Prep Area = 80 FU's

Total Approx 1786 fixture units

UTIL Plans
 ARE SUBMITTED

* 6" Drain Pipe handles
 1700 Fixture units at 1/4" per foot
 840 Fixture Units at 1/4" per foot
 1,800 Fixture Units at 1/2" per foot



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Converting $WSFU$ to GPM

Converting Water Supply Fixture Units - $WSFU$ - to GPM

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The Water Supply Fixture Units - $WSFU$ - are used to determine the water demand in water supply systems. One $WSFU$ for a single unit corresponds to one GPM .

$$1 \text{ } WSFU = 1 \text{ } GPM$$

This conversion can only be used for one or a few fixtures. When the total amount for many fixtures are added up, the number must be compensated due to the intermittent use of the fixtures. This is normal taken care of in the tables available for sizing supply pipe lines.

When special equipment or manifolds are sized the table below can be used to indicate the flowrate. Note that the minimum flow rate can never be less than the fixture with the largest demand.

The tables below can be used to estimate the demand in the water supply system when the load in $WSFU$ is known. There are tables for systems with and without flush valves.

Water Supply System without Flush Valves

$WSFU$	GPM	ft^3/min	Bar/sec
1	3	0.41	0.19
2	5	0.68	0.32
4	8	1.07	0.51
6	12.8	1.71	0.81
15	17.5	2.3	1.1
30	23.3	3.1	1.5

http://www.engineeringtoolbox.com/wsfu-gpm-d_1074.html

1/11



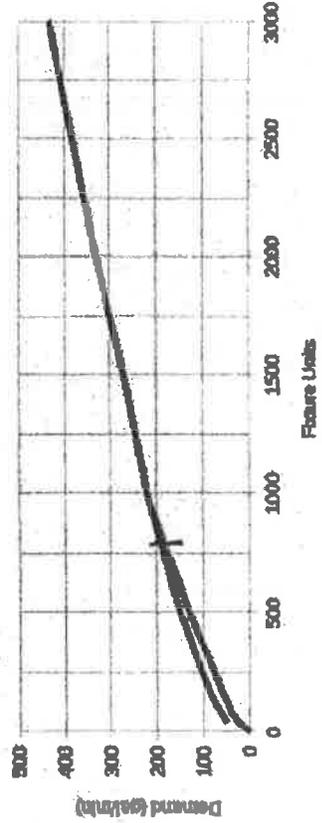
Water Supply System with Flush Valves



WSFU	GPM	ft ³ /min	liters/sec
5	15	2	1
7	19.8	2.7	1.3
10	27	3.6	1.7
15	31	4.1	2
20	35	4.7	2.2
30	42	4	1.9
50	50	6.7	3.2

Building Water Supply Diagram in gal/min

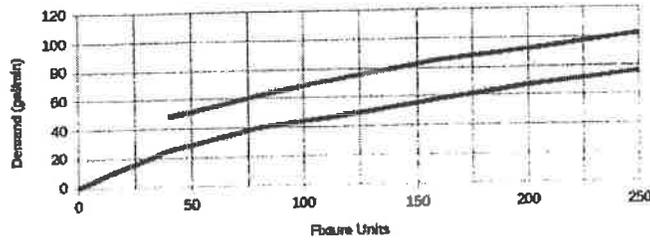
Building Water Demand



Converting $WSFU$ to GPM

- No. 1 for systems predominantly for flush valves
- No. 2 for systems predominantly for flush tanks

Building Water Demand

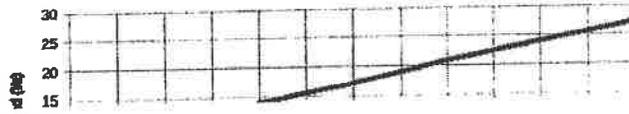


- No. 1 for systems predominantly for flush valves
- No. 2 for systems predominantly for flush tanks

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Building Water Supply Diagram In l/s

Building Water Demand



http://www.engineeringtoolbox.com/wsfu-gpm-d_1074.html

Bewer Line Flows

Pipe Diameter Inches	Pipe Area sq ft	n	m	S ft/ft	V-full fps	Q-full cfs	d/D	depth Inches	Q/Qfull	Q cfs	Q gpm	Q dwt/ft ³	V/Vfull	V fps
8.00	0.36	0.013	0.17	0.0071	2.91	1.02		0.10	0.02	0.02	2.13	10.02	0.31	0.80
								0.20	0.07	0.07	31.86	36.05	0.48	1.40
								0.30	0.14	0.14	63.80	70.11	0.81	1.78
								0.40	0.28	0.28	118.88	130.20	0.71	2.07
								0.80	0.41	0.42	187.14	205.32	0.80	2.33
								0.80	0.58	0.57	255.61	280.44	0.98	2.96
								0.70	0.72	0.73	329.94	360.58	0.85	2.77
								0.80	0.87	0.88	387.11	433.68	1.01	2.94
								0.80	0.98	1.01	433.88	485.78	1.04	3.08
								0.85	1.02	1.04	495.37	519.60	1.03	3.00
								1.00	1.00	1.02	688.44	800.78	1.00	2.91

Cedar City Sewer Flow 875 GPD/Capita with a peaking factor of 4
 Manning's n = 0.010 for PVC Pipe
 People per home = 3.1

Dwelling Units	People	Total Flow CFS
2280	7068	4.10

Sewer Line Flows

Pipe Diameter Inches	Pipe Area ft ²	n	rH	S ft/ft	V-full fps	Q-full cfs	d/D	depth Inches	Q/Qfull	Q cfs	Q gpm	Q Dwellings	V/Vfull	V fps
10.00	0.55	0.013	0.21	0.0071	3.34	1.85	0.10	1.00	0.02	0.04	16.86	18.17	0.31	1.05
							0.20	2.00	0.07	0.13	67.87	83.81	0.48	1.62
							0.30	3.00	0.14	0.26	115.85	127.21	0.81	2.08
							0.40	4.00	0.26	0.46	215.33	236.25	0.71	2.40
							0.50	5.00	0.41	0.70	336.96	372.55	0.80	2.71
							0.60	6.00	0.56	1.03	483.70	508.86	0.88	2.98
							0.70	7.00	0.72	1.33	696.31	664.23	0.96	3.21
							0.80	8.00	0.87	1.61	730.54	780.63	1.01	3.42
							0.90	9.00	0.99	1.83	819.82	888.87	1.04	3.62
							0.95	9.50	1.02	1.98	844.77	908.83	1.03	3.68
							1.00	10.00	1.00	1.98	828.20	888.86	1.00	3.38

Cedar City Sewer Flow = 376 GPD/Capita with a peaking factor of 4
 Manholes n = 0.010 for PVC Pipe
 People per home = 3.4

Dwelling Units	People	Total Flow CFS
2280	7098	4.10

Overall Building Totals and Pipe Sizes

	Total Waste / Vent Fixture Units	Total DCW Fixture Units	Total DHW Fixture Units	Total Combined Water Fixture Units
Fixture Unit Totals:	Total W/V = 334.5	Total DCW = 390	Total DHW = 74.25	Total Water = 415.55
Horizontal building waste @ 1/8" slope =	6"	Flush Valve = 4"	Hot Water = 2"	Flush Valve = 4"
Horizontal building waste @ 1/4" slope =	6"	Flush Tank = 3"		Flush Tank = 3"
Horizontal building waste @ 1/2" slope =	6"			
Vent =	4"			
Vent Maximum Length =	500 ft			

Demand (GPM)	DCW	DHW	Combined
Flush Valve Demand:	127	-	135
Flush Tank Demand:	105	38	114.6

Area Fixture Unit Totals

	W / V	DCW	DHW	Combined
AREA1	115.5	148	25.75	156.65
AREA2	20	23	3	24
AREA3	20	23	3	24
AREA4	139	154.5	31	165.3
AREA5	22	26	6	28
AREA6	18	15.5	5.5	17.6
AREA7	0	0	0	0
AREA8	0	0	0	0
AREA9	0	0	0	0
AREA10	0	0	0	0
AREA11	0	0	0	0
AREA12	0	0	0	0
AREA13	0	0	0	0
AREA14	0	0	0	0
AREA15	0	0	0	0
AREA16	0	0	0	0
AREA17	0	0	0	0
AREA18	0	0	0	0
AREA19	0	0	0	0
AREA20	0	0	0	0

Windmill Water Model
Result

Existing System (No Main Street Connection)

N-768 (1225 S F.H.)

Operating Pressure - 48 psi

Fire Flow Pressure - 26 psi

Proposed System (Main Street Connection Made)

N-768 (1225 S. F.H.)

Operating Pressure - 71.40 psi

Fire Flow Pressure - 56.54 psi

960 GPD for 18 hr day

Peak day for 18 hr day

Design CPM/ERA

Notes Based on Sheet

Total Flows (Inlet from
& Inlet User)

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>

Sent: Tuesday, April 28, 2015 5:39 PM

To: 'Tim Watson'

Subject: RE: Windmill Commercial Subdivision

Tim:

Just a couple of things you need to add to the plat and then bring Michal her required copies for Planning Commission:

- 1- Add to your soils note that the subdivision is located in an area that has minimal hydro-compactive soils.
- 2- Add a note indicting the Subdivision in locate in the Airport Influence Zone.

Thanks, Kit

Kit Wareham, P.E.

Cedar City Engineer

10 North Main Street

Cedar City, Utah 84720

Office: (435)865-5119

Mobile: (435)233-0080

Fax: (435)586-2949

E-mail: wkit@cedarcity.org

From: Tim Watson fmailto:tim@wecinc.com

Sent: Tuesday, April 28, 2015 4:15 PM

To: Michal Adams <amichal@cedarcity.ore> (amichal@cedarcity.orq)

Cc: KIT WAREHAM fWKIT@cedardtv.Qral: Janet Israel

Subject: Windmill Commercial Subdivision

Michal,

I am sending you an email to ask if we can have the Windmill Commercial Subdivision be placed upon the agenda for the

May 5**^ Planning Commission Meeting agenda. I visited with Kit last week and understood him to say that we should be

able to get on the agenda because the Vicinity Plan for the subdivision has been submitted to the City for review.

Please let me know if this will still be accepted? Thanks,

Tim G. Watson, P.E., S.E., P.L.S.

President / Principal

O WATSON

472 N.2150 W., Suite 7 1 Cedar City, Utah 84721

Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com

Email: tim@wecinc.com

Kit Wareham

from: Kit Wareham <wkit@cedarcity.org>

Sent: Friday, May 22, 2015 4:25 PM

T®* 'Tim Watson'; 'FRED ROWLEY (zonafeller@gmail.com)'; 'Paul Cozzens (paul@cozzenscabinets.com) (paul@cozzenscabinets.com)*'; 'John Black (jsblack@q.com) (jsblack@q.com)'; 'Osblack@q.com)'

Cc: 'Jeff Burgess'

Subject: RE: Sewer Lateral Size - South Main Commercial

Tim:

The sewer line going down Interstate Drive extends as an 8 inch line all the way to 200 south at the intersection on 1000 West where it enters a 12 inch line. I think the question still will be is there place along the 8 inch line to 200 south where capacity may be an issue. The sewer line capacity needs to be evaluated at the section of sewer line where we feel is the critical section with the least amount of slope and the largest number of connections served. That section of line appears to me to be somewhere between 400 south and 600 south on 1100 west.

Thanks, Kit

Kit Wareham, P.E.

Cedar City Engineer

10 North Main Street

Cedar City, Utah 84720

Office: (435)865-5119

Mobile: (435)233-0080

Fax: (435)586-2949

E-mail: wkit@cedarcity.org

From: Tim Watson <mailto:ta'm@wecinc.cQm>

Sent: Friday, May 22, 2015 12:15 PM

To: FRED ROWLEY (zonafeller@Qmail.com); Paul Cozzens (paul@cozzenscabinets.com) (paul@cozzenscabinets.com);

John Black (jsblack@Q.com) (jsblack@q.cQm)

Cc: KIT WAREHAM (wkit@cedarcity.org); Jeff Burgess

Subject: Sewer Lateral Size - South Main Commercial

Gentlemen,

Attached is a copy of the Sewer Lateral calculations required for an estimated 150 room hotel with pool and kitchen

services (worst case). These calculations show that depending upon the slope of the lateral, a 6" sewer lateral would be

adequate. This information is based upon the current building code (2012 IPC).

Also, I went back into the Cedar City Engineering Standards and reviewed the sewer main requirements. For an 8"

sewer main at 0.5% slope, 300 residential homes are allowed for the sewer capacity.

Please refer to the Table 710.1(1)

on the attached file and you will see as the slope increases, the capacity and allowable use increases. Kit indicated on

Wednesday, that the sewer line grade/slope was about 4%. With this increased grade, above the minimum slope, the

existing sewer main would have a higher capacity than 300 residential homes.

I did visit with the owner about the possibility of a Lift Station. If that is the only option for the sewer, they are willing to

entertain the option. If you have never been to a Lift Station or don't live next to a Lift Station, please stop by one. It is

May 20, 2015

Dear Mayor Wilson, Cedar City Councilmen, Planning
Commission Members, Cedar City Manager and

Staffs

We, the following property owners in the targeted area, oppose the proposed changes to the Cedar

City South Interchange commercial property. We understand that these changes would include a large

motel and a gas station.

A. A motel and a gas station in our area

would greatly impact the neighborhood for the following big

reasons:

1. The design proposes that traffic will be directed down Interstate Drive, as one of the

two access roads to the site.

2. The roads in our neighborhood were not designed for major traffic flow. The flood of

increased traffic of heavy trucks and cars will cause damage to the road structure.

3. There will be an increase in speeds traveled as cars go straight down Interstate Drive.

4. The roads are too narrow for safe increased traffic flow.

5. The roads, as they are now, are very confusing to find your way in and out of the

neighborhood. Adding more traffic will not make that any better.

6. There are many young children, elderly people and people with disabilities living in

this neighborhood who would be in danger with increased traffic.

7. There are many school bus stops in this area which accommodate the children going to and from school.

B. Where would the additional storm drainage go? The current system can't handle the water now.

C Residential sewer lines are not designed to handle the extra demands of commercial property - especially hotels. Commercial buildings are required to have back-stop valves installed to prevent sewage back-up inside the building. Residential buildings are not. Many, many basements could be flooded by backed up sewer lines - which is an environmental hazard as many of those germs and bacteria can't be easily killed. The families would be living in unsafe homes and unnecessarily exposed to viruses they can't kill.

0. Property values would go down and residential neighborhoods would disintegrate over a short time.

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>
Sent: Wednesday, June 17, 2015 12:50 PM
To: tim@wecinc.com
Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings 1st Review

From: Kit Wareham [mailto:wkit@cedarcity.org]
Sent: Wednesday, June 17, 2015 10:46 AM
To: tim@wecinc.com
Subject: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings 1st Review

Tim:

Below are my comments on the subject review, Please call if you have any questions:

Preliminary Plan-

- 1- Show width of Main Street.
- 2- Need to have blue staked, locate and show the plan the location of underground phone, power and fiber optics at the end on Interstate Drive and on Main Street.
- 3- Need to label fire hydrants. ~~what is the height of~~
- 4- Show location of existing fire hydrant on Interstate Drive at 1225 South Street.
- 5- Show size and flow direction of existing sewer line in Interstate Drive.
- 6- Why is there an easement on the back of lot 1?
- 7- Show who are the easements on the rear lot lines are dedicated to? *Lot 2 draw easement details to be for Show on curb (Table 1)*
- 8- Show width of proposed street.
- 9- Need 15 foot radius fillets on corners if intersection at main Street.
- 10- Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line.
- 11- Keep bends in water lines 15 feet from right of way line. *Keep water line north of the old East connection to show move easle will be north side of street*
- 12- Keep sewer main 10 feet from water line.
- 13- Label size of water laterals, suggest 6 inch.
- 14- Don't change sides of street for sewer and water mains, keep on same sides as where connecting at the end of existing Interstate Drive
- 15- May want to extend sewer main 100 feet further east in case lots split in future.
- 16- Show size of proposed drain pipe to I-15.
- 17- Label curb inlets
- 18- Need letter from UDOT approving main street connection and drainage to I-15

Design Studies/Drawings-

- 1- Note that guy wire next to main street will need to be relocated when Interstate Drive connects to Main Street, need to coordinate with RMP.
- 2- Need to note that Comfort Inn sign will need to be relocated and provide documentation letter that Comfort Inn agrees.

- 5- Need copy of final drainage report and soils report, my copies say draft.
- 6- Soils report needs to have a recommendation for the foundation preparation of the utilities.
- 7- How does the storm drain from the development drain to the UDOT pipe. These need to connect these pipes with an inlet box.
- 8- Need traffic study showing traffic impacts from subdivision on existing Interstate Drive.
- 9- Sheet numbers on title sheet drawing index do not match the numbers on the sheets.
- 10- Don't need 2 places on title sheet of City Engineer to sign.
- 11- Need to have blue staked, located and show the plan the location on underground phone, power and fiber optics at the end on Interstate Drive and on Main Street.
- 12- Need horizontal curve data table with the tags on plan/profile drawings
- 13- Need coordinate table showing coordinates for all road centerline PCs, PIs, and PTs.
- 14- Need to show plan/profile for 200 feet of existing Interstate Drive showing slopes and elevations in 25 foot increments on plan and profile sheet.
- 15- Need to show existing asphalt to be saw cut on Main Street and Interstate Drive where new asphalt connects.
- 16- Show street centerline finished elevations every 100 feet on profile.
- 17- Only show spot elevations on top back of curb on curve PCs and PTs to help clean up drawings.
- 18- Will need and plan/profile on the Comfort Inn Driveway on how it is going to connect to the new Interstate Drive with elevations shown on the curb and driveway centerline.
- 19- Will need letter from Comfort Inn approving of their driveway design.
- 20- If sewer, water, lateral lines and manholes are all the same size and material, only need to show the keynotes once with a "TYP." to help clean up drawings.
- 21- Show street widths on Interstate Drive and Comfort Inn driveway.
- 22- Show right of way ^{30'} foot radius fillets on corners if intersection at Main Street.
- 23- Need cross gutter at Main Street intersection
- 24- Need handicap access ramps at Main Street intersection.
- 25- Need Commercial driveway curb cut or standard City cross gutter section for Comfort Inn way entrance.
- 26- Need centerline monuments on all PCs and PTs of Interstate Drive.
- 27- Need to show bearing on Main Street centerline to check 90 degree intersection.
- 28- Need 4% max. slope on Interstate Drive from west right of way line of Main street going west 50 feet into subdivision.
- 29- Need standard City Utility conduit crossing on intersection to Main Street per City Detail R-12.
- 30- Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line.
- 31- Will need to get and development plan for Rocky Mountain Power to verify power box locations coordinate with street lights.
- 32- Show vertical and horizontal dimensions on street cross sections every 200 feet that extend 20 feet into lots.
- 33- Keep bends in water lines 15 feet from right of way line.
- 34- Keep sewer main 10 feet from water line.
- 35- Need coordinates on all water main and lateral valves.
- 36- West Fire hydrant exceeds 500 foot max. spacing to existing fire hydrant on north side of 1225 south intersection need to change fire hydrant location. ~~West 2' FH as shown on plan~~
- 37- Need note on how water main will be blown off and disinfected, can't use fire hydrant.
- 38- There is an extra 6 inch water lateral on the lot 4 and 5 lot line.
- 39- Need valve with valve box next to water main for all water laterals.
- 40- Sewer note 1 and 2 are the same.
- 41- May want to extend sewer main 100 feet further east in case lots split in future.
- 42- East sewer manhole needs to be 9 feet deep for rim to invert.
- 43- Need coordinates on all sewer manholes.
- 44- Need exact invert elevation on west sewer manhole
- 45- Need east pipe invert elevation on west sewer manhole.
- 46- Show location of sewer laterals 10 feet from lot lines.
- 47- State slope on sewer laterals.
- 48- Comments on 800 South and 860 West sewer interconnection-

in table

~~Street layout~~ No sewer interconnect with on lot 1
 Review Valley gutter - install 2 manholes as orig. design

Must verify FH for
 utility side of street
 keep water line on
 north side of the road east
 end

- ~~47~~ ^{a.} State that all new connections of sewer main to existing manholes need to be core drilled.
 - ~~48~~ ^{b.} Show invert elevations of all pipes in manholes with inverts of up-stream lines 0.2 feet high than inverts of downstream lines.
 - ~~49~~ ^{c.} Existing 800 west sewer line going west of 860 west needs to be capped with concrete.
 - ~~50~~ ^{d.} Note that flow lines in both manholes need to be chipped and grouted smooth to make a smooth flow from the inlet pipe to the outlet pipe.
 - ~~51~~ ^{e.} Need plan and profile on new pipe indicating slope. *1/4" slope for 100' run*
 - ~~52~~ ^{f.} Need to refer to City detail R-1 for trenching.
 - ~~53~~ Need Plan/Profile of storm drain across Interstate Drive and to I-15.
 - ~~54~~ Need calcs for pipe sizing of storm drain.
 - ~~55~~ Detail used for curb inlets should be D-1 and not D-5.
 - ~~56~~ Need typical road cross section with all horizontal dimensions of curb, gutter, sidewalk and street, and layer thicknesses.
- 51- Need the following standard City Details
- ~~a.~~ R-1 trench detail with recommend pipe foundation
 - ~~b.~~ D-1 Curb Inlet
 - ~~c.~~ G-2 Cross Gutter
 - ~~d.~~ C-5 Handicapped access ramp D-5 Storm drain outlet.
 - ~~e.~~ Commercial Driveway detail.
 - ~~f.~~ Conduit Crossing detail R-12
 - ~~g.~~ Need R-15 street lights detail
- ~~57~~ Will need signed, stamped and stapled revised drawing for and additional review.
 - ~~58~~ Need write-up on how and where all above comments have been addressed.

Thanks, Kit

Kit Wareham, P.E.
 Cedar City Engineer
 10 North Main Street
 Cedar City, Utah 84720
 Office: (435)865-5119
 Mobile: (435)233-0080
 Fax: (435)586-2949
 E-mail: wkit@cedarcity.org

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>
Sent: Wednesday, June 17, 2015 12:50 PM
To: tim@wecinc.com
Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings 1st Review

From: Kit Wareham [mailto:wkit@cedarcity.org]
Sent: Wednesday, June 17, 2015 10:46 AM
To: tim@wecinc.com
Subject: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings 1st Review

Tim:

Below are my comments on the subject review, Please call if you have any questions:

Preliminary Plan-

- 1- Show width of Main Street.
- 2- Need to have blue staked, locate and show the plan the location of underground phone, power and fiber optics at the end on Interstate Drive and on Main Street.
- 3- Need to label fire hydrants.
- 4- Show location of existing fire hydrant on Interstate Drive at 1225 South Street.
- 5- Show size and flow direction of existing sewer line in Interstate Drive.
- 6- Why is there an easement on the back of lot 1?
- 7- Show who are the easements on the rear lot lines are dedicated to?
- 8- Show width of proposed street.
- 9- Need 15 foot radius fillets on corners if intersection at main Street.
- 10- Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line.
- 11- Keep bends in water lines 15 feet from right of way line.
- 12- Keep sewer main 10 feet from water line.
- 13- Label size of water laterals, suggest 6 inch.
- 14- Don't change sides of street for sewer and water mains, keep on same sides as where connecting at the end of existing Interstate Drive
- 15- May want to extend sewer main 100 feet further east in case lots split in future.
- 16- Show size of proposed drain pipe to I-15.
- 17- Label curb inlets
- 18- Need letter from UDOT approving main street connection and drainage to I-15

Design Studies/Drawings-

- 1- Note that guy wire next to main street will need to be relocated when Interstate Drive connects to Main Street, need to coordinate with RMP.
- 2- Need to note that Comfort Inn sign will need to be relocated and provide documentation letter that Comfort Inn agrees.

- 3- Need copy of final drainage report and soils report, my copies say draft.
- 4- Soils report needs to have a recommendation for the foundation preparation of the utilities.
- 5- How does the storm drain from the development drain to the UDOT pipe. These need to connect these pipes with an inlet box.
- 6- Need traffic study showing traffic impacts from subdivision on existing interstate Drive.
- 7- Sheet numbers on title sheet drawing index do not match the numbers on the sheets.
- 8- Don't need 2 places on title sheet of City Engineer to sign.
- 9- Need to have blue staked, located and show the plan the location on underground phone, power and fiber optics at the end on Interstate Drive and on Main Street.
- 10- Need horizontal curve data table with the tags on plan/profile drawings
- 11- Need coordinate table showing coordinates for all road centerline PCs, PIs, and PTs.
- 12- Need to show plan/profile for 200 feet of existing Interstate Drive showing slopes and elevations in 25 foot increments on plan and profile sheet.
- 13- Need to show existing asphalt to be saw cut on Main Street and Interstate Drive where new asphalt connects.
- 14- Show street centerline finished elevations every 100 feet on profile.
- 15- Only show spot elevations on top back of curb on curve PCs and PTs to help clean up drawings.
- 16- Will need and plan/profile on the Comfort Inn Driveway on how it is going to connect to the new Interstate Drive with elevations shown on the curb and driveway centerline.
- 17- Will need letter from Comfort Inn approving of their driveway design.
- 18- If sewer, water, lateral lines and manholes are all the same size and material, only need to show the keynotes once with a "TYP." to help clean up drawings.
- 19- Show street widths on Interstate Drive and Comfort Inn driveway.
- 20- Show right of way 15 foot radius fillets on corners if intersection at Main Street.
- 21- Need cross gutter at Main Street intersection
- 22- Need handicap access ramps at Main Street intersection.
- 23- Need Commercial driveway curb cut or standard City cross gutter section for Comfort Inn way entrance.
- 24- Need centerline monuments on all PCs and PTs of Interstate Drive.
- 25- Need to show bearing on Main Street centerline to check 90 degree intersection.
- 26- Need 4% max. slope on Interstate Drive from west right of way line of Main street going west 50 feet into subdivision.
- 27- Need standard City Utility conduit crossing on intersection to Main Street per City Detail R-12.
- 28- Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line.
- 29- Will need to get and development plan for Rocky Mountain Power to verify power pole locations coordinate with street lights.
- 30- Show vertical and horizontal dimensions on street cross sections every 200 feet that extend 20 feet into lots.
- 31- Keep bends in water lines 15 feet from right of way line.
- 32- Keep sewer main 10 feet from water line.
- 33- Need coordinates on all water main and lateral valves.
- 34- West Fire hydrant exceeds 500 foot max. spacing to existing fire hydrant on north side of 1225 south intersection need to change fire hydrant location.
- 35- Need note on how water main will be blown off and disinfected, can't use fire hydrant.
- 36- There is an extra 6 inch water lateral on the lot 4 and 5 lot line.
- 37- Need valve with valve box next to water main for all water laterals.
- 38- Sewer note 1 and 2 are the same.
- 39- May want to extend sewer main 100 feet further east in case lots split in future.
- 40- East sewer manhole needs to be 9 feet deep for rim to invert.
- 41- Need coordinates on all sewer manholes.
- 42- Need exact invert elevation on west sewer manhole
- 43- Need east pipe invert elevation on west sewer manhole.
- 44- Show location of sewer laterals 10 feet from lot lines.
- 45- State slope on sewer laterals.
- 46- Comments on 800 South and 860 West sewer interconnection-

Street lights

- a. State that all new connections of sewer main to existing manholes need to be core drilled.
 - b. Show invert elevations of all pipes in manholes with inverts of up-stream lines 0.2 feet high than inverts of downstream lines.
 - c. Existing 800 west sewer line going west of 860 west needs to be capped with concrete.
 - d. Note that flow lines in both manholes need to be chipped and grouted smooth to make a smooth flow from the inlet pipe to the outlet pipe.
 - e. Need plan and profile on new pipe indicating slope.
 - f. Need to refer to City detail R-1 for trenching.
- 47- Need Plan/Profile of storm drain across Interstate Drive and to I-15.
- 48- Need calcs for pipe sizing of storm drain.
- 49- Detail used for curb inlets should be D-1 and not D-5.
- 50- Need typical road cross section with all horizontal dimensions of curb, gutter, sidewalk and street, and layer thicknesses.
- 51- Need the following standard City Details
- a. R-1 trench detail with recommend pipe foundation
 - b. D-1 Curb Inlet
 - c. C-2 Cross Gutter
 - d. C-5 handicapped access ramp D-5 Storm drain outlet.
 - e. Commercial Driveway detail.
 - f. Conduit Crossing detail R-12
 - g. Need R-15 street lights detail
- 52- Will need signed, stamped and stapled revised drawing for and additional review.
- 53- Need write-up on how and where all above comments have been addressed.

Thanks, Kit

Kit Wareham, P.E.
Cedar City Engineer
10 North Main Street
Cedar City, Utah 84720
Office: (435)865-5119
Mobile: (435)233-0080
Fax: (435)586-2949
E-mail: wkit@cedarcity.org

Kit Wareham

From: Kit Wareham <wkit@cedarcity.org>
Sent: Saturday, June 27, 2015 12:46 PM
To: tim@wecinc.com
Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings 2nd Review

Tim:

Below are my comments on the subject review. Please call if you have any questions:

Preliminary Plan-

- 1- Key note that lot 2 drainage easement is for lot 1.
- 2- Show curve data table for road.
- 3- Need to key note 20 foot radius fillets on corners if intersection at main Street.
- 4- Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line.
- 5- Keep water line on north side of road center line on east end of road where connection to Main Street. *Keep 15' from North*
- 6- Move east fire hydrant to north side of road.
- 7- May want to extend sewer main 100 feet further east in case lots split in future.
- 8- Show size of proposed drain pipe to I-15.
- 9- Label curb inlets, do not use cross gutter at subdivision road connection *2 ft 1.11*
- 10- Need letter from UDOT approving main street connection and drainage to I-15

Design Studies/Drawings-

- 1- Note that guy wire next to main street will need to be relocated when Interstate Drive connects to Main Street, need to coordinate with RMP. *How is this going to be addressed?*
- 2- Need to note that Comfort Inn sign will need to be relocated and provide documentation letter that Comfort Inn agrees. *Need document*
- 3- Need copy of final drainage report and soils report, my copies say draft.
- 4- Soils report needs to have a recommendation for the foundation preparation of the utilities.
- 5- How does the storm drain from the development drain to the UDOT pipe. These need to connect these pipes with an inlet box.
- 6- Need traffic study showing traffic impacts from subdivision on existing Interstate Drive.
- 7- Don't need 2 places on title sheet of City Engineer to sign.
- 8- Need horizontal curve data table with the tags on plan/profile drawings
- 9- Need to show plan/profile for 200 feet of existing Interstate Drive showing slopes and elevations in 25 foot increments on plan and profile sheet. *Grade Transition @ Sts 1400 not given need to smooth that*
- 10- Need to show existing asphalt to be saw cut on Main Street where new asphalt connects.
- 11- Only show spot elevations on top back of curb on curve PCs and PTs to help clean up drawings.
- 12- Will need and plan/profile on the Comfort Inn Driveway on how it is going to connect to the new Interstate Drive with elevations shown on the curb and driveway centerline.
- 13- Will need letter from Comfort Inn approving of their driveway design and sign relocation.
- 14- If sewer, water, lateral lines and manholes are all the same size and material, only need to show the keynotes once with a "TYP." to help clean up drawings.
- 15- Show street widths on Comfort Inn driveway.

- 16- Show right of way 20 foot radius fillets on corners of intersection at Main Street.
- 17- Need to key note the centerline monuments on all PCs and PTs of Interstate Drive.
- 18- Need to key note the use standard City Utility conduit crossing on intersection to Main Street per City Detail R-12.
- 19- Will need to get and development plan for Rocky Mountain Power to verify power pox locations coordinate with street lights. *Need map plan*
- 20- Keep water line on north side of road center line on east end of road where connection to Main Street. *Keep 15'*
- 21- Move east fire hydrant to north side of road.
- 22- Need note on how water main will be blown off and disinfected, can't use fire hydrant. *whichever is blown off is marked from north*
- 23- Sewer note 1 and 2 are the same. *Per L.J.*
- 24- May want to extend sewer main 100 feet further east in case lots split in future.
- 25- Show location of sewer laterals 10 feet from lot lines.
- 26- State slope on sewer laterals.
- 27- Sewer lateral on Lot 1 cannot go into manhole
- 28- Remove cross gutter on west end of road and use double inlets on each side of road like originally designed.
- 29- Comments on 800 South and 860 West sewer interconnection-
 - a. State that all new connections of sewer main to existing manholes need to be core drilled.
 - b. Show invert elevations of all pipes in manholes with inverts of up-stream lines 0.2 feet high than inverts of downstream lines. *Invert elev show don't show 0.20 diff*
 - c. Existing 800 west sewer line going west of 860 west needs to be capped with concrete.
 - d. Note that flow lines in both manholes need to be chipped and grouted smooth to make a smooth flow from the inlet pipe to the outlet pipe.
 - e. Need plan and profile on new pipe indicating slope per comments above.
 - f. Need to refer to City detail R-1 for trenching.
- 30- Need Plan/Profile of storm drain across Interstate Drive and to I-15.
- 31- Need calcs for pipe sizing of storm drain.
- 32- Detail used for curb inlets should be D-1 and not D-5.
- 33- Need typical road cross section with all horizontal dimensions of curb, gutter, sidewalk and street, and layer thicknesses.
- 34- Will need signed, stamped and stapled revised drawing for and additional review.
- 35- Need write-up on how and where all above comments have been addressed.

keynote
4/11/11 at 10:14 AM

Thanks, Kit

Kit Wareham, P.E.
 Cedar City Engineer
 10 North Main Street
 Cedar City, Utah 84720
 Office: (435)865-5119
 Mobile: (435)233-0080
 Fax: (435)586-2949
 E-mail: wkit@cedarcity.org

Daryl Brown

From: Scott Snow <scottsnow@utah.gov>
Sent: Wednesday, July 08, 2015 7:00 AM
To: Daryl Brown
Cc: Rhett Arnell; Jim McConnell
Subject: Re: Windmill Plaza Commercial Subdivision

Daryl,

This area of SR-130 is limited access, so the access location has already been decided and it is where the existing access is. So as long as the access to the Windmill Plaza Commercial Subdivision is at the deeded engineers station then UDOT can accept the location of the access.

If you have any question please feel free to call or email.

Scott Snow
Region 4 R/W Control Coordinator

On Thu, Jul 2, 2015 at 10:19 AM, Daryl Brown <daryl@wecinc.com> wrote:

Attached is a copy of the Preliminary Plat for Windmill Plaza Commercial Subdivision. Please take a look at the proposed subdivision access intersection at Main Street. Please let us know if this access will be acceptable and if you are in favor of its location. Please let us know if you have any questions, concerns or comments. Have a wonderful day.

Thanks,

Daryl Brown

Designer/Drafter



472 N. 2150 W., Suite 7 | Cedar City, Utah 84721

Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com

Email: daryl@wecinc.com

Kit Wareham

From: KitWareham <wkit@cedarcity.org>

Sent: Saturday, July 18, 2015 3:05 PM

To: tim@wecinc.com

Subject: RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings
3rd

Review

Tim:

Below are my comments on the subject review. Please call if you have any questions:

Preliminary Plan-

1- Keep water line on north side of road center line on east end of road 15 feet from north right of wayline.

2- Need letter from UDOT approving main street connection and drainage to 1-15 Design Studies/Drawings-

1- Note how guy wire next to main street will be addressed when Interstate Drive connects to Main Street.

2- Need documentation letter that Comfort Inn agrees sign relocation.

3- Road grade transition at station 1+00 needs to be smoothed out preferably less than 0.5% grade change.

4- Will need letter from Comfort Inn approving of their driveway design and sign relocation.

5- Will need to get and development plan for Rocky Mountain Power to verify power pole locations coordinate with street lights.

6- Water line on north side of road center line on east end of road where connecting to Main Street needs to be located 15 feet from north right of way line.

7- Need to keynote location where water main will be blown off and disinfected, can't use fire hydrant, could use a 6 inch water lateral into a lot.

8- Comments on 800 South and 860 West sewer interconnection a.

Key typ. note with arrow on pipe profile that new connections of sewer main to existing manholes need to be core drilled.

b. Invert elevations of new pipe in manholes do not show the inverts of up-stream lines 0.2 feet high than inverts of downstream lines.

c. Key typ. note with arrow that flow lines in both manholes need to be chipped and grouted smooth to

make a smooth flow from the inlet pipe to the outlet pipe.

9- Will need signed, stamped and stapled revised drawing for final review.

10- Need write-up on how and where all above comments have been addressed.

Thanks, Kit

Kit Wareham, P.E.

Cedar City Engineer

10 North Main Street

Cedar City, Utah 84720

Office: (435)865-5119

Mobile: (435)233-0080

Daryl Brown

From: Lewis, Mark <Mark.Lewis@rockymountainpower.net>

Sent: Tuesday, July 28, 2015 3:09 PM

To: Daryl Brown

Subject: RE: Windmill Plaza Subdivision

Daryl,

Rocky Mountain Power is starting the design work for the primary backbone system for the Windmill Plaza Subdivision. All lots to be served by primary voltage. Each lot will be designed on a project specific design based on the

ultimate end user when each project is ready to proceed.

Street lights will need to be addressed separately and will need a single phase transformer to supply the lighting

system. City will need to decide if they want metered service or flat rate.

Mark

Mark K. Lewis

Estimator

Rocky Mountain Power

2217 W Kittyhawk Dr

Cedar City, Utah 84720

435 865 3343 office

435 865 3334 fax

Mark.Lewis@rockymountainpower.net

From: Daryl Brown [mailto:daryl@weclnc.com]

Sent: Tuesday, July 28, 2015 2:22 PM

To: Lewis, Mark

Subject: Windmill Plaza Subdivision

Mark,

Could you respond to this email, addressing the Items that we talked about over the phone earlier? I can submit It with

our correspondence to Kit. That way we can let Kit know that the process of layingout the power box locations has been

started.

As far as the guy wire/pole, Tim doesn't think that it will need to be moved because the developer will not be changing

any grades In that area.

Please let me know Ifyou have any questions.

Thanks,

Daryl Brown

Designer/Drafter

Kit Wareham

From:

Sent:

To:

Cc:

Subject:

Kit Wareham <wkit@cedarcity.org>

Wednesday, July 29, 2015 9:59 AM

tim@wecinc.com

bpaul@cedarcity.org

RE: Windmill Plaza Commercial Subdivision Preliminary Plan the Design Drawings Final

Review

Tim:

Below are my comments on the subject review. When I have received both of the items below and the final mylar plat

approved by Curt I will sign and send the final plat to the City Attorney. After the City Attorney receives the items he

needs, he will schedule the subdivision for a City Council work meeting for review. Please call if you have any questions.

1- Need final signed, stamped and stapled sets of drawings: 4-11x 17 sets and 2-24 x 36 sets.

2- Will need letter from Comfort Inn approving of their driveway design and sign relocation.

Thanks, Kit

Kit Wareham, P.E.

Cedar City Engineer

10 North Main Street

Cedar City, Utah 84720

Office: (435)865-5119

Mobile: (435)233-0080

Fax: (435)586-2949

E-mail: wkit@cedarcity.org

Daryl Brown

From: Tim Watson <tim@wecinc.com>
Sent: Monday, July 27, 2015 10:52 AM
To: Jim Burgess (jim@burgessinvestmentgroup.com); jeff@burgessinvestmentgroup.com
Cc: DARYL BROWN (daryl@wecinc.com)
Subject: FW: South Interchange drainage

Here is a response from Jim McConnell.

Tim G. Watson, P.E., S.E., P.L.S.
President / Principal



472 N. 2150 W., Suite 7 | Cedar City, Utah 84721
Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com
Email: tim@wecinc.com

From: Jim McConnell [mailto:jmcconnell@utah.gov]
Sent: Monday, July 27, 2015 10:49 AM
To: wkt@cedarcity.org
Cc: Tim Watson
Subject: Fwd: South Interchange drainage

Kit,

Attached is an email that I sent to Tim Watson regarding the proposed Windmill Plaza development adjacent to the South Interchange in Cedar City.

As stated in the email, this 24" culvert drains the area of the proposed subdivision with the exception of a small area in the I-15 median which generates appx. 0.5 cfs, according to Watson's calculations.

The existing inlet of the culvert is in an area of the cut ditch, East of the NBL entrance ramp, that is lower than the proposed development. The cut ditch to the north of the culvert goes upgrade for a short distance which will effectively provide a basin to allow some headwater elevation on the inlet of the culvert.

Given the calculations as provided by Tim Watson, it appears that the culvert will handle the normal anticipated runoff from the developed area. As this is the only area that the culvert effectively drains, the culvert can be used to drain the subdivision. Some onsite retention in the subdivision may be considered if the city feels that a buffer is necessary to insure the successful operation of the culvert in heavy precipitation events.

Feel free to call me if you have further concerns.

Thanks,

Jim McConnell, P.E.
R-4 West District Engineer

----- Forwarded message -----
From: Jim McConnell <jimcconnell@utah.gov>
Date: Wed, May 27, 2015 at 4:36 PM
Subject: South interchange drainage
To: tim@wecinc.com

Tim,

As per our conversation earlier regarding the drainage from the proposed subdivision adjacent to the south interchange, my understanding is that the existing drainage from the site in the undeveloped state is 4 cfs. The fully developed site would produce 30 cfs.

The existing 24 inch culvert under I-15 is almost fully dedicated to drain the area of the proposed subdivision. There is a small amount of drainage from the median that is collected by this pipe of approximately 0.5 cfs. Otherwise, the entire capacity of the culvert can be utilized to drain the subdivision.

Computations showing that the proposed 30 cfs can be passed or utilization of on-site storm water retention to insure the pipe doesn't become overloaded will facilitate the successful use of this culvert for the proposed development.

Please keep me apprised as the project proceeds

Jim McConnell, PE
West District Engineer

**CEDAR CITY
ENGINEERING TRAFFIC
INFORMATION**

b-4-15

Increase Traffic Volumes Before Work

Basic Volume Report: 1207W 800S

Station ID : 1207W 800S
 Info Line 1 : EAST
 Info Line 2 : WEST
 GPS Lat/Lon :
 DB File : 1207W 800S.DB

Last Connected Device Type : Unk-L
 Version Number : 1.27
 Serial Number : 62204
 Number of Lanes : 1
 Posted Speed Limit :

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.		EAST				

Lane #1 Basic Volume Data From: 12:00 - 06/01/2015 To: 12:59 - 06/04/2015

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
060115	M													19	17	15	19	16	22	16	13	11	15	3	3	169
060215	T	3	3	0	0	1	3	10	25	25	10	11	20	8	16	13	13	17	16	19	14	10	9	1	3	250
060315	W	0	1	1	0	1	3	10	19	16	18	13	16	20	18	17	22	15	28	19	11	9	8	3	2	272
060415	T	3	0	0	0	0	5	11	20	17	17	12	16	23												124
Month Total :		6	4	1	0	2	13	31	65	58	45	30	32	70	51	45	54	48	65	64	38	30	32	7	8	815
Percent :		1%	0%	0%	0%	0%	2%	4%	8%	7%	6%	4%	4%	8%	6%	6%	7%	6%	8%	7%	5%	4%	4%	1%	1%	
ADT :		2	1	0	0	1	4	10	22	19	15	12	17	18	17	15	18	16	22	16	13	10	11	2	3	268

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	169	250	272	124	0	0	815	100%
# Days :	0.0	0.5	1.0	1.0	0.5	0.0	0.0	268	
ADT :	0	338	250	272	229	0	0	0	0%
Percent :	0%	21%	31%	33%	15%	0%	0%		

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.						

Lane #3 Basic Volume Data From: 12:00 - 06/01/2015 To: 12:59 - 06/04/2015

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
06/01/15	M													20	13	19	19	17	26	19	19	25	11	6	4	198
06/02/15	T	1	2	0	0	0	1	1	3	15	15	12	22	15	15	10	13	20	31	15	23	19	24	4	3	286
06/03/15	W	4	0	0	1	0	0	0	5	14	18	16	20	22	17	14	24	20	30	22	18	20	13	7	2	283
06/04/15	T	4	2	0	0	1	1	2	4	10	10	17	24	20												95
Month Total:		9	4	0	1	1	2	3	12	39	39	45	55	77	45	43	60	57	87	59	58	55	45	17	9	822
Percent:		1%	0%	0%	0%	0%	0%	1%	0%	8%	8%	8%	8%	9%	9%	8%	7%	7%	10%	7%	7%	7%	6%	2%	1%	
ADT:		5	1	0	0	0	1	1	4	19	18	18	22	19	15	14	18	19	29	19	19	19	16	5	3	270

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals:	0	198	256	283	95	0	0	832	100%
# Days:	0.0	0.5	1.0	1.0	0.5	0.0	0.0	274	
ADT:	0	396	256	283	175	0	0	0	0%
Percent:	0%	24%	31%	34%	11%	0%	0%	0	

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Basic Volume Summary: 1207W 800S

Grand Total For Data From: 12:00 - 06/01/2016 To: 12:59 - 06/04/2016

Total Count	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	6	4	1	6	2	13	31	68	64	45	36	62	70	51	45	54	48	65	64	38	30	32	7	8	816
Lane #3	9	4	0	1	1	2	3	12	38	39	48	66	77	45	43	66	67	66	68	64	46	17	9	9	832
TOTAL	15	8	1	7	3	15	34	77	67	84	81	118	147	66	68	110	106	131	132	84	47	41	17	1847	

Percent	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	1%	0%	0%	0%	0%	2%	4%	8%	7%	6%	4%	6%	6%	6%	6%	7%	6%	6%	7%	6%	4%	4%	1%	1%	1%
Lane #3	1%	0%	0%	0%	0%	0%	1%	6%	6%	6%	6%	6%	6%	6%	6%	7%	7%	10%	7%	7%	7%	6%	2%	1%	1%
TOTAL	1%	0%	0%	0%	0%	1%	2%	8%	6%	5%	6%	7%	6%	6%	6%	7%	6%	6%	7%	6%	6%	6%	1%	1%	1%

ADT:	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
	2	1	0	0	1	4	10	22	19	15	12	17	18	17	15	18	16	22	18	13	10	11	2	3	268
	3	1	0	0	0	1	1	4	13	13	18	22	19	15	14	19	19	25	19	15	19	16	6	3	270
TOTAL	5	2	0	0	1	5	11	26	32	28	27	39	37	32	29	37	35	47	37	32	29	17	5	538	

LANE #1

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	169	250	272	124	0	0	816	100%
# Days :	0.0	0.5	1.0	1.0	0.5	0.0	0.0	ADT :	268
ADT :	0	338	250	272	228	0	0	Weekend (Sat-Sun) :	0 0%
Percent :	0%	21%	31%	33%	15%	0%	0%	ADT :	0

LANE #3

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	166	256	283	95	0	0	832	100%
# Days :	0.0	0.5	1.0	1.0	0.5	0.0	0.0	ADT :	274
ADT :	0	366	256	283	175	0	0	Weekend (Sat-Sun) :	0 0%
Percent :	0%	24%	31%	34%	11%	0%	0%	ADT :	0

ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	367	506	555	219	0	0	1647	100%
# Days :	0.0	0.5	1.0	1.0	0.5	0.0	0.0	ADT :	541
ADT :	0	734	506	555	404	0	0	Weekend (Sat-Sun) :	0 0%
Percent :	0%	22%	31%	34%	13%	0%	0%	ADT :	0



Stantec Consulting Services Inc.
3995 South 700 East Suite 300, Salt Lake City UT 84107-2540

July 14, 2015
File: Windmill Plaza Subdivision Traffic Impact Statement

Attention: Kit Wareham, P.E.
10 North Main Street
Cedar City, Utah 84720

Dear Kit,

Reference: Windmill Plaza Subdivision Traffic Impact Statement

Stantec has been retained to complete a traffic impact statement for the proposed Windmill Plaza Subdivision project located in Cedar City, Utah (see Exhibit 1). The known proposed development at this time is planned for a 125 Room Hilton Hotel on lot #4 (see exhibit 2). Future development will occur on Lots 1, 2, 3 and 5 (see Exhibit 2), however at this time it is unclear what these developments will be. In order to generate potential trips that could occur when these lots are developed, General Office/Commercial Space was used. This type of land use can incorporate many different types of land uses from general office space to banks to a possible gas station. This traffic statement is prepared for Watson Engineering Company, Inc, at the request of the Cedar City Engineering Department. The project site is located on the northwest corner of Main Street and Cross Hollow Road. Refer to Exhibit 1 for the vicinity map of the project.

Exhibit 1 - Project Vicinity Map



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Reference: Windmill Plaza Subdivision Traffic Impact Statement

ACCESS CONDITIONS

The proposed Windmill Plaza Subdivision will be constructed on the northwest corner of Main Street (SR-130) and Cross Hollow Road. The Cedar Knolls Heights Subdivision is located to the north of the proposed site and an existing Comfort Inn Hotel, as well as Main Street are located to the east of the property. With the proposed improvements, a portion of the project site will be dedicated to the extension of Interstate Drive, which will be extended from the southern property line of the Cedar Knolls Heights Subdivision to the existing access for the Comfort Inn Hotel, as illustrated in Exhibit 2. The extension of Interstate Drive will allow for access to the proposed site from Main Street, which will account for the majority of the trips generated by the proposed Windmill Plaza Subdivision.

It is estimated that vehicles accessing the proposed development will be a 60%/40% split between northbound and southbound vehicles on Main Street, respectively. Although vehicles can access the site from the north using Interstate Drive, it is anticipated that this will be a negligible occurrence due to the fact that the proposed Windmill Plaza Subdivision is a destination development. With a hotel located on this site, the trips generated are most likely to be vehicles that are purposely accessing this site. With the adjacent access to I-15 to the south, vehicles accessing the Hotel will most likely exit the Interstate, access the Hotel from Main Street north bound and when their stay is over, they will exit the site southbound onto Main Street and return back to the Interstate.

As other development occurs within the Windmill Plaza Subdivision, whether it is office/commercial development, this will still remain as a destination location. Occupants accessing the site will still utilize the proposed access onto Main Street since it provides a more direct access to an arterial street which will also allow the occupants to get to their destination quicker.

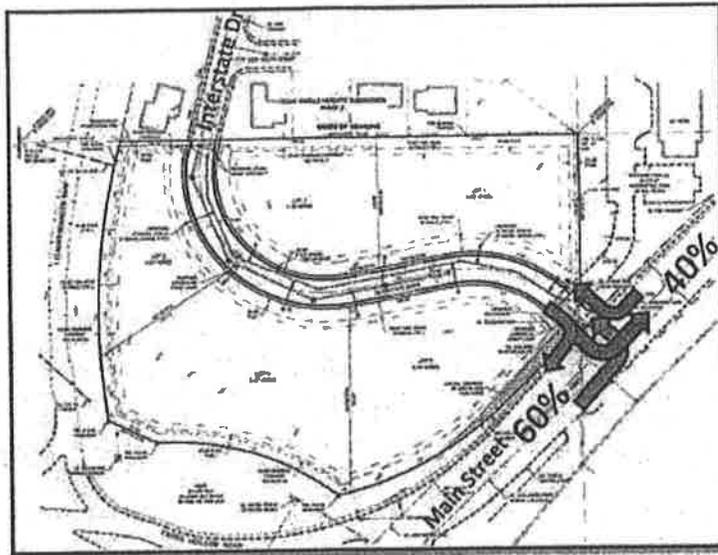
It is not anticipated any of the trips generated by the Windmill Plaza Subdivision will access Interstate Drive to the north and travel through the neighborhood. This route through the existing neighborhood presents a much longer route and makes it more difficult for an occupant of the Windmill Plaza Subdivision to reach their destination. Any northern access from Interstate Drive will most likely consist of the existing residents of the Cedar Knolls Heights Subdivision who are accessing the proposed developments within the Windmill Plaza Subdivision.



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Reference: Windmill Plaza Subdivision Traffic Impact Statement

Exhibit 2 – Project Site Plan



EXISTING CONDITIONS

Surrounding Land Uses

The Windmill Plaza Subdivision is bordered to the north by the Cedar Knolls Heights Subdivision; east by an existing Comfort Inn Hotel and Main Street; to the south by Cross Hollow Road; and to the west by Veteran's Memorial Highway (I-15). The proposed site of the Windmill Plaza Subdivision is currently undeveloped vacant land.

Roadways

Main Street (SR-130) – adjacent to the project site, this road consists of two northbound lanes, two southbound lanes and a two-way left turn lane separating directional traffic. South of the project site, one of the southbound thru lanes becomes a dedicated right turn lane onto Cross Hollow Road and the second thru lane connects with southbound I-15.

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Reference: Windmill Plaza Subdivision Traffic Impact Statement

Interstate Drive – this road currently ends at the southern boundary of the Cedar Knolls Heights Subdivision located just north of the proposed Windmill Plaza Subdivision. Within the residential subdivision, this is a 35 foot unstriped residential road with 50 ft of R.O.W. With the proposed improvements Interstate Drive will be extended to connect to Main Street, and will have 55 ft of R.O.W. with a street width of 35 feet from curb to curb through the proposed Windmill Plaza Subdivision Improvements.

PROPOSED SITE CONDITIONS

The proposed development at this time will consist of a 125 Room Hilton Hotel. Future development is planned for this site and will occupy Lots 1, 2, 3 and 5 shown in Exhibit 2; however at this time the land uses are unknown. For purposes of this study, Office Space/Commercial land uses were used to generate trips for the future development.

The main access to the site will be from Main Street, with an estimated 60% of vehicles accessing from the south and 40% of vehicles accessing from the north. Since the Windmill Plaza Subdivision is a destination development, meaning people access this site for the specific type of development planned for this site and no other reason. The main access is located off Main Street and provides direct access to the proposed site. There is no reason a vehicle should access the Windmill Plaza Subdivision through the Cedar Knolls Heights Subdivision as this route does not provide easy or direct access to the proposed site as they would need to wind through a residential neighborhood. The only vehicles accessing from the north most likely would be residents of the Cedar Knolls Heights Subdivision who are accessing the proposed Windmill Plaza Subdivision in order to get to Main Street either southbound or northbound

TRIP GENERATION

Trips generated from the proposed development are estimated based on the 9th edition of the Trip Generation Manual, an ITE informational report, published by the Institute of Transportation Engineers, Washington D.C. Table 1 illustrates the number of trips the Windmill Plaza Subdivision is anticipated to generate.

Table 1 – Trip Generation for the MM&D Warehouse Development

Land Use	LU		Units	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
	Code	Size			Enter	Exit	Total	Enter	Exit	Total
Hotel	310	125	Rooms	745	39	27	66	38	37	75
Office Buildings	710	40	SF*	441	55	7	62	10	50	60
	Total			1186	94	34	128	48	87	135

Notes:

- 1) SF* represents Thousand Square Feet, Gross Floor Area.
- 2) Hotel 24 Hour Two-Way Volume was calculated using the fitted curve equation.

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Reference: Windmill Plaza Subdivision Traffic Impact Statement

As can be seen in Table 1, the Windmill Plaza Subdivision will generate an estimated 1,186 daily trips, with 128 trips occurring during the AM Peak hour (94 entering, 34 exiting) and 135 trips occurring in the PM Peak Hour (48 entering, 87 exiting). It should be noted the office building land use is estimated at roughly 40,000 square feet of gross leasable floor area as the size of lots 1, 2, 3 and 5 are estimated for roughly 10,000 square feet of office/commercial building each. The 125 room Hilton Hotel as stated previously is planned for Lot 4, as seen in Exhibit 2.

As the proposed development at this time consists of a hotel, with possible office/commercial buildings in the future, and is located off of a major roadway which connects to I-15, the proposed development will act as a destination development. Vehicles will access the site to use one of the proposed land uses, and then will general exit in the same direction that they came from, with no need to pass through the adjacent subdivision. Therefore, the vehicles accessing the property will be coming from Main Street, with an estimated 40%/60% north/south split. The only traffic that will be accessing the site from the north using Interstate Drive will most likely be the existing residents of the Cedar Knolls Heights Subdivision. It is not anticipated that any vehicles accessing the proposed Windmill Plaza Subdivision will use the north access on Interstate Drive since their primary access will be onto Main Street.

CONCLUSION

Based on the information presented from the Developer, the proposed development is currently planned for a 125 Room Hilton Hotel. Future development will occur on Lots 1, 2, 3 and 5, however at this time it is unclear what these developments will be. In order to generate some proposed trips that will occur when these lots get developed, General Office/Commercial Space was used. This type of land use can incorporate many different types of land uses from general office space to banks to gas stations. It was estimated for each of the four undeveloped lots, roughly 10,000 square feet of leasable gross floor area of office/commercial building for a total of 40,000 square feet.

The proposed development is anticipated to generate over 1,186 average daily trips, with 128 trips in the AM peak hour and 135 trips in the PM peak hour. With the proposed improvements, Interstate Drive will be extended from the southern boundary of the existing Cedar Knolls Heights Subdivision and connect with Main Street, approximately at the access to the existing Comfort Inn onto Main Street. The site will be accessed from Main Street, as this subdivision will be a destination location and therefore, once a vehicle has accessed the property, it will exit using the same access. An increase in traffic passing through the site is not anticipated as there is no destination within the residential subdivision. It is estimated that 60% of the vehicles accessing the site will be from the south, and 40% will be vehicles accessing from north of the property. The only vehicles accessing the proposed property from the north or passing through the Windmill Plaza Subdivision using Interstate Drive will be the existing residents of the residential subdivision who are accessing one of the land uses within the Windmill Plaza Subdivision.

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Reference: Windmill Plaza Subdivision Traffic Impact Statement

Please feel free to contact us with any questions or comments.

Regards,

STANTEC CONSULTING SERVICES INC.

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CEDAR CITY
ENGINEERING
GEOTECHNICAL
INFORMATION



WATSON
ENGINEERING COMPANY, INC.

March 23, 2015

Jeff Burgess
Joe Burgess Construction
1125 N. Hovl Hills Drive
Cedar City, UT 84721

DRAFT

Subject: South Main Commercial - Geotechnical Investigation
NWC Main Street & Cross Hollow Road
Cedar City, Utah
Project Number: 14-1243

Dear Jeff,

Watson Engineering Company, Inc. (WEC) has completed the geotechnical investigation for the above referenced project. Enclosed you will find the geotechnical report including the results of our field and laboratory investigation, engineering analysis, and recommendations for this property. The following table presents a summary of our findings.

Parameter	Result
Liquefaction Hazard	None
Landslide Hazard	The site is not located in a landslide hazard area
Overexcavation Requirement	Overexcavate to two (2) feet below all footings or to gravel; twelve (12) inches below slabs. 12-24 inches below pavement.
Expansive Soils	None
Soil Salt Solubility	Negligible
Moisture Content	7%
Concrete Placement	Do not place concrete in freezing weather and blanket all concrete in cold weather
Compaction Required	90% Relative compaction, 95% in granular material
Final Grade Required	5% (8 inches in 10 feet)
Structural Fill	Onsite native soil is useable as structural fill

As always if you have any questions or concerns regarding our testing, results, or recommendations please feel free to contact us.

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APPENDIX

1 INTRODUCTION

1.1 General Project Information

This report provides our findings as well as our analysis and recommendations with regards to the commercial subdivision to be developed on the vacant lot at the northwest corner of Main Street and Cross Hollow Road in Cedar City, Utah. It is understood that new construction will consist of commercial buildings and a street. Foundations loads are expected to be light to moderate and no special considerations regarding settlement tolerances are needed. This report is prepared assuming that the structures will be designed in accordance with the 2012 International Building Code (IBC).

1.2 Site Description

The lot is located on a vacant lot at the intersection of Interstate 15, Cross Hollow Road, and Main Street. The site is located in Section 22, Township 36 South, Range 11 West and is bounded on the north by a residential subdivision, on the south by Cross Hollow Road, on the east by Main Street, and on the west by the Interstate 15 freeway. At the time of our investigation there were native trees, brush, and grasses on the property. There was no indication of former structures or the presence of mass fill onsite; however there were some fill piles, likely from the adjacent developments. There were also some areas where dirt had been stockpiled and used as ramps. In these areas there was a fair amount of debris on the surface as well. It is possible that due to weathering some debris may be found slightly below the surface, however during grubbing this material should all be removed.

1.3 Geologic Conditions

From the available maps and USGS interactive GIS database, the site appears to be located within ½ mile of the Cross Hollow Hills faults to the west and within one (1) mile of the Hurricane fault to the east. Foundations should be designed by a qualified, registered structural engineer.

Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking. When soil liquefies, it loses strength and behaves as a viscous liquid (like quicksand) rather than as a solid. This can cause buildings to sink into the ground or tilt, empty buried tanks to rise to the ground surface, slope failures, nearly level ground to shift laterally tens of feet (lateral spreading), surface subsidence, ground cracking, and sand blows. Due to the relatively deep groundwater levels (>200' bgs) liquefaction is not a concern.

Landslides are common natural hazards in Utah. They often strike without warning and can be destructive and costly. Common types of landslides in Utah are debris flows, slides, and rock falls. Many landslides are associated with rising ground-water levels due to rainfall, snowmelt, and landscape irrigation.

Therefore, landslides in Utah typically move during the months of March, April, and May, although debris flows associated with intense thunderstorm rainfall are common in July. Since the site lies in the broad plane of the Cedar Valley floor, this project site does NOT appear to be located atop an active Landslide, Debris Flow, or Rockfall hazard.

1.4 Subsoil Conditions

The subsoils on the property consist of clayey sand and sandy clay with subordinate amounts of gravel, cobble, and boulders. Some calcareous cementation was also encountered. It is likely that the material onsite was placed there as a result of drainage from Cedar Mountain. The test pits were terminated in these materials at a depth of four feet (4') to nine feet (9') below grade. The soil was visually classified as 'dry'.

Two composite samples were collected ranging from the surface to five feet (5') below grade; one undisturbed sample was collected at a depth of three feet (3') to Four feet (4'). In-situ moisture contents ranged from seven (7) to eight (8) percent. The native material had a density of 99 lbs/ft³. Atterberg limits tests indicate a liquid limit of non-plastic to 27 and a plasticity index ranging from non-plastic to 10. A modified proctor (ASTM D1557) indicates a maximum dry density of 124 pcf at a moisture content of 12 percent for the upper material. A response to wetting test performed on the undisturbed sample collected at three feet (3') to four feet (4') indicates soil collapse on the order of eight percent (8%) under saturated conditions with the loading parameters expected in the field.

The liquid limit is the moisture content at which a soil begins to flow like a liquid. The plastic limit is the moisture content at which a soil can be deformed without crumbling. The plasticity index is the difference between the liquid limit and the plastic limit, and it is a measure of how much and what type of clay is in the soil.

2 ENGINEERING ANALYSIS AND RECOMMENDATIONS

2.1 Analysis

The soil is sufficient to support the proposed commercial structures on shallow spread footings with a slab on grade subject to remedial earthwork.

Field and laboratory testing indicates that the upper native material is of low density and will likely collapse if subjected to moisture infiltration. It is recommended that the spread footings be over-excavated and recompact to increase density and strength of the bearing soils. Depending on access and the size of the structure and equipment it may be easier to over-excavate the entire subdivision at once. It is recommended that the foundations bear on at least two feet (2') of re-compacted structural fill. The over-excavation may terminate on material classifying as gravel at a depth less than two feet (2'). Our

geotechnical engineer must verify the material classification if early termination of the over-excavation on gravel is to be allowed.

Where gravel material is encountered at the footing bottom elevation over-excavation is not necessary. In these areas the footing subgrade should be scarified eight inches (8"), moisture conditioned, and compacted to 95 percent of the maximum dry density per ASTM D1557. Depending on the amount of fines in the gravel some over-excavation may be desirable in order to make compaction easier; however, over-excavation is not necessary in the gravel material.

The excavations may require widening and/or deepening in order to remove the larger boulders from within the excavations. Care should be taken to ensure re-compaction of the widened and deepened excavations, as these will be isolated areas. Care should also be taken during replacement of the excavated material to remove any material larger than six inches (6"). Depending on the amount of this material, screening may be necessary. Gravel and cobble sized material has a tendency to "nest", thus causing voids. Material larger than three inches (3") should be used sparingly in the backfill in order to prevent nesting. Depending on the amount of large material excavated it may require significant amount of time to screen out the larger material. Material larger than six inches (6") may be used to backfill landscape areas, but it should not be used as fill under the foundations, concrete slabs, sidewalk, or pavement, or as backfill around the building basement and/or stem walls.

In order to reduce the asphalt and aggregate base sections to the Cedar City minimums, the roadway subgrade should be over-excavated and re-compacted to increase stability. The roadway subgrade should consist of 24 inches of over-excavated and re-compacted material. Any material larger than three inches (3") should be removed from the granular material prior to using as road subgrade. Regardless of the depth of over-excavation, the bottom of the over-excavation should be scarified eight inches (8"), moisture conditioned to within two percent (2%) of optimum and re-compacted as discussed later in this report.

Groundwater was not encountered during the investigation. It is expected that excavations operations will be able to utilize standard equipment, however the excavation contractor should make his own decision.

2.2 Site Preparation

The existing vegetation should be cleared along with large root systems and hauled off the site. Any debris and loose soils should be removed in their entirety. Footing excavations should be deepened to account for the over-excavation requirements. Large boulders should not be allowed within the footing backfill area, or within the one foot (1') of pad backfill.

Precautions should be taken during and after construction to eliminate saturation of foundation soils. All drainage and grading next to the structure foundation shall be constructed in accordance with the requirements of section 1804.3 of the 2012 IBC. Over-wetting the soils prior to or during construction may result in softening and pumping causing equipment mobility problems and difficulty in achieving compaction. Saturation of the soils after construction may cause distress to the foundations and flatwork. Positive drainage should be established away from the exterior walls of the structures. Positive grade is defined by having a minimum drainage slope in landscaped areas of six inches (6") for a minimum distance of ten feet (10') away from the foundation of the structure (five percent (5%)) and in hard surface pavement areas, two inches (2") for a minimum distance of eight feet (8') away from the structure (two percent (2%)). This positive grade shall be maintained throughout the life of the structure to minimize the amount of moisture infiltrating the soils against the concrete foundation wall, and that a minimum of six inches (6") of separation from the top of the concrete foundation wall to any landscaping be maintained. Watering adjacent to the structure should be eliminated and properly maintained to prevent over-watering. Roof runoff and other sources of moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the structures. Special care should be taken to properly channel roof runoff and other sources of moisture, this may require other solutions than just site grading.

Prior to placing fills, the excavation bottoms should be scarified to a depth of eight inches (8"), moisture conditioned to within two percent (2%) of optimum and recompacted to at least 90 percent of the maximum dry density as determined by ASTM D1557 (Modified Proctor); 95 percent for granular material. Backfill should be placed as specified in the fill and backfill section of this report. Once excavation is complete and prior to backfilling it is recommended that a representative of WEC visit the site and ensure that the subgrade meets the requirements set forth herein.

Pavement areas should be compacted in a similar manner. Any import fill should comply with the requirements as specified in the Fill and Backfill section of this report.

2.3 Foundations

The following options may be used for foundation design.

Option	Type	Depth	Bearing Medium	Bearing Capacity	Notes
A	Shallow Footings	Min 30"	2' Structural Fill	2,000 psf	1
B	Shallow Footings	Min 30"	Very Dense Gravel	2,500 psf	2
C	Basement Level	Min 8'	Very Dense Gravel	3,000 psf	3

Notes:

1. Shallow spread footings bearing on at least two feet (2') of structural fill, at a depth of at least 30 inches for frost. An allowable bearing capacity of 2,000 psf may be used.
2. Shallow spread footings bearing on dense gravel, regardless of depth, at a minimum depth of 30 inches for frost. An allowable bearing capacity of 2,500 psf may be used.
3. Basement level foundations, at least eight feet (8') below existing grade, bearing on very dense native gravel material. An allowable bearing capacity of 3,000 psf may be used for design.

These bearing capacities are net allowable capacities, and may be increased 1/3 for wind, seismic, and other transient loads of a short duration. Footings should be a minimum of 20 inches wide.

It is recommended that a representative of WEC observe the excavations, once complete to ensure adequate bearing stratum. Re-compacted materials should be tested to ensure they meet the requirements herein. Spread footings should be a minimum of 20 inches wide. Total settlement is estimated to be on the order of ¼ to ½ inch with differential settlement less than half of the total settlement for shallow spread footings.

These bearing capacities rely on the dry strength of the native soils. Increased moisture could cause the foundations to settle, it is therefore imperative that proper grades be established and runoff controlled to limit moisture infiltration within five feet (5') of the structure. The roof drains should discharge at least 5 feet away from the structure. Irrigation should be kept at a minimum within five feet (5') of the structure in order to prevent additional moisture increases to the supporting soils.

2.4 Lateral Pressures

The following lateral pressures may be utilized for the proposed construction:

- o Active Pressures (Unrestrained walls) 35 psf/ft
- o At-Rest Pressures (Restrained walls) 60 psf/ft
- o Passive Pressures
 - Continuous Footings 300 psf/ft
 - Spread Footings or Drilled Piers 350 psf/ft
- o Coefficient of Friction
 - with passive pressure 0.35
 - without passive pressure 0.45

All backfill must be compacted to at least 90 percent (ASTM D1557) to mobilize these passive pressures at low strain. Expansive soils should not be used as retaining wall or basement wall backfill, except as a surface seal to limit moisture infiltration. The expansive pressures could greatly increase the active pressures.

2.5 Fill and Backfill

Native material is suitable for use as general grading and structural fill.

All fill placed for the support of footings shall consist of 24 inches of structural fill. Fill placed for slabs on-grade, exterior concrete flatwork and onsite pavement should consist of at least 12 inches of structural fill. Offsite pavement should consist of 24 inches of structural fill. Structural fill shall consist of native material or approved imported low plasticity soils (having a remolded swell potential less than 4% under a 60 psf surcharge). Structural fill should have a solubility of less than 3%, be free of vegetation and debris, and contain no inert materials larger than four inches (4") in nominal size.

Structural fills should be placed in maximum eight inch (8") loose lifts and compacted on a horizontal plane, unless otherwise approved by the Geotechnical Engineer. Structural fills shall be compacted to at least 90% of the maximum dry density, in accordance with ASTM D1557; for granular material the compaction requirement is 95%. The moisture content should be within $\pm 2\%$ of optimum for granular soils and at optimum to 2% above optimum for fine grained soils. However, this is only a guide to assist earth work contractors. Any pumping areas of soil shall be excavated and removed from the foundation. Any imported fill materials should be approved prior to importing. Also, prior to placing any fill, the excavations should be observed by the Geotechnical Engineer to observe that unsuitable materials have been removed and that it has been compacted to a suitable density.

2.6 Pavement

Pavement sections should be chosen by the owner based on expected traffic loads. The Following table presents various pavement thickness options specific to the site. Pavement is designed based on the number of times an 18-kip single axle load equivalent (ESAL) truck drives along a roadway. A delivery truck and a garbage truck are examples of a 1 ESAL load. It takes approximately 1,200 passenger cars to be equal to 1 ESAL. The table below provides the expected Daily ESAL capacity for various asphalt and concrete pavement designs. These are based on a 20 year lifespan.

Location	Daily ESALs	Asphalt (in)	PCC (in)	Aggregate Base (in)	Structural Fill (in)	Note
On-site	7	2.0		8.0	12	1
On-site	16	3.0	-	8.0	-	1
Local street	12	2.5	-	6.0	24	2
Local street	16	4.0	-	6.0	-	3
On-site	7	-	5.0	4.0	-	4
On-site	18	-	6.0	4.0	-	4

Notes:

1. This section is recommended for on-site parking and drive areas.
2. The Cedar City minimum pavement section for local streets. In order to provide a stable base this must be supported on 24 inches of structural fill sub-base.
3. As an alternative to placing 24 inches of structural fill, the streets may consist of four inches (4") of asphalt placed in two (2) lifts supported on six inches (6") of aggregate base.
4. Concrete should be supported by four inches (4") of aggregate base.

All asphalt pavements will crack and will require a continued maintenance program. The thicker asphalt sections will have more durability in that they will require less maintenance over the life of the pavement than a thinner section. The pavement subgrade should consist of at least eight inches (8") of scarified and re-compacted material. If structural fill or embankment fill is to be placed, the bottom of the fill should be scarified, moisture conditioned, and re-compacted to at least 90 percent of the maximum dry density as determined by ASTM D1557. Pavements and materials placed within streets should meet the requirements of the Cedar City Engineering Standards, Section 4.3.

Onsite concrete placed for trash enclosures, sidewalks, and other non-drive/parking areas should consist of a minimum of four inches (4") of concrete placed on at least four inches (4") of aggregate base. Concrete pavement should consist of at least five inches (5") of concrete supported on four inches (4") of aggregate base.

2.7 Slab on Grade

All exterior slabs adjacent to the structure should be tied into the structural foundation with #4 rebar extending from the foundation into the exterior slab at least twelve inches (12"). Stem walls should be tied into interior slabs on grade with #4 rebar placed so that it extends fully into the stem wall and a minimum of approximately 30 bar diameters into the slab. Type-II/V concrete should be used for all footings or wherever concrete will come into direct contact with the onsite soils.

Concrete slabs-on-grade and exterior concrete flatwork shall be supported by a four inch (4") layer of compacted gravel overlying a zone of properly placed and compacted structural fill. The layer of compacted gravel shall consist of Type II Aggregate Base, or Type I pit-run gravel.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Additionally, all concrete slabs should be reinforced and poured with Type-II/V concrete to resist sulfate attack. The steel reinforcement in floor slabs should be doweled into the foundation to aid in resistance of the contraction/expansion potential. We recommend that concrete floor slabs be reinforced as recommended by the Structural Engineer. Reinforcement should be installed at mid-height in the slab unless directed otherwise by the Structural Engineer.

Special precautions must be taken during the placement and curing of all concrete slabs. Excessive slump (greater than 4") of the concrete and/or improper curing procedures used during either hot or cold weather conditions could lead to excessive shrinkage, cracking or curling in the slabs. We recommend that all concrete placement and curing operations be performed in accordance with the American Concrete Institute (ACI) Manual R318-11 Chapter 5. In addition, we recommend concrete placement be in accordance with ACI standard 306.1: Standard Specification for Cold Weather Concreting; ACI standard 306R: Cold Weather Concreting; ACI standard 305.1: Specification for Hot Weather Concreting; and, ACI standard 305R: Hot Weather Concreting.

2.8 Radon Gas

Radon is an odorless, tasteless gas created in the ground where uranium and radium exist. The more uranium found beneath the home, the higher the potential for elevated radon levels within a building constructed upon that soil. Radon is classified as a "Group A" carcinogen, defined as a substance known to cause cancer in humans.

According to a map of Utah which shows the incidence and estimated concentration of Radon gas on a county-by-county basis, concentration of Radon gas on or beneath this site appear to be at or below 4.0 pCi/L which is the limit

recommended by the EPA at which remediation occur. Radon gas is rarely an issue with slab on grade structures as the gas dissipates around the outside of the home before it can enter the home. Should the homeowner be concerned about radon exposure it is recommended they visit the State of Utah radon website at <http://radon.utah.gov> where they can obtain information on testing and remediation measures.

3 GENERAL DISCUSSION

This report has been prepared for the exclusive use of the addressee and their authorized agents. This report is not intended for use by others and the information contained herein is not applicable to other sites not named herein. This report is valid only until the governing jurisdiction recognizes a new building code. If this occurs prior to construction WEC should be consulted for updated recommendations.

WEC structures our services to meet the specific needs of our clientele; each study and prepared report is unique and prepared solely for the specific client project site(s). No other party may rely on our products or services unless WEC agrees, in writing, to allow such use. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted geotechnical practices in the area the work was performed at the time this report was prepared.

You may NOT rely on this report if such report was:

- Not prepared for you
- Not prepared for your project
- Not prepared for the specific site explored
- Completed before important project changes were made
- Function of proposed structure has changed
- Evaluation, configuration, location, orientation or weight of the proposed structure has changed
- Composition of the design team has changed
- Project ownership has changed
- Not paid for in full

No warranty is implied or can be expected with this report. Our interpretations of subsurface conditions are based on a limited number of field and subsurface observations. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. WEC's professional judgment was applied to a limited number of field observations and laboratory analyses. The recommendations put forward in this report result from a very limited number of observations; such limited observations were constrained by budget. WEC's conclusions and interpretations should not be

construed as a warranty of the subsurface conditions. A greater degree of accuracy for those observations, interpretations and conclusions offered may be increased by increasing the number of observation points for comparative analysis.

Hazardous materials or environmental contamination discovered at the site during or as a result of field observations or subsurface exploration do not fall within the scope of services for this investigation. Watson Engineering Company, Inc., cannot, and will not, be held liable for any such discovery or the spoils left by such discovery. Such hazardous materials are and remain the liability of the property owner.

Do not over-rely on the preliminary construction recommendations included herein; these recommendations are not final as they were formed, as explained above, from a limited number of observation points and a limited number of laboratory tests. WEC's recommendations may only be 'finalized' by our personnel directly observing actual subsurface conditions revealed during construction. WEC cannot and will not assume responsibility or liability for the recommendations contained herein if WEC does not perform construction observation and testing services.

The recommendations contained in this report are based on the field explorations, laboratory tests, and our understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site which are different from those described in this report, our firm should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, our firm should also be notified.

It is the Client's responsibility to see that all parties to the project, including the Designer, Contractor, Subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

This report is valid for 18 months from the below signed date, or the next code change, whichever comes first. If construction has not commenced prior to expiration of this report, WEC should be contacted to review and provide an update addendum to this report.

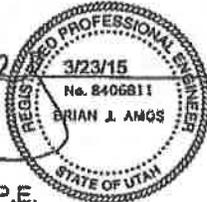
4 **ADDITIONAL SERVICES**

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during the construction to verify compliance with these recommendations. These tests and observations should include, but not necessarily be limited to, the following:

- ✓ Observations and testing during site preparation, earthwork and structural fill placement.
- ✓ Observation of footing excavations.
- ✓ Consultation as may be required during construction.

We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

Respectfully Submitted,



Brian J. Amos, P.E.
Geotechnical Engineer



Tim G. Watson, P.E.
President/Principal

APPENDIX

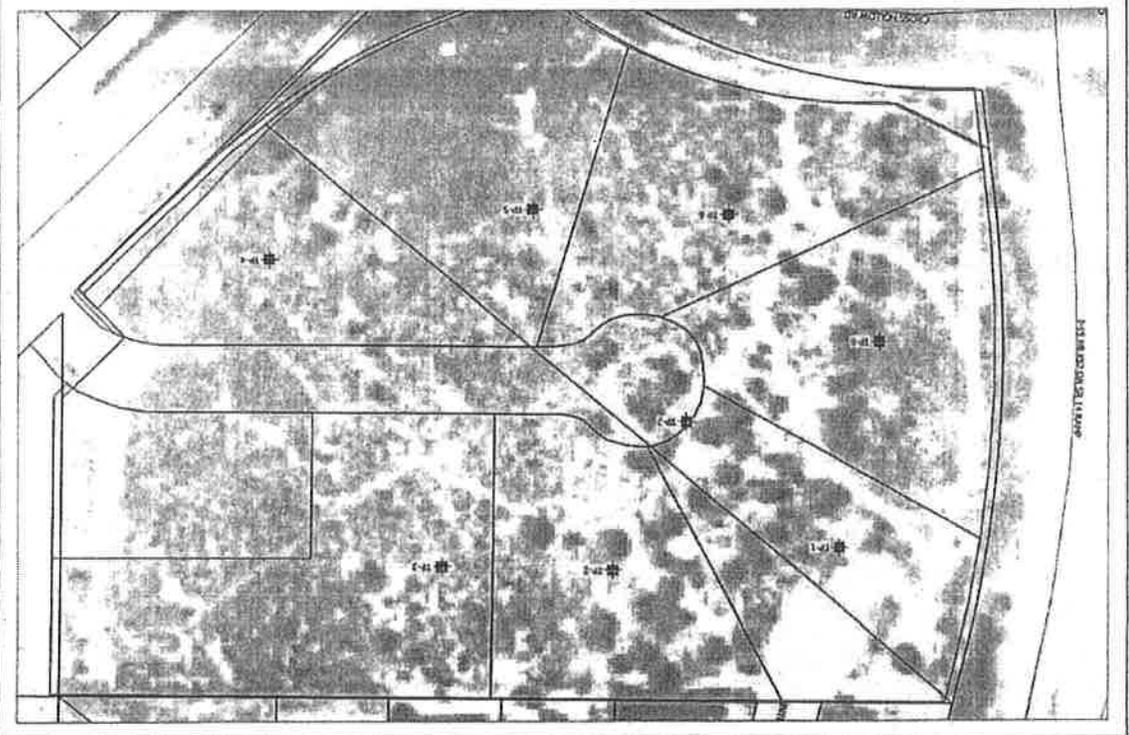
**TEST PIT LOCATION PLAN
TEST PIT LOGS
SUMMARY OF LABORATORY RESULTS
MOISTURE DENSITY RELATIONS
GRAIN SIZE DISTRIBUTION
CONSOLIDATION TEST RESULTS
KEY TO SYMBOLS
SOIL CLASSIFICATION CHART**

472 N. 2150 W. Suite 7 | Cedar City, Utah 84721
Office: 435.586.3004 Fax: 435.586.7480 Web: www.wednc.com



WATSON CONSULTANTS 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202		SHEET NO. 101 OF 101
PROJECT NO. 101 OF 101	DATE: 10/10/10	DRAWN BY: J. WATSON
TEST PIT LOCATION PLAN		

- APPROXIMATE TEST PIT LOCATION





Walson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-686-3004

TEST PIT LOG: TP-1
PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 680E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	
								PL	MC LL
								20	40 60 80
								20	40 60 80
								□ FINES CONTENT (%) □	
								20	40 60 80
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry) with Little to Some Gravel and Occasional Cobble							
2.5			UD RS-1			7	99	●	□
5.0		1-5% Cobble and Occasional Boulder							
7.5									

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 3/20/15 11:37



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-588-3004

TEST PIT LOG: TP-2
PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Casa 580E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (FOOT)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲											
								20	40	60	80								
0.0		Medium Dense Brown <u>SILTY CLAYEY SAND (SC-SM-Dry)</u> with Gravel and Occasional Cobble																	
2.5		Medium Dense Brown <u>CLAYEY SAND (SC-Dry)</u> with Some Gravel and Moderate to Strong Calcareous Cementation																	
8.0		Medium Dense Brown <u>CLAYEY POORLY-GRADED SAND (SP-SC-Dry)</u> with Some Gravel, 0-5% Cobble, Occasional Boulders, and Strong Calcareous Cementation																	
7.5																			

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 3/2/15 12:07



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-506-3004

TEST PIT LOG: TP-3
PAGE 1 OF 1

CLIENT Joe Burress Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 8/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burress Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 580E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (FOOT)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲						
								20	40	60	80			
								PL MC LL └───┬───┬───┬───┘ 20 40 60 80						
								<input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/> 20 40 60 80						
0.0		Medium Dense Brown <u>SILTY, CLAYEY SAND (SC-SM-Dry)</u>												
2.5		Medium Dense Light Brown <u>CLAYEY SAND (SC-Dry)</u> with Little Gravel, Occasional Cobbles and Boulders, and Strong Catclaus Cementation												
5.0														
7.5														
		BOTTOM OF TEST PIT AT 8.0 FEET.												

TEST PIT - 3816 10/57



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-586-3004

TEST PIT LOG: TP-5
PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Casa 560E

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲					
								20	40	60	80		
								□ FINES CONTENT (%) □					
								20	40	60	80		
0.0		Medium Dense Brown SANDY LEAN CLAY (CL-Dry) with Little Gravel											
2.5			GS BS-1			7.7							
5.0													
7.5		Medium Dense Brown CLAYEY SAND (SC-Dry) with Some Gravel and Occasional Cobble											
BOTTOM OF TEST PIT AT 9.0 FEET.													

TEST PIT - 30915 1207



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-688-3004

TEST PIT LOG: TP-6
PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 680E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE & TYPE NUMBER	RECOVERY % (POD)	BLOW COUNTS (IN VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								FL	MC	LL	LL
								□ FINES CONTENT (%) □			
								20	40	60	80
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry) with Traces to Little Gravel									
2.5		Medium Dense White CLAYEY SAND (SC-Dry) with Some Cobbles and Boulders									
5.0											
7.5											

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - JBS/15 11:57



Watson Engineering Company, Inc.
 472 N. 2150 W. Ste 7
 Cedar City, UT 84721
 435-680-3004

TEST PIT LOG: TP-7
 PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
 PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
 DATE EXCAVATED 8/24/15 LOGGED BY _____
 EXCAVATION CONTRACTOR Joe Burgess Construction
 EXCAVATION METHOD Backhoe
 EXCAVATION EQUIPMENT Cater 580E
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (PROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲				
								PL	MC	LL		
								□ FINES CONTENT (%) □				
0.0		Medium Dense Brown <u>SILTY CLAYEY SAND (SC-SM-Dry)</u> with Some Boulders										
2.5		Medium Dense White <u>SILTY SAND WITH GRAVEL (SM-Dry)</u> with Occasional Cobble	GG BS-1									
5.0		BOTTOM OF TEST PIT AT 5.0 FEET.										

TEST PIT - 30515 13.57



Watson Engineering Company, Inc.
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Cedar City, UT 84721
435-585-3004

TEST PIT LOG: TP-8
PAGE 1 OF 1

CLIENT Joe Burgess Construction PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: HVC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 8/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Casa 580E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry)									
2.5		Weak to Moderate Calcareous Cementation									
6.0											
7.5		Dense Brown SANDY GRAVEL WITH COBBLE (GP-Dry)									

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 5815 (1-57)



Watson Engineering Company, Inc.
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Cedar City, UT 84721
435-688-3004

SUMMARY OF LABORATORY RESULTS

PAGE 1 OF 1

CLIENT Joe Burgess Construction

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: MWC Main Street & Cross Hollow Road, Cedar City, Utah

Borehole	Depth Interval (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%-#200 Sieve	Classification	Water Content (%)	Dry Density (pcf)	Solubility (%)	Void Ratio
TP-1	3.0-3.1	25	16	9	4.75	50	SC	7.0	98.8		0.674
TP-5	0.0-5.0	27	17	10	4.75	86	CL	7.7		< 1	
TP-7	0.0-5.0	NP	NP	NP	4.75	26	SM				



Watson Engineering Company, Inc.
472 N. 2160 W. Ste 7
Cedar City, UT 84721
435-566-3004

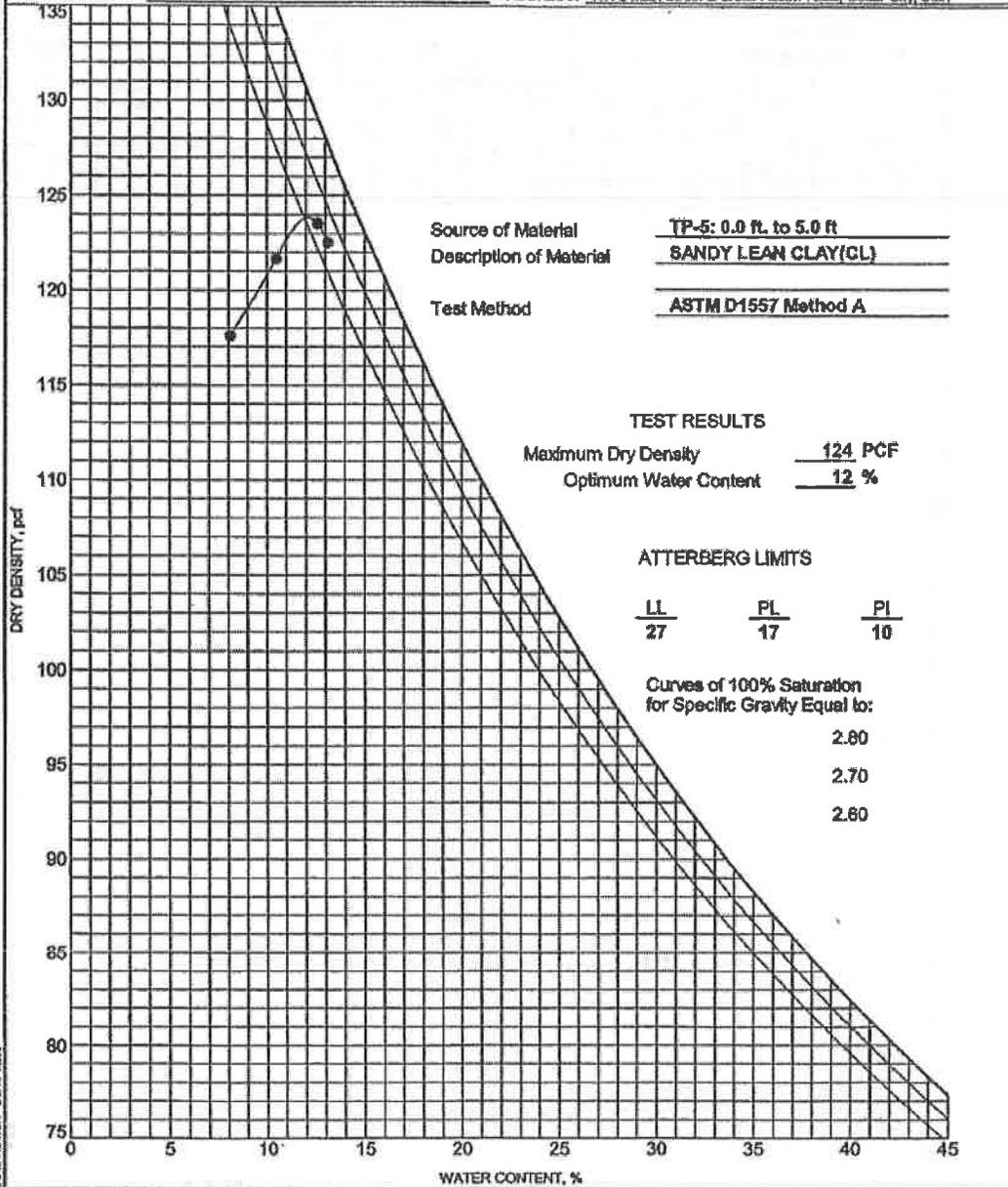
MOISTURE-DENSITY RELATIONSHIP

CLIENT Joe Burgess Construction

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah





Watson Engineering Company, Inc.
 472 N. 2150 W. Ste 7
 Cedar City, UT 84721
 435-588-3004

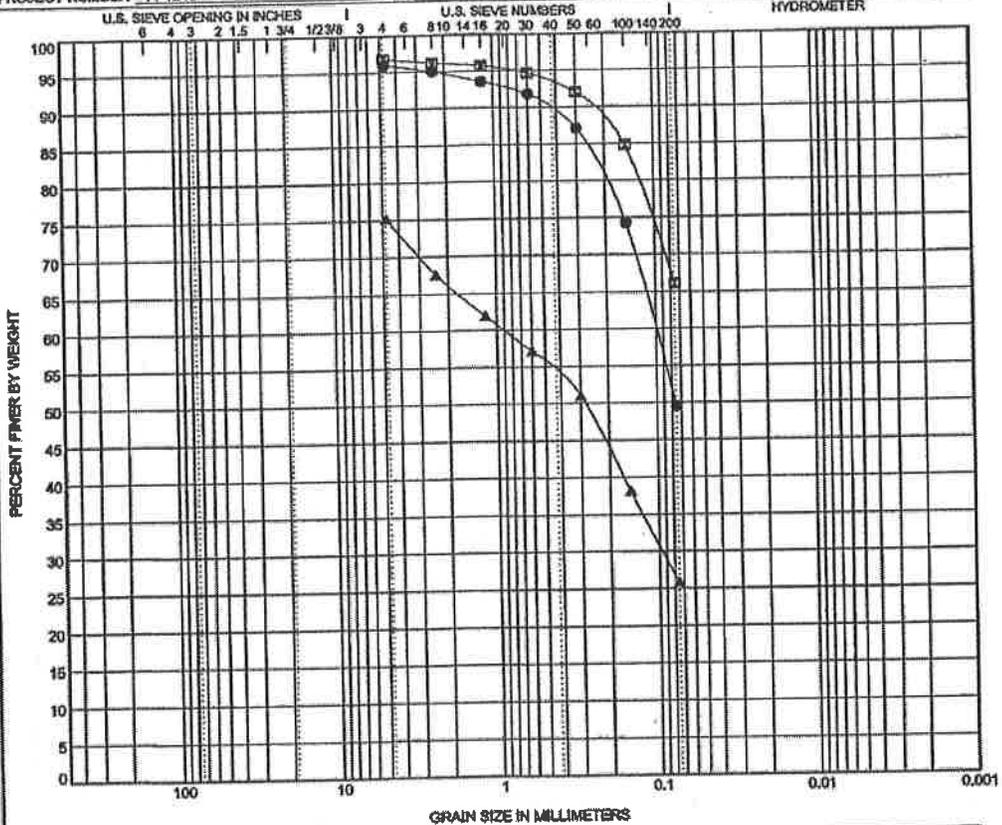
GRAIN SIZE DISTRIBUTION

CLIENT: Joe Burgess Construction

PROJECT: South Main

PROJECT NUMBER: 14-1243

ADDRESS: NYC Main Street & Cross Hollow Road, Cedar City, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● TP-1	3.0	CLAYEY SAND(SC)					25	16	9		
□ TP-5	0.0	SANDY LEAN CLAY(CL)					27	17	10		
▲ TP-7	0.0	SILTY SAND with GRAVEL(SM)					NP	NP	NP		
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● TP-1	3.0	4.75	0.1				46.4		49.6		
□ TP-5	0.0	4.75					30.7		66.2		
▲ TP-7	0.0	4.75	0.891	0.095			49.3		25.9		

GRAIN SIZE - 2015 03-14



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Cedar City, UT 84721
435-586-3004

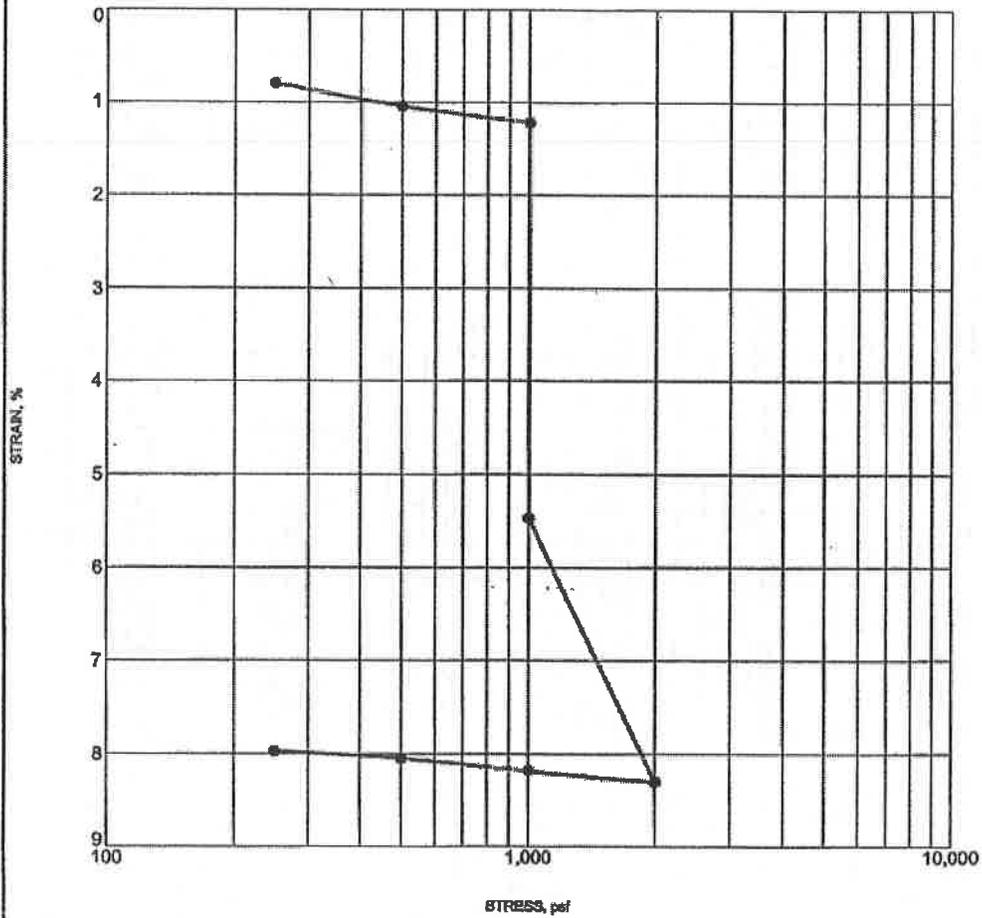
CONSOLIDATION TEST

CLIENT Joe Business Construction

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah



BOREHOLE	DEPTH	Classification	γ_d	MC%
● TP-1	3.0	CLAYEY SAND(SC)	99	7

CONSOL. STRAIN - 3/23/16/8524

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES	
	FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	CLEAN SANDS (LITTLE OR NO FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
			SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
			SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	CLEAN SANDS (LITTLE OR NO FINES)		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
			SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
HIGHLY ORGANIC SOILS	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		CH	INORGANIC CLAYS OF HIGH PLASTICITY		
	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS		
				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS



July 13, 2015

Jeff Burgess
Windmill Plaza LLC
1125 N. Hovl Hills Drive
Cedar City, UT 84721

Subject: South Main Commercial - Geotechnical Investigation
NWC Main Street & Cross Hollow Road
Cedar City, Utah
Project Number: 14-1243

Dear Jeff,

Watson Engineering Company, Inc. (WEC) has completed the geotechnical investigation for the above referenced project. Enclosed you will find the geotechnical report including the results of our field and laboratory investigation, engineering analysis, and recommendations for this property. The following table presents a summary of our findings.

Parameter	Result
Liquefaction Hazard	None
Landslide Hazard	The site is not located in a landslide hazard area
Overexcavation Requirement	Overexcavate to two (2) feet below all footings or to gravel; twelve (12) inches below slabs. 12-24 inches below pavement.
Expansive Soils	None
Soil Salt Solubility	Negligible
Moisture Content	7%
Concrete Placement	Do not place concrete in freezing weather and blanket all concrete in cold weather
Compaction Required	90% Relative compaction, 95% in granular material
Final Grade Required	5% (8 inches in 10 feet)
Structural Fill	Onsite native soil is useable as structural fill

As always if you have any questions or concerns regarding our testing, results, or recommendations please feel free to contact us.

472 N. 2150 W, Suite 7 - Cedar City, Utah 84721
Office: 435.586.3004 Fax: 435.586.7400 Web: www.wecinc.com

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1 INTRODUCTION

1.1 General Project Information

This report provides our findings as well as our analysis and recommendations with regards to the commercial subdivision to be developed on the vacant lot at the northwest corner of Main Street and Cross Hollow Road in Cedar City, Utah. It is understood that new construction will consist of commercial buildings and a public street. Foundations loads are expected to be light to moderate and no special considerations regarding settlement tolerances are needed. This report is prepared assuming that the structures will be designed in accordance with the 2012 International Building Code (IBC).

1.2 Site Description

The lot is located on a vacant lot at the intersection of Interstate 15, Cross Hollow Road, and Main Street. The site is located in Section 22, Township 36 South, Range 11 West and is bounded on the north by a residential subdivision, on the south by Cross Hollow Road, on the east by Main Street, and on the west by the Interstate 15 freeway. At the time of our investigation there were native trees, brush, and grasses on the property. There was no indication of former structures or the presence of mass fill onsite; however there were some fill piles, likely from the adjacent developments. There were also some areas where dirt had been stockpiled and used as ramps. In these areas there was a fair amount of debris on the surface as well. It is possible that due to weathering some debris may be found slightly below the surface, however during grubbing this material should all be removed.

1.3 Geologic Conditions

From the available maps and USGS Interactive GIS database, the site appears to be located within 1/2 mile of the Cross Hollow Hills faults to the west and within one (1) mile of the Hurricane fault to the east. Foundations should be designed by a qualified, registered structural engineer.

Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking. When soil liquefies, it loses strength and behaves as a viscous liquid (like quicksand) rather than as a solid. This can cause buildings to sink into the ground or tilt, empty buried tanks to rise to the ground surface, slope failures, nearly level ground to shift laterally tens of feet (lateral spreading), surface subsidence, ground cracking, and sand blows. Due to the relatively deep groundwater levels (>200' bgs) liquefaction is not a concern.

Landslides are common natural hazards in Utah. They often strike without warning and can be destructive and costly. Common types of landslides in Utah are debris flows, slides, and rock falls. Many landslides are associated with rising ground-water levels due to rainfall, snowmelt, and landscape irrigation.

Therefore, landslides in Utah typically move during the months of March, April, and May, although debris flows associated with intense thunderstorm rainfall are common in July. Since the site lies in the broad plane of the Cedar Valley floor, this project site does NOT appear to be located atop an active Landslide, Debris Flow, or Rockfall hazard. A zone of complex, unclassified landslides is located approximately ½ mile to the east.

1.4 Subsoil Conditions

The subsoils on the property consist of clayey sand and sandy clay with subordinate amounts of gravel, cobble, and boulders. Some calcareous cementation was also encountered. It is likely that the material onsite was placed there as a result of drainage from Cedar Mountain. The test pits were terminated in these materials at a depth of four feet (4') to nine feet (9') below grade. The soil was visually classified as 'dry'.

Two composite samples were collected ranging from the surface to five feet (5') below grade; one undisturbed sample was collected at a depth of three feet (3') to Four feet (4'). In-situ moisture contents ranged from seven (7) to eight (8) percent. The native material had an in-situ density of 99 lbs/ft³. Atterberg limits tests indicate a liquid limit of non-plastic to 27 and a plasticity index ranging from non-plastic to 10. A modified proctor (ASTM D1557) indicates a maximum dry density of 124 pcf at a moisture content of 12 percent for the upper material. A response to wetting test performed on the undisturbed sample collected at three feet (3') to four feet (4') indicates soil collapse on the order of eight percent (8%) under saturated conditions with the loading parameters expected in the field.

The liquid limit is the moisture content at which a soil begins to flow like a liquid. The plastic limit is the moisture content at which a soil can be deformed without crumbling. The plasticity index is the difference between the liquid limit and the plastic limit, and is a measure of how much and what type of clay is in the soil.

2 ENGINEERING ANALYSIS AND RECOMMENDATIONS

2.1 Analysis

The soil is sufficient to support the proposed commercial structures on shallow spread footings with a slab on grade subject to remedial earthwork.

Field and laboratory testing indicates that the upper native material is of low density and will likely collapse if subjected to moisture infiltration. It is recommended that the spread footings be over-excavated and recompact to increase density and strength of the bearing soils. Depending on access and the size of the structure and equipment it may be easier to over-excavate the entire subdivision at once. It is recommended that the foundations bear on at least two feet (2') of re-compacted structural fill. The over-excavation may

terminate on material classifying as gravel at a depth less than two feet (2'). Our geotechnical engineer must verify the material classification if early termination of the over-excavation on gravel is to be allowed.

Where gravel material is encountered at the footing bottom elevation over-excavation is not necessary. In these areas the footing subgrade should be scarified eight inches (8"), moisture conditioned, and compacted to 95 percent of the maximum dry density per ASTM D1557. Depending on the amount of fines in the gravel some over-excavation may be desirable in order to make compaction easier; however, over-excavation is not necessary in the gravel material.

The excavations may require widening and/or deepening in order to remove the larger boulders from within the excavations. Care should be taken to ensure re-compaction of the widened and deepened excavations, as these will be isolated areas. Care should also be taken during replacement of the excavated material to remove any material larger than six inches (6"). Depending on the amount of this material, screening may be necessary. Gravel and cobble sized material has a tendency to "nest", thus causing voids. Material larger than three inches (3") should be used sparingly in the backfill in order to prevent nesting. Depending on the amount of large material excavated it may require significant amount of time to screen out the larger material. Material larger than six inches (6") may be used to backfill landscape areas, but it should not be used as fill under the foundations, concrete slabs, sidewalk, or pavement, or as backfill around the building basement and/or stem walls.

In order to reduce the asphalt and aggregate base sections to the Cedar City minimums the roadway subgrade should be over-excavated and re-compacted to increase stability. The roadway subgrade should consist of 24 inches of over-excavated and re-compacted material. Any material larger than three inches (3") should be removed from the granular material prior to using as road subgrade. Regardless of the depth of over-excavation, the bottom of the over-excavation should be scarified eight inches (8"), moisture conditioned to within two percent (2%) of optimum and re-compacted as discussed later in this report.

Groundwater was not encountered during the investigation. It is expected that excavations operations will be able to utilize standard equipment, however the excavation contractor should make his own decision.

2.2 Site Preparation

The existing vegetation should be cleared along with large root systems and hauled off the site. Any debris and loose soils should be removed in their entirety. Footing excavations should be deepened to account for the over-excavation requirements. Large boulders should not be allowed within the footing backfill area, or within the one foot (1') of pad backfill.

Precautions should be taken during and after construction to eliminate saturation of foundation soils. All drainage and grading next to the structure foundation shall be constructed in accordance with the requirements of section 1804.3 of the 2012 IBC. Over-wetting the soils prior to or during construction may result in softening and pumping causing equipment mobility problems and difficulty in achieving compaction. Saturation of the soils after construction may cause distress to the foundations and flatwork. Positive drainage should be established away from the exterior walls of the structures. Positive grade is defined by having a minimum drainage slope in landscaped areas of six inches (6") for a minimum distance of ten feet (10') away from the foundation of the structure (five percent (5%)) and in hard surface pavement areas, two inches (2") for a minimum distance of eight feet (8') away from the structure (two percent (2%)). This positive grade shall be maintained throughout the life of the structure to minimize the amount of moisture infiltrating the soils against the concrete foundation wall, and that a minimum of six inches (6") of separation from the top of the concrete foundation wall to any landscaping be maintained. Watering adjacent to the structure should be eliminated and properly maintained to prevent over-watering. Roof runoff and other sources of moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the structures. Special care should be taken to properly channel roof runoff and other sources of moisture, this may require other solutions than just site grading.

Prior to placing fills, the excavation bottoms should be scarified to a depth of eight inches (8"), moisture conditioned to within two percent (2%) of optimum and recompacted to at least 90 percent of the maximum dry density as determined by ASTM D1557 (Modified Proctor); 95 percent for granular material. Backfill should be placed as specified in the fill and backfill section of this report. Once excavation is complete and prior to backfilling it is recommended that a representative of WEC, visit the site and ensure that the subgrade meets the requirements set forth herein.

Pavement areas should be compacted in a similar manner. Any import fill should comply with the requirements as specified in the Fill and Backfill section of this report.

2.3 Foundations

The following options may be used for foundation design.

Option	Type	Depth	Bearing Medium	Bearing Capacity	Notes
A	Shallow Footings	Min 30"	2' Structural Fill	2,000 psf	1
B	Shallow Footings	Min 30"	Very Dense Gravel	2,500 psf	2
C	Basement Level	Min 8'	Very Dense Gravel	3,000 psf	3

Notes:

1. Shallow spread footings bearing on at least two feet (2') of structural fill, at a depth of at least 30 inches for frost. An allowable bearing capacity of 2,000 psf may be used.
2. Shallow spread footings bearing on dense gravel, regardless of depth, at a minimum depth of 30 inches for frost. An allowable bearing capacity of 2,500 psf may be used.
3. Basement level foundations, at least eight feet (8') below existing grade, bearing on very dense native gravel material. An allowable bearing capacity of 3,000 psf may be used for design.

These bearing capacities are net allowable capacities, and may be increased 1/3 for wind, seismic, and other transient loads of a short duration. Footings should be a minimum of 20 inches wide.

It is recommended that a representative of WEC observe the excavations, once complete to ensure adequate bearing stratum. Re-compacted materials should be tested to ensure they meet the requirements herein. Spread footings should be a minimum of 20 inches wide. Total settlement is estimated to be on the order of 1/4 to 1/2 inch with differential settlement less than half of the total settlement for shallow spread footings.

These bearing capacities rely on the dry strength of the native soils. Increased moisture could cause the foundations to settle, it is therefore imperative that proper grades be established and runoff controlled to limit moisture infiltration within five feet (5') of the structure. The roof drains should discharge at least five feet (5') away from the structure. Irrigation should be kept at a minimum within five feet (5') of the structure in order to prevent additional moisture increases to the supporting soils.

2.4 Lateral Pressures

The following lateral pressures may be utilized for the proposed construction:

- o Active Pressures (Unrestrained walls) 35 psf/ft
- o At-Rest Pressures (Restrained walls) 60 psf/ft
- o Passive Pressures
 - Continuous Footings 300 psf/ft
 - Spread Footings or Drilled Piers 350 psf/ft
- o Coefficient of Friction
 - with passive pressure 0.35
 - without passive pressure 0.45

All backfill must be compacted to at least 90 percent (ASTM D1557) to mobilize these passive pressures at low strain. Expansive soils should not be used as retaining wall or basement wall backfill, except as a surface seal to limit moisture infiltration. The expansive pressures could greatly increase the active pressures.

2.5 Fill and Backfill

Native material is suitable for use as general grading and structural fill.

All fill placed for the support of footings shall consist of 24 inches of structural fill. Fill placed for slabs-on-grade, exterior concrete flatwork and onsite pavement should consist of at least 12 inches of structural fill. Offsite pavement should consist of 24 inches of structural fill. Structural fill shall consist of native material or approved imported low plasticity soils (having a remolded swell potential less than 4% under a 60 psf surcharge). Structural fill should have a solubility of less than 3%, be free of vegetation and debris, and contain no inert materials larger than four inches (4") in nominal size.

Structural fills should be placed in maximum eight inch (8") loose lifts and compacted on a horizontal plane, unless otherwise approved by the Geotechnical Engineer. Structural fills shall be compacted to at least 90% of the maximum dry density, in accordance with ASTM D1557; for granular material the compaction requirement is 95%. The moisture content should be within $\pm 2\%$ of optimum for granular soils and at optimum to 2% above optimum for fine grained soils, however this is only a guide to assist earth work contractors. Any pumping areas of soil shall be excavated and removed from the foundation. Any imported fill materials should be approved prior to importing. Also, prior to placing any fill, the excavations should be observed by the Geotechnical Engineer to observe that unsuitable materials have been removed and that it has been compacted to a suitable density.

2.6 Pavement

Pavement sections should be chosen by the owner based on expected traffic loads. The following table presents various pavement thickness options specific to the site. Pavement is designed based on the number of times an 18-kip single axle load equivalent (ESAL) truck drives along a roadway. A delivery truck and a garbage truck are examples of a 1 ESAL load. It takes approximately 1,200 passenger cars to be equal to 1 ESAL. The table below provides the expected Daily ESAL capacity for various asphalt and concrete pavement designs. These are based on a 20 year lifespan.

Location	Daily ESALs	Asphalt (in)	PCC (in)	Aggregate Base (in)	Structural Fill (in)	Note
On-site	7	2.0	-	8.0	12	1
On-site	18	3.0	-	8.0	-	1
Local street	12	2.5	-	8.0	24	2
On-site	7	-	5.0	4.0	-	4
On-site	18	-	6.0	4.0	-	4

Notes:

1. This section is recommended for on-site parking and drive areas.
2. The Cedar City minimum pavement section for local streets. In order to provide a stable base this must be supported on 24 inches of structural fill sub-base.
3. As an alternative to placing 24 inches of structural fill, the streets may consist of four inches (4") of asphalt placed in two (2) lifts supported on six inches (6") of aggregate base.
4. Concrete should be supported by four inches (4") of aggregate base.

All asphalt pavements will crack and will require a continued maintenance program. The thicker asphalt sections will have more durability in that they will require less maintenance over the life of the pavement than a thinner section. The pavement subgrade should consist of at least eight inches (8") of scarified and re-compacted material. If structural fill or embankment fill is to be placed, the bottom of the fill should be scarified, moisture conditioned, and re-compacted to at least 90 percent of the maximum dry density as determined by ASTM D1557. Pavements and materials placed within streets should meet the requirements of the Cedar City Engineering Standards, Section 4.3.

Onsite concrete (PCC) placed for trash enclosures, sidewalks, and other non-drive/parking areas should consist of a minimum of four inches (4") of concrete placed on at least four inches (4") of aggregate base. Concrete pavement should consist of at least five inches (5") of concrete supported on four inches (4") of aggregate base.

2.7 Slab on Grade

All exterior slabs adjacent to the structure should be tied into the structural foundation with #4 rebar extending from the foundation into the exterior slab at least twelve inches (12"). Stem walls should be tied into interior slabs on grade with #4 rebar placed so that it extends fully into the stem wall and a minimum of approximately 30 bar diameters into the slab. Type-II/V concrete should be used for all footings or wherever concrete will come into direct contact with the onsite soils.

Concrete slabs-on-grade and exterior concrete flatwork shall be supported by a four inch (4") layer of compacted gravel overlying a zone of properly placed and compacted structural fill. The layer of compacted gravel shall consist of Type II Aggregate Base, or Type I pit-run gravel.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Additionally, all concrete slabs should be reinforced and poured with Type-II/V concrete to resist sulfate attack. The steel reinforcement in floor slabs should be doweled into the foundation to aid in resistance of the contraction/expansion potential. We recommend that concrete floor slabs be reinforced as recommended by the Structural Engineer. Reinforcement should be installed at mid-height in the slab unless directed otherwise by the Structural Engineer.

Special precautions must be taken during the placement and curing of all concrete slabs. Excessive slump (greater than 4") of the concrete and/or improper curing procedures used during either hot or cold weather conditions could lead to excessive shrinkage, cracking or curling in the slabs. We recommend that all concrete placement and curing operations be performed in accordance with the American Concrete Institute (ACI) Manual R318-11 Chapter 5. In addition, we recommend concrete placement be in accordance with ACI standard 306.1: Standard Specification for Cold Weather Concreting; ACI standard 306R: Cold Weather Concreting; ACI standard 305.1: Specification for Hot Weather Concreting; and, ACI standard 305R: Hot Weather Concreting.

2.8 Utilities

Utility trenches should be over-excavated in-order to provide sufficient space for bedding material in accordance with the manufacturer's specifications. The native material contains a large amount of gravel and cobble, and is not suitable for use as bedding material. If any undocumented fills or loose native materials are encountered during the excavation of utility trenches, they should be removed in their entirety, and the resulting over-excavation filled with structural fill. Structural fill under pipelines is not necessary otherwise.

2.9 Radon Gas

Radon is an odorless, tasteless gas created in the ground where uranium and radium exist. The more uranium found beneath the home, the higher the potential for elevated radon levels within a building constructed upon that soil. Radon is classified as a "Group A" carcinogen, defined as a substance known to cause cancer in humans.

According to a map of Utah which shows the incidence and estimated concentration of Radon gas on a county-by-county basis, concentration of Radon gas on or beneath this site appear to be at or below 4.0 pCi/L which is the limit recommended by the EPA at which remediation occur. Radon gas is rarely an issue with slab on grade structures as the gas dissipates around the outside of the home before it can enter the home. Should the homeowner be concerned about radon exposure it is recommended they visit the State of Utah radon website at <http://radon.utah.gov> where they can obtain information on testing and remediation measures.

3 GENERAL DISCUSSION

This report has been prepared for the exclusive use of the addressee and their authorized agents. This report is not intended for use by others and the information contained herein is not applicable to other sites not named herein. This report is valid only until the governing jurisdiction recognizes a new building code. If this occurs prior to construction WEC should be consulted for updated recommendations.

WEC structures our services to meet the specific needs of our clientele; each study and prepared report is unique and prepared solely for the specific client project site(s). No other party may rely on our products or services unless WEC agrees, in writing, to allow such use. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted geotechnical practices in the area the work was performed at the time this report was prepared.

You may NOT rely on this report if such report was:

- Not prepared for you
- Not prepared for your project
- Not prepared for the specific site explored
- Completed before important project changes were made
- Function of proposed structure has changed
- Evaluation, configuration, location, orientation or weight of the proposed structure has changed
- Composition of the design team has changed
- Project ownership has changed

- Not paid for in full

No warranty is implied or can be expected with this report. Our interpretations of subsurface conditions are based on a limited number of field and subsurface observations. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. WEC's professional judgment was applied to a limited number of field observations and laboratory analyses. The recommendations put forward in this report result from a very limited number of observations; such limited observations were constrained by budget. WEC's conclusions and interpretations should not be construed as a warranty of the subsurface conditions. A greater degree of accuracy for those observations, interpretations and conclusions offered may be increased by increasing the number of observation points for comparative analysis.

Hazardous materials or environmental contamination discovered at the site during or as a result of field observations or subsurface exploration do not fall within the scope of services for this investigation. Watson Engineering Company, Inc., cannot, and will not, be held liable for any such discovery or the spoils left by such discovery. Such hazardous materials are and remain the liability of the property owner.

Do not over-rely on the preliminary construction recommendations included herein; these recommendations are not final as they were formed, as explained above, from a limited number of observation points and a limited number of laboratory tests. WEC's recommendations may only be 'finalized' by our personnel directly observing actual subsurface conditions revealed during construction. WEC cannot and will not assume responsibility or liability for the recommendations contained herein if WEC does not perform construction observation and testing services.

The recommendations contained in this report are based on the field explorations, laboratory tests, and our understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site which are different from those described in this report, our firm should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, our firm should also be notified.

It is the Client's responsibility to see that all parties to the project, including the Designer, Contractor, Subcontractors, etc., are made aware of this report in its

entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

This report is valid for 18 months from the below signed date, or the next code change, whichever comes first. If construction has not commenced prior to expiration of this report, WEC should be contacted to review and provide an update addendum to this report.

4 ADDITIONAL SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during the construction to verify compliance with these recommendations. These tests and observations should include, but not necessarily be limited to, the following:

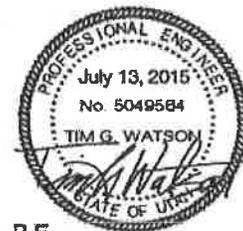
- ✓ Observations and testing during site preparation, earthwork and structural fill placement.
- ✓ Observation of footing excavations.
- ✓ Consultation as may be required during construction.

We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

Respectfully Submitted,



Brian J. Amos, P.E.
Geotechnical Engineer



Tim G. Watson, P.E.
President/Principal

APPENDIX

TEST PIT LOCATION PLAN

TEST PIT LOGS

SUMMARY OF LABORATORY RESULTS

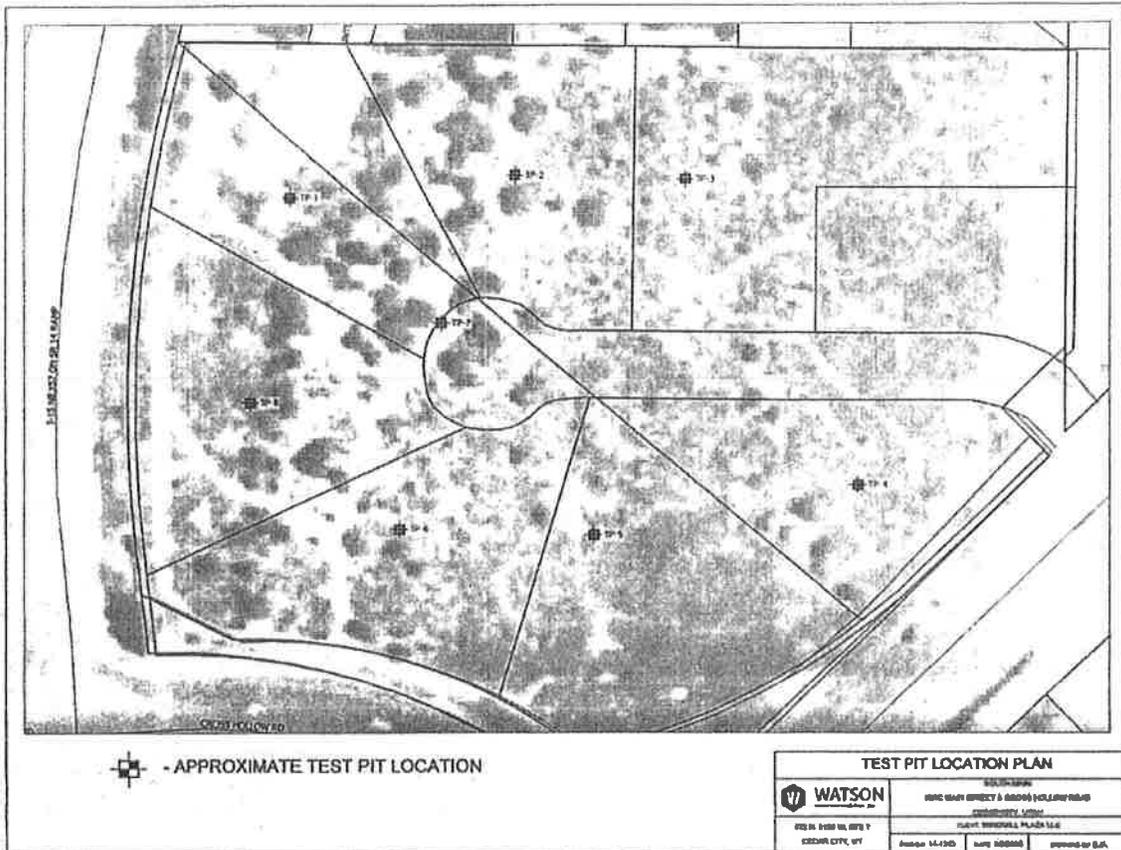
MOISTURE DENSITY RELATIONS

GRAIN SIZE DISTRIBUTION

CONSOLIDATION TEST RESULTS

KEY TO SYMBOLS

SOIL CLASSIFICATION CHART





Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-586-3004

TEST PIT LOG: TP-1
PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 8/24/13 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Casa 580E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲						
								20	40	60	80			
								PL — MC — LL 20 40 60 80						
								<input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/> 20 40 60 80						
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry) with Little to Some Gravel and Occasional Cobble												
2.6														
5.0		1-6% Cobble and Occasional Boulder	UD RS-1				7	98						
7.5														

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 2/23/13 1133



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Cedar City, UT 84721
435-566-3004

TEST PIT LOG: TP-2

PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 680E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	A SPT N VALUE A					
								PL	MC	LL			
								20	40	60	80		
								FINES CONTENT (%) □					
								20	40	60	80		
0.0		Medium Dense Brown <u>SILTY, CLAYEY SAND (SC-SM-Dry)</u> with Gravel and Occasional Cobble											
2.5		Medium Dense Brown <u>CLAYEY SAND (SC-Dry)</u> with Some Gravel and Moderate to Strong Calcareous Cementation											
5.0		Medium Dense Brown <u>CLAYEY, POORLY-GRADED SAND (SP-SC-Dry)</u> with Some Gravel, 0-5% Cobble, Occasional Boulders, and Strong Calcareous Cementation											
7.5													

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 07/24/15 11:00



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Cedar City, UT 84721
435-566-3004

TEST PIT LOG: TP-3

PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
 PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
 DATE EXCAVATED 9/24/15 LOGGED BY _____
 EXCAVATION CONTRACTOR Joe Burgess Construction
 EXCAVATION METHOD Backhoe
 EXCAVATION EQUIPMENT Cater 580E
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	A SPT N VALUE A						
								20	40	60	80			
								PL	MC	LL				
								20	40	60	80	□ FINES CONTENT (%) □		
								20	40	60	80			
0.0		Medium Dense Brown <u>SILTY, CLAYEY SAND (SC-SM-Dry)</u>												
2.5		Medium Dense Light Brown <u>CLAYEY SAND (SC-Dry)</u> with Little Gravel, Occasional Cobbles and Boulders, and Strong Catclay Cementation												
5.0														
7.5														

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - TP-03-1102



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Cedar City, UT 84721
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TEST PIT LOG: TP-4
PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Cater 580E

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROAD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
0.0		Medium Dense Brown <u>SILTY, CLAYEY SAND (SC-SM-Dry)</u>									
2.5		Medium Dense Brown <u>CLAYEY SAND (SC-Dry)</u> with Some Boulders and Weak Calcareous Cementation									

REFUSAL AT 4.0 FEET.
BOTTOM OF TEST PIT AT 4.0 FEET.

TEST PIT - 7/15/15 11:00



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Cedar City, UT 84721
435-586-3004

TEST PIT LOG: TP-5
PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 560E

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (FOOT)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	
								PL	MC LL
								□ FINES CONTENT (%) □	
								20	40 60 80
0.0		Medium Dense Brown SANDY LEAN CLAY (CL-Dry) with Little Gravel	GB BS-1			7.7		●	□
2.5									
5.0		Medium Dense Brown CLAYEY SAND (SC-Dry) with Some Gravel and Occasional Cobble							
7.5									

BOTTOM OF TEST PIT AT 9.0 FEET.

TEST PIT - TYPICAL LOG



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Cedar City, UT 84721
435-588-3004

TEST PIT LOG: TP-6
PAGE 1 OF 1

CLIENT Windmill Pizza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Casa 680E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (NO.)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲												
								20	40	80	80									
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry) with Trace to Little Gravel																		
2.5		Medium Dense White CLAYEY SAND (SC-Dry) with Some Cobbles and Boulders																		
5.0																				
7.5																				

BOTTOM OF TEST PIT AT 8.0 FEET.

PT - 201204 11:00



Watson Engineering Company, Inc.
472 N. 2180 W. Ste 7
Cedar City, UT 84721
435-686-3004

TEST PIT LOG: TP-7

PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 9/24/15 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 680E

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								PL	MC	LL	
								□ FINES CONTENT (%) □			
								20	40	60	80
0.0		Medium Dense Brown <u>SILTY CLAYRY SAND (SC-SM-Dry)</u> with Some Boulders									
2.5		Medium Dense White <u>SILTY SAND WITH GRAVEL (SM-Dry)</u> with Occasional Cobble	GB BS-1								
5.0											

BOTTOM OF TEST PIT AT 5.0 FEET.

TEST PIT - 7/25/15 11:03



Walson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-586-3004

TEST PIT LOG: TP-8
PAGE 1 OF 1

CLIENT Windmill Plaza LLC PROJECT: South Main
PROJECT NUMBER 14-1243 ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah
DATE EXCAVATED 8/24/16 LOGGED BY _____
EXCAVATION CONTRACTOR Joe Burgess Construction
EXCAVATION METHOD Backhoe
EXCAVATION EQUIPMENT Case 625E
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	MOISTURE (%)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲						
								20	40	60	80			
0.0		Medium Dense Brown CLAYEY SAND (SC-Dry)						PL	MC	LL				
2.5		Weak to Moderate Calcareous Cementation												
5.0														
7.5		Dense Brown SANDY GRAVEL WITH COBBLE (GP-Dry)												

BOTTOM OF TEST PIT AT 8.0 FEET.

TEST PIT - 7/15/16 11:23



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-586-3004

SUMMARY OF LABORATORY RESULTS

PAGE 1 OF 1

CLIENT Windmill Plaza LLC

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah

Borehole	Depth Interval (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	% #200 Sieve	Classification	Water Content (%)	Dry Density (pcf)	Solubility (%)	Void Ratio
TP-1	3.0-3.1	25	16	9	4.75	50	SC	7.0	98.8		0.674
TP-5	0.0-5.0	27	17	10	4.75	68	CL	7.7		< 1	
TP-7	0.0-5.0	NP	NP	NP	4.75	26	SM				

TRANS LAB - 7/13/15 1:52



Watson Engineering Company, Inc.
472 N. 2150 W. Ste 7
Cedar City, UT 84721
435-566-3004

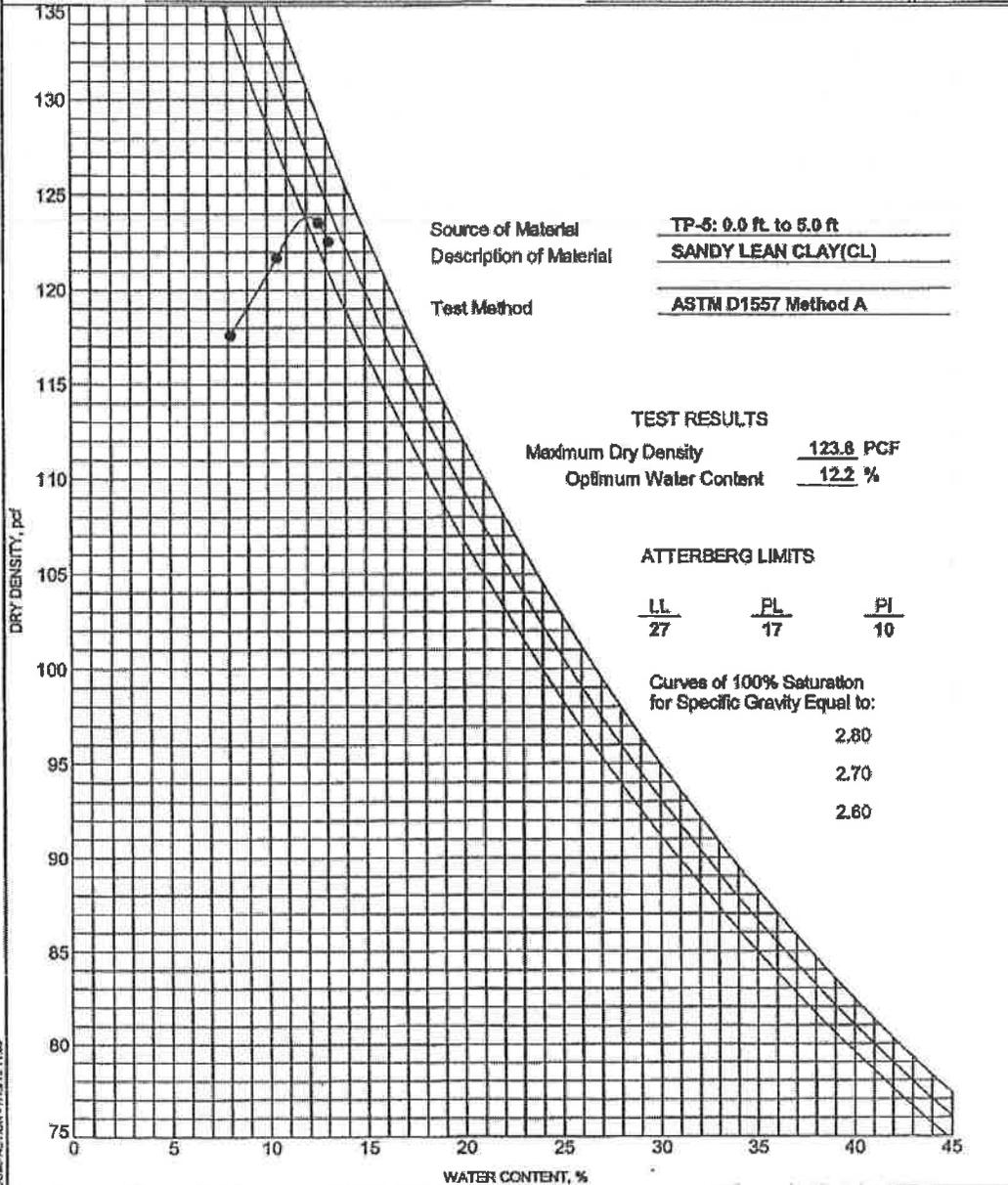
MOISTURE-DENSITY RELATIONSHIP

CLIENT Windmill Plaza LLC

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah





Watson Engineering Company, Inc.
472 N. 2160 W. Ste 7
Cedar City, UT 84721
435-566-3004

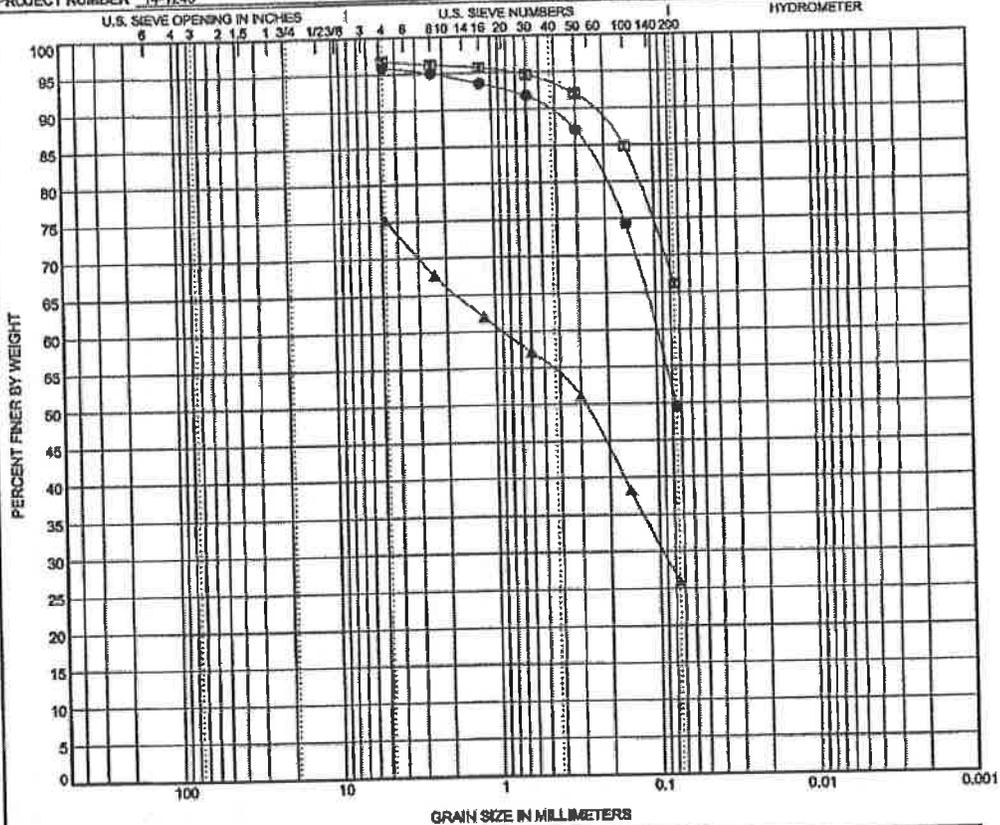
GRAIN SIZE DISTRIBUTION

CLIENT Windmill Plaza LLC

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification				LL	FL	PI	Cc	Cu
● TP-1	3.0	CLAYEY SAND(SC)				25	16	9		
■ TP-5	0.0	SANDY LEAN CLAY(CL)				27	17	10		
▲ TP-7	0.0	SILTY SAND with GRAVEL(SM)				NP	NP	NP		
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay	
● TP-1	3.0	4.75	0.1				46.4		49.6	
■ TP-5	0.0	4.75					30.7		65.2	
▲ TP-7	0.0	4.75	0.891	0.095			49.3		25.9	

GRAIN SIZE - TESTED 11.15.10



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435-586-3004

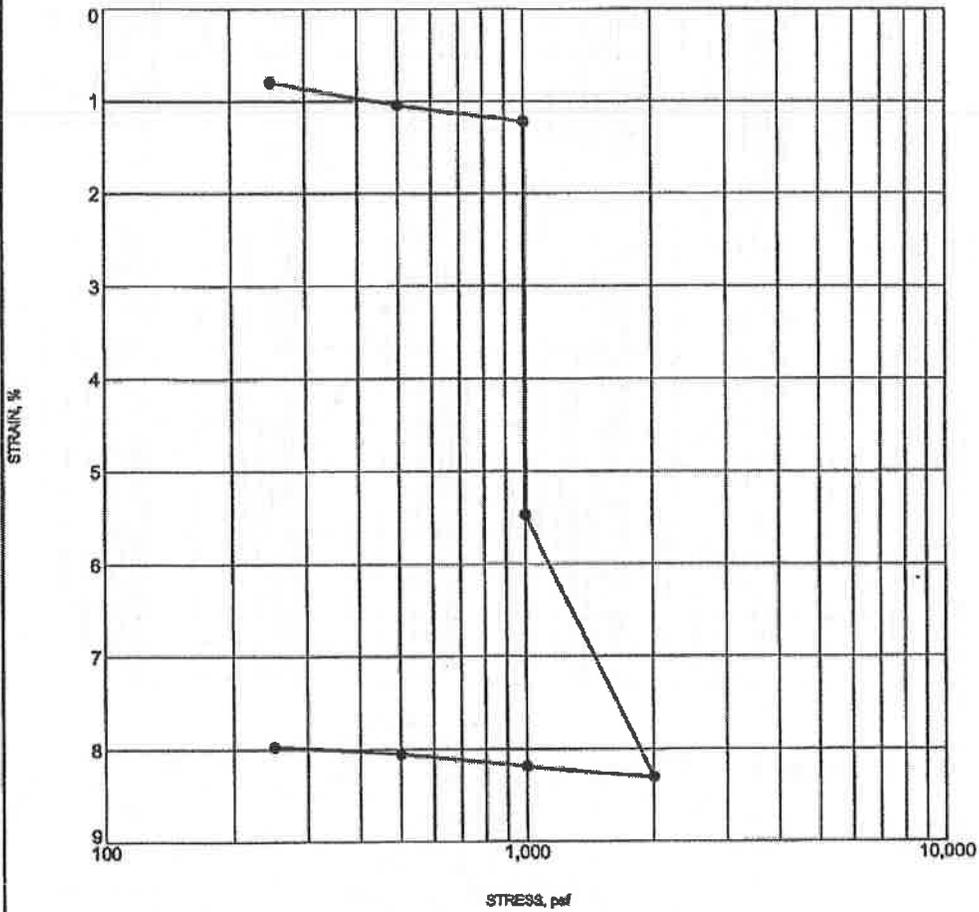
CONSOLIDATION TEST

CLIENT Windmill Plaza LLC

PROJECT: South Main

PROJECT NUMBER 14-1243

ADDRESS: NWC Main Street & Cross Hollow Road, Cedar City, Utah



BOREHOLE	DEPTH	Classification	γ_d	MC%
● TP-1	3.0	CLAYEY SAND(SC)	99	7

CONSOL. STRAIN - 7/13/15 1:03

KEY TO SYMBOLS

Watson Engineering Company, Inc.
 472 N. 2150 W. Ste 7
 Cedar City, UT 84721
 435-596-3004



CLIENT Windmill Plaza LLC

PROJECT NUMBER 14-1243

PROJECT: South Main

ADDRESS: MWC Main Street & Cross Highway Road, Cedar City, Utah

SAMPLER SYMBOLS

-  Grab Sample
-  Undisturbed Sample

**LITHOLOGIC SYMBOLS
 (Unified Soil Classification System)**

-  CLS: USCS Low Plasticity Sandy Clay
-  GP: USCS Poorly-graded Gravel
-  SC: USCS Clayey Sand
-  SC-SM: USCS Clayey Sand
-  SM: USCS Silty Sand
-  SP-SC: USCS Poorly-graded Sand with Clay

ABBREVIATIONS

- LL - LIQUID LIMIT (%)
- PI - PLASTIC INDEX (%)
- W - MOISTURE CONTENT (%)
- DD - DRY DENSITY (PCF)
- NP - NON PLASTIC
- 200 - PERCENT PASSING NO. 200 SEIVE
- PP - POCKET PENETROMETER (TSF)
- TV - TORVANE
- PID - PHOTONIZATION DETECTOR
- UC - UNCONFINED COMPRESSION
- ppm - PARTS PER MILLION
- Water Level at Time
- Drilling, or as Shown
- Water Level at End of
- Drilling, or as Shown
- Water Level After 24
- Hours, or as Shown

GENERAL SYMBOL KEY - 7/31/15 11/04

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND-SILT MIXTURES
FINE GRAINED SOILS MORE THAN 60% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

CEDAR CITY ENGINEER'S DRAINAGE INFORMATION



WATSON
ENGINEERING COMPANY, INC.

Drainage Calculations

PROJECT: Windmill Plaza Commercial Subdivision
1275 South Main Street
Cedar City, Utah 84721

DATE: July 7, 2015

WEG Project #: 14-1243

TO: Cedar City Corporation
10 North Main Street
Cedar City, Utah 84720

PHONE: (435) 586-2950
FAX:

ATTN: Kit Wareham

EMAIL: wkit@cedarcity.org

REMARKS:

Property Information:
Property Owner: Windmill Plaza, LLC
Approximate Address: 1275 South Main Street
Parcel #: B-1135-0046-0000
Acct. #: 00244597
Land area: 8.599 acres
Flood Zone AE; FIRM Map 49021C1587C

This letter is being submitted to Cedar City Corporation as part of your review comments from June 27th. Included in this letter are the requested drainage calculations for the storm drain piping that will be located near the north end of this project, just before the proposed subdivision ties into the existing Interstate Drive.

These drainage calculations will not be accompanied by the complete Drainage Mitigation Letter, dated June 6, 2015 which includes the full drainage study and hydrology calculations. However, included in this letter are Peak Discharge numbers for the project (see Table 1).

Proposed Development

The property is currently vacant, undeveloped land with sagebrush, juniper trees, and native grasses growing on the property. The property is surrounded by a residential subdivision, Cedar Knolls Heights Subdivision, Phase 2, on the north; South Main Street on the east; Interstate 15 (I-15) on the west, and the new Cross Hollow Drive and I-15 Interchange on the south.

The proposed development will be extending Interstate Drive from the south end of Cedar Knolls Heights to South Main Street. The road design of the proposed road will not have an effect on the historic drainage pattern for this property. Also, it is not anticipated that any off-site drainage will flow onto or through the property; this parcel of land is one of the last to be developed in this area.

A storm drainage system will be constructed as part of the proposed development. Two (2) catch basins/storm drain manholes with double curb inlets will be placed on each side of the proposed road way just south of the tie-in into the existing Interstate Drive to catch the drainage flowing within the proposed road way. The easterly catch basin will direct flow into the westerly catch basin using an Ø18" ADS storm drain pipe. The capacity of the Ø18" ADS storm drain pipe is approximately 18.0 cfs (see Drainage Piping Calculations). The proposed Interstate Drive only produces 3.8 cfs for a 24 hour, 100 year storm event. Therefore the Ø18" ADS storm drain pipe will have excess capacity for the additional flow as the subdivision continues to develop.

The westerly catch basin will then direct the storm drainage to the west toward the UDOT Interstate 15 (I-15) Right-of-Way (ROW), using a Ø24" ADS storm drain culvert, where it will be discharged and flow in an open channel to a UDOT Ø24" Corrugated Metal Pipe (CMP) culvert (see Photo 1). The capacity of the Ø24" ADS storm drain culvert is approximately 55.0 cfs (see Drainage Piping Calculations). The open channel between the two Ø24" culverts will be rip-rapped to help protect the channel from excessive erosion. The UDOT culvert, and its capacity, has been discussed at greater detail in the Drainage Mitigation Letter mentioned above.



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Drainage Calculations
Page | 2

Drainage Piping Calculations

The following *Chezy-Manning* equation was used to determine the capacity of the proposed storm drain piping and culvert without the use of head water.

Ø18" ADS Storm Drain Pipe

$$Q = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{S} = \underline{18.0 \text{ cft/sec}}$$

$n = 0.009$ (corrugated ADS pipe)

$A = 1.767 \text{ sft}$

$R = 0.375; D/4$ (Hydraulic Radius)

$S = 1.4\%$

Ø24" ADS Storm Drain Culvert

$$Q = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{S} = \underline{55.8 \text{ cft/sec}}$$

$n = 0.009$ (corrugated ADS pipe)

$A = 3.142 \text{ sft}$

$R = 0.5; D/4$ (Hydraulic Radius)

$S = 2.9\%$



Table 1 - Peak Discharge

Property Condition	Peak Discharge (24-hr Duration) (cfs)		
	10-Year	25-Year	100-Year
Existing/Present	0.6	1.8	4.0
Built Up/Fully Developed	17.9	22.3	29.5
Interstate Drive	2.5	3.0	3.8

Conclusion

In conclusion, the proposed development and its storm drain system will be able to direct all of the storm drain runoff from the development into the UDOT Ø24" CMP culvert. The capacity of the proposed storm drainage system is greater than the Built Up/Fully Developed condition of Windmill Plaza Subdivision.

Watson Engineering Company, Inc. appreciates the opportunity to provide this information to you for the Windmill Plaza Development. If you have any additional questions, please do not hesitate to contact us (435-586-3004).

Signed: _____


 Tim G. Watson, S.E., P.E., P.L.S.
 President / Principal

Date: _____

July 13, 2015





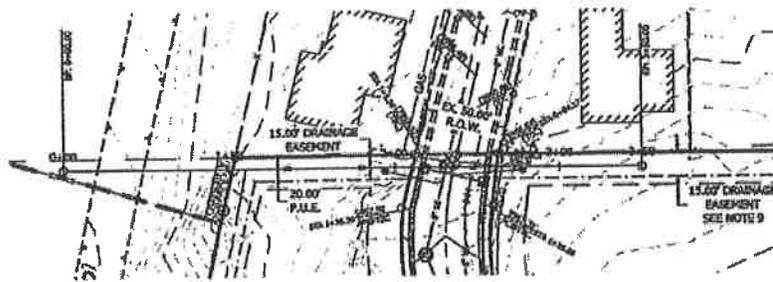
Photo 1 – View of the north-south I-15 culvert located near the northwest corner of the property; looking west.



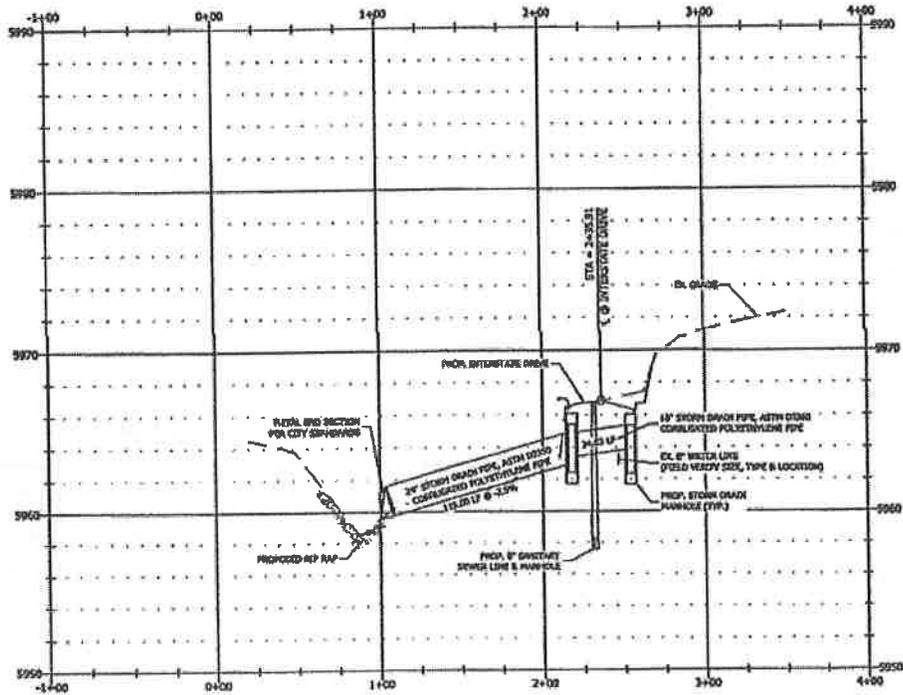
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Drainage Calculations
Page | 5

Storm Drain Plan & Profile



PROPOSED STORM DRAIN PROFILE



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Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com



WATSON
ENGINEERING COMPANY, INC.

Drainage Mitigation Letter

PROJECT: Windmill Plaza Commercial Subdivision
1275 South Main Street
Cedar City, Utah 84721

DATE: June 3, 2015

WEC Project #: 14-1243

TO: Cedar City Corporation
10 North Main Street
Cedar City, Utah 84720

PHONE: (435) 586-2950
FAX:

ATTN: Kit Wareham

EMAIL: widi@cedarcity.org

REMARKS:

Property Information:
Property Owner: Windmill Plaza, LLC
Approximate Address: 1275 South Main Street
Parcel #: B-1135-0046-0000
Acct. #: 00244597
Land area: 8.599 acres
Flood Zone AE; FIRM Map 49021C1587C

This letter is being submitted to you as part of the proposed Windmill Plaza Commercial Subdivision development which will be constructed on the above listed property. The Subdivision is planned and designed to have five (5) Commercial Lots with a 65' Right-of-Way (ROW) public street passing through the development (See Figure 2). The lots will range from 1.18 Acres to 1.93 Acres in size. Two (2) of the five (5) lots will be located on the northerly side of the improved street. The improved street will connect South Main Street to Interstate Drive.

The property is currently vacant, undeveloped land with sagebrush, juniper trees and native grasses growing on the property. The property is surrounded by a residential subdivision, Cedar Knolls Heights Subdivision, Phase 2, on the north; South Main Street on the east; Interstate 15 (I-15) on the west, and the new Cross Hollow Drive and I-15 interchange on the south.

As part of this Drainage Study, Watson Engineering Company, Inc. (WEC) met with UDOT District Engineer, Jim McConnell, to discuss the drainage options for this property. Several site visits were made and the UDOT I-15 culverts were located to help determine the flow capacities for the culverts. Mr. McConnell pointed out that the UDOT culverts are only designed for a 25 year rainfall event.

Proposed Development

The proposed street development consists of an area, back of sidewalk to back of sidewalk (53 feet), of 0.826 acres. The 8.599 acre property has approximately four (4) small drainage areas (sub-basins) (See Figure 1) which were determined after the field topography survey was completed for this development. The existing condition of the property generates approximately 4.0 cfs drainage run-off for a 100 year, 24 hour storm (See Figure 3). The I-15 North Bound on-ramp located on the west side of the development has two (2) existing Ø24" corrugated metal pipe (CMP) culverts, with metal end sections on both the inlet and outlets, that direct the drainage to the west side of I-15. The most southern culvert (see Photo 1) is located near the southwest corner of the property and currently drains a small 0.376 acre piece of the subject property. Prior to the construction of the new interchange mentioned above, a separate culvert crossing under Main Street near the intersection of Old Hwy 91 (Frontage Road) and Main Street directed storm drain run-off over and across the southern half of this property. During the construction of the new interchange, the mentioned culvert crossing Main Street was removed and the drainage was directed into the new curb and gutter, per a conversation with Jim McConnell.

The northern UDOT culvert (see Photo 2) mentioned above, which is located near the northwest corner of the property, directs drainage flow from this property and the easterly I-15 shoulder to the west side of I-15 and then into an open channel (see Photos 3 & 4) which parallels I-15 and directs the drainage flow to the north. The open channel is bound on both sides by Sage Drive and I-15. Mr. McConnell also indicated that



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Drainage Mitigation Letter
Page | 2

the open channel would not need to be analyzed as part of this Drainage Study. It is our desire to use this northern culvert for the drainage control of this property. A 15 foot wide drainage easement along the northern property line (see Figure 2) will assist in directing the drainage flow to the northern UDOT culvert.

The road design of the proposed road will not have an effect on the historic drainage pattern for this property. Also, it is not anticipated that any off-site drainage will flow onto or through the property; this parcel of land is one of the last to be developed in this area.

Drainage Calculations

The USDA Urban Hydrology for Small Watersheds TR-55 manual and design method was used to calculate the Existing Conditions and Developed, Built-up Conditions design values. The design point precipitation frequency estimates used for these calculations was obtained from NOAA Atlas 14, Volume 1, Version 5 for Cedar City, Utah (see attached NOAA Precipitation Data). The following design values were used for this design (calculations attached):

Table 1 - Design Values

Property Condition	Hydrologic Soil Group	Runoff Curve Number	Average Recurrence Interval (24-hr Duration) (Inches)		
			10-Year	25-Year	100-Year
Existing/Present	C	67.4	1.93	2.28	2.84
Present - 0.376 Acres	C	67.4	1.93	2.28	2.84
Built Up/Fully Developed	C	94	1.93	2.28	2.84
Interstate Drive	C	98	1.93	2.28	2.84

The Existing Conditions runoff calculations utilized a Pinyon-Juniper & Grass (20%) and Sagebrush with Grass (80%) condition because the existing property has been left in its natural condition. The Built-Up Conditions runoff calculations utilized the Commercial & Business condition as well as the paved with curbs



and storm sewer option for the subdivision and road way, respectively. The following table lists the Peak Discharge values calculated.

Table 2 - Peak Discharge

Property Condition	Peak Discharge (24-hr Duration) (cfs)		
	10-Year	25-Year	100-Year
Existing/Present	0.6	1.8	4.0
Present – 0.376 Acres	0.0	0.1	0.3
Built Up/Fully Developed	17.9	22.3	29.5
Interstate Drive	2.5	3.0	3.8

Table 3 - Runoff Values

Volume Type	Built-Up Runoff (24-hr Duration)		
	10-Year	25-Year	100-Year
Runoff, Q (in)	1.33	1.66	2.20
Runoff Vol. (cft.)	41,517.5	51,818.9	68,875.6
Runoff Vol. (Ac-ft)	0.953	1.190	1.577



Drainage Piping Calculations

As mentioned above, the proposed development will be directing the storm drain run-off to the northern UDOT Ø24" culvert located within the I-15 ROW. The existing culvert, with metal end sections on both the inlet and outlet, was analyzed to determine the existing flow capacity without changing or modifying the culvert. The following *Chezy-Manning* equation was used to determine the capacity of the existing culvert without the use of head water.

$$Q = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{S} = 22.2 \text{ cft/sec}$$

$$n = 0.009 \text{ (corrugated ADS pipe)}$$

$$A = 1.767 \text{ sft}$$

$$R = 0.375; D/4 \text{ (Hydraulic Radius)}$$

$$S = 1.4\%$$

Upon completing the field topography for the development, the existing ground topography allows for three feet (3') of head water above the top of the Ø24" culvert. With three feet (3') of head water depth the capacity of the existing Ø24" culvert is 42.8 cfs. When only two feet (2') of head water is developed the capacity of the existing Ø24" culvert is 34.9 cfs which is greater than the maximum discharge from the Built-up conditions (25.9 cfs, see Table 2; 100 year rainfall event) of the proposed development.

$$\dot{V} = C_d A \sqrt{2gh} = 34.9 \text{ cft/sec}$$

$$C_d = 0.98; \text{ metal end section}$$

$$A = 3.142 \text{ sft}$$

$$g = 32.2 \text{ ft/sec}^2$$

$$h = 2'$$

This UDOT culvert also collects approximately 1.0 acres of drainage area within the I-15 right-of-way, including the median area south of the drop inlet and the land between the on-ramp and right-of-way fencing near the culvert. The approximate drainage discharge for the median area is only 0.3 cft/sec for the 100 year, 24 hour event (See Figure 5).

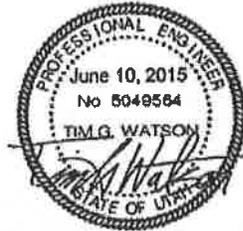


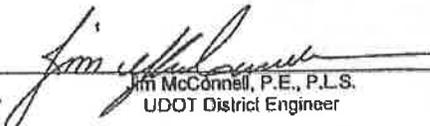
Conclusion

In conclusion, the proposed development of these parcels will produce an increase total drainage runoff of approximately 25.5 cfs for a 100 year, 24 hour storm event for a total volume of 1.199 Ac-ft. The existing UDOT Ø24" culvert will be able to direct all the drainage runoff from the full development and build out of this property into the UDOT drainage channel on the west side of I-15.

Watson Engineering Company, Inc. appreciates the opportunity to provide this information to you for the Windmill Plaza Development. If you have any additional questions, please do not hesitate to contact us (435-686-3004).

Signed:  Date: June 10, 2015
Tim G. Watson, S.E., P.E., P.L.S.
President / Principal



Reviewed:  Date: 17 June 2015
Jim McConnell, P.E., P.L.S.
UDOT District Engineer



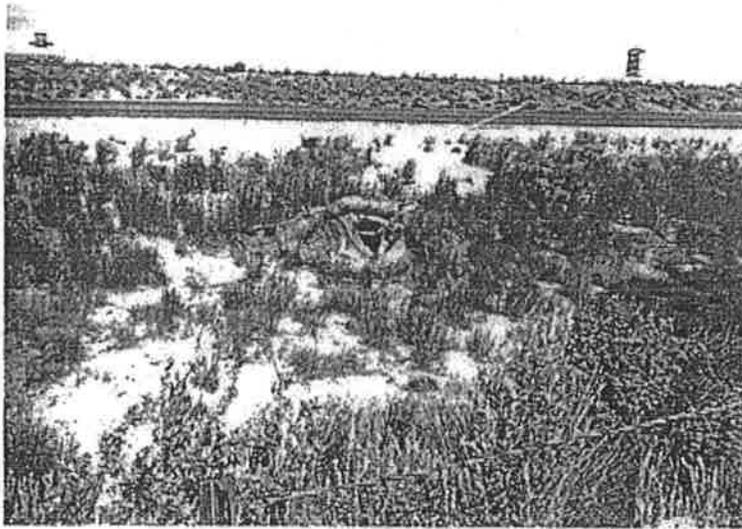


Photo 1 – View of the south I-15 culvert located near the southwest corner of the property, looking west.



Photo 2 – View of the north I-15 culvert located near the northwest corner of the property; looking west.



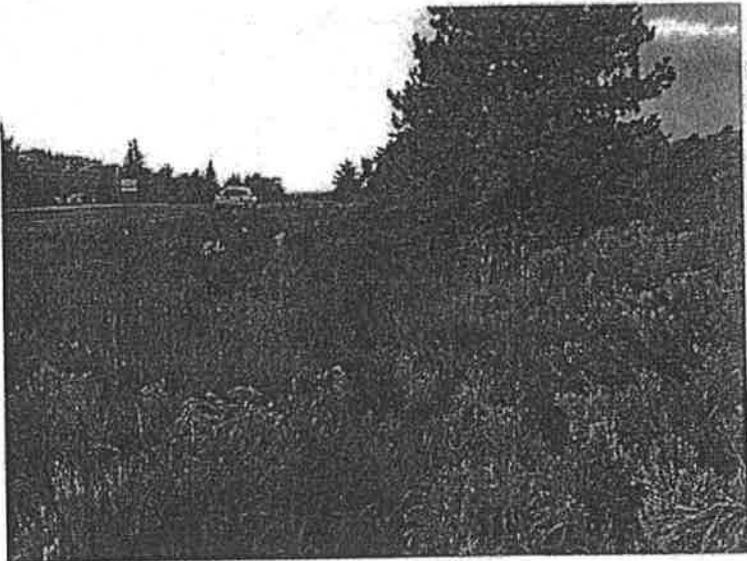
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Drainage Mitigation Letter
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Photo 3 – View of the open drainage channel on the west side of I-15 between Sage Drive & I-15.



Photo 4 – View of the open drainage channel on the west side of I-15 between Sage Drive & I-15, near the outlet culvert.



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Photo 5 – View outlet
culvert on the west side of
I-15.



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Drainage Mitigation Letter

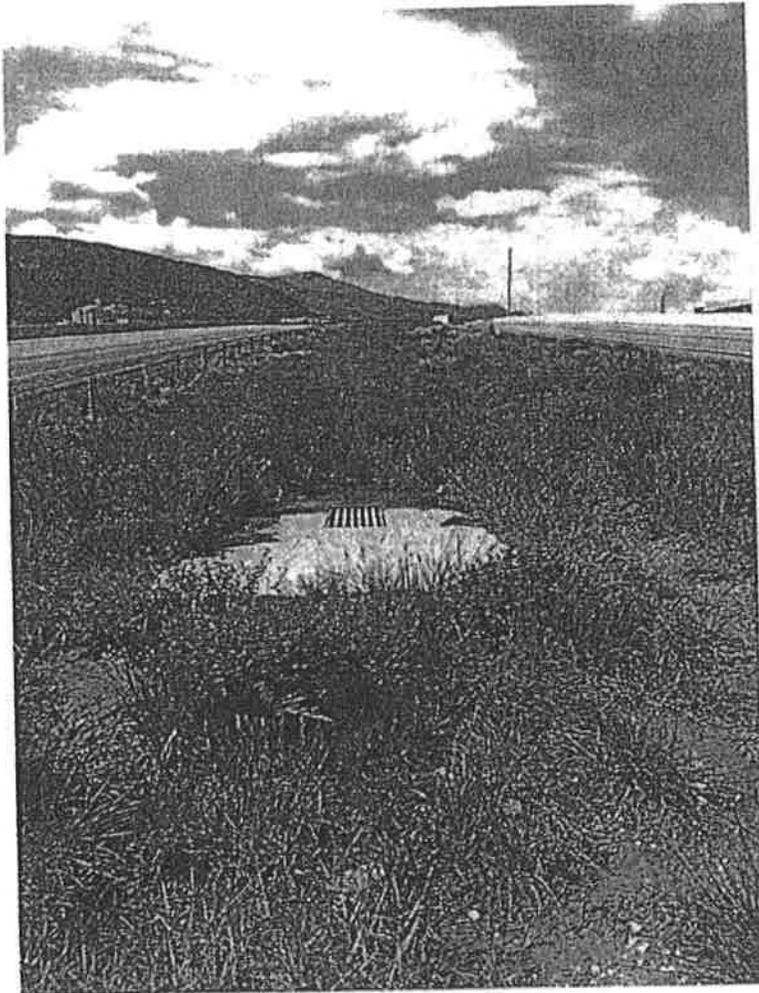


Photo 6 – View of the median drainage area & drop inlet; looking south.



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Office 435.586.3004 Fax 435.586.7480 Web www.wedinc.com

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
 GRAPHICAL PEAK DISCHARGE



PROJECT: SOUTH MAIN COMMERCIAL SUBDIVISION
 LOCATION: 1275 SOUTH MAIN STREET
 CEDAR CITY, UTAH

DATE: 5/25/2016

WATERSHED DATA

DESCRIPTION: ORIGINAL PROPERTY CONDITION
 CONDITION: PRESENT

DRAINAGE AREA (Ac): 8.6
 SLOPE (FT/FT): 0.0556
 LENGTH (FT): 736

HYDR. SOIL GROUP	COVER DESCRIPTION	CN		AREA
		TABLE 2-2	FIGURE 2-3	
C	PINYON-JUNIPER & GRASS	85		20%
C	SAGEBRUSH w/ GRASS	63		80%

RUNOFF CURVE NUMBER, CN: 67.4

TIME OF CONCENTRATION, T_c (HR) = 0.25 (SCS LAG)
 RAINFALL DISTRIBUTION: II

	10	25	100
FREQUENCY (YR)			
RAINFALL (24-HR), P (IN)	1.93	2.28	2.84
INITIAL ABSTRACTION, I_a (IN) =	0.985	0.985	0.985
I_a/P =	0.510	0.432	0.347
UNIT PEAK DISCHARGE, q_u (CSM/IN) =	300	475	575
RUNOFF, Q (IN) =	0.160	0.260	0.823
POND & SWAMP ADJ., F_p (%) =	0.0	0.0	0.0
PEAK DISCHARGE, q_p (CFS) =	0.160	0.260	0.823

Figure 3

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
 GRAPHICAL PEAK DISCHARGE



WATSON
 ENGINEERING COMPANY, INC.

PROJECT: SOUTH MAIN COMMERCIAL SUBDIVISION
 LOCATION: 1275 SOUTH MAIN STREET
 CEDAR CITY, UTAH

DATE: 5/25/2016

WATERSHED DATA

DESCRIPTION: ORIGINAL PROPERTY CONDITION - 0.376 ACRES
 CONDITION: PRESENT

DRAINAGE AREA (Ac): 0.376
 SLOPE (FT/FT): 0.0828
 LENGTH (FT): 226.55

HYDR. SOIL GROUP	COVER DESCRIPTION	CN		AREA
		TABLE 2-2	FIGURE 2-3	
C	PINYON-JUNIPER & GRASS	85		20%
C	SAGEBRUSH w/ GRASS	63		80%

RUNOFF CURVE NUMBER, CN: 67.4

TIME OF CONCENTRATION, T_c (HR) = 0.08 (SCS LAG)
 RAINFALL DISTRIBUTION: II

	10	25	100
FREQUENCY (YR)			
RAINFALL (24-HR), P (IN)	1.93	2.28	2.84
INITIAL ABSTRACTION, I_a (IN) =	0.965	0.865	0.865
I_a/P =	0.510	0.432	0.347
UNIT PEAK DISCHARGE, q_u (CS/MIN) =	600	760	910
RUNOFF, Q (IN) =	0.100	0.280	0.523
POND & SWAMP ADJ., F_p (%) =	0.0	0.0	0.0
PEAK DISCHARGE, q_p (CFS) =	10.0	10.0	10.0

Figure 4

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
 GRAPHICAL PEAK DISCHARGE



WATSON
 ENGINEERING COMPANY INC

PROJECT: SOUTH MAIN COMMERCIAL SUBDIVISION
 LOCATION: 1275 SOUTH MAIN STREET
 CEDAR CITY, UTAH

DATE: 5/23/2015

WATERSHED DATA

DESCRIPTION: 0.546 I-15 MEDIAN AREA
 CONDITION: PRESENT

DRAINAGE AREA (AC): 0.546
 SLOPE (FT/FT): 0.0073
 LENGTH (FT): 546.3

HYDR. SOIL GROUP	COVER DESCRIPTION	CN		AREA
		TABLE 8-2	FIGURE 3-3	
C	MEADOW-CONT. GRASS	71		100%

RUNOFF CURVE NUMBER, CN: 71.0

TIME OF CONCENTRATION, T_c (HR) = 0.50 (NCS LAG)
 RAINFALL DISTRIBUTION: II

	FREQUENCY (YR)	10	25	100
RAINFALL (24-HR), P (IN)		1.83	2.28	2.84
INITIAL ABSTRACTION, I_a (IN) =		0.817	0.817	0.817
I/NP =		0.423	0.368	0.288
UNIT PEAK DISCHARGE, q_u (CSM/IN) =		325	390	460
RUNOFF, Q (IN) =		0.238	0.388	0.670
POND & SWAMP ADJ., P_p (%) =		0.0	0.0	0.0
PEAK DISCHARGE, q_p (CFS) =		15.0	21.0	36.0

Figure 5

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
GRAPHICAL PEAK DISCHARGE



WATSON
ENGINEERING COMPANY, INC.

PROJECT : SOUTH MAIN COMMERCIAL SUBDIVISION
LOCATION : 1275 SOUTH MAIN STREET
CEDAR CITY, UTAH

DATE : 5/25/2015

WATERSHED DATA

DESCRIPTION : COMMERCIAL SUBD. - FULLY DEVELOPED
CONDITION : ON-SITE BUILT UP

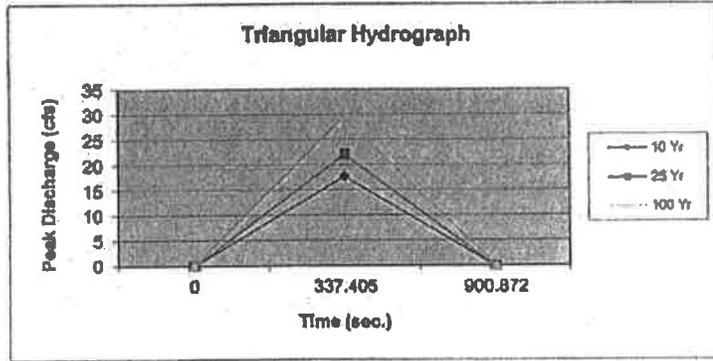
DRAINAGE AREA (Ac) : 8.8
SLOPE (FT/FT) : 0.0347
LENGTH (FT) : 801

HYDR. SOIL GROUP	COVER DESCRIPTION	CN		AREA
		TABLE 2-2	FIGURE 2-3	
C	COMMERCIAL & BUSINESS	94		100.0%

RUNOFF CURVE NUMBER, CN : 94.0

TIME OF CONCENTRATION, T_c (HR) = 0.14 (BCS L403)
RAINFALL DISTRIBUTION : II

	10	25	100
FREQUENCY (YR)			
RAINFALL (24-HR), P (IN)	1.93	2.28	2.84
INITIAL ABSTRACTION, I_a (IN) =	0.128	0.128	0.128
I_a/P =	0.066	0.056	0.045
UNIT PEAK DISCHARGE, q_u (CSM/IN) =	1000	1000	1000
RUNOFF, Q (IN) =	1.331	1.690	2.196
POND & SWAMP ADJ., F_p (%) =	0.0	0.0	0.0
PEAK DISCHARGE, q_p (CFS) =	17.9	22.3	29.5



FREQUENCY (YR)	10	25	100
REQ'D VOLUME (CF)	8056	10048	13290

Figure 6

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
 GRAPHICAL PEAK DISCHARGE



WATSON
 ENGINEERING COMPANY, INC.

PROJECT : SOUTH MAIN COMMERCIAL SUBDIVISION
 LOCATION : 1275 SOUTH MAIN STREET
 CEDAR CITY, UTAH

DATE : 5/25/2015

WATERSHED DATA

DESCRIPTION : COMMERCIAL SUBD. - INTERSTATE DRIVE
 CONDITION : ON-SITE BUILT UP

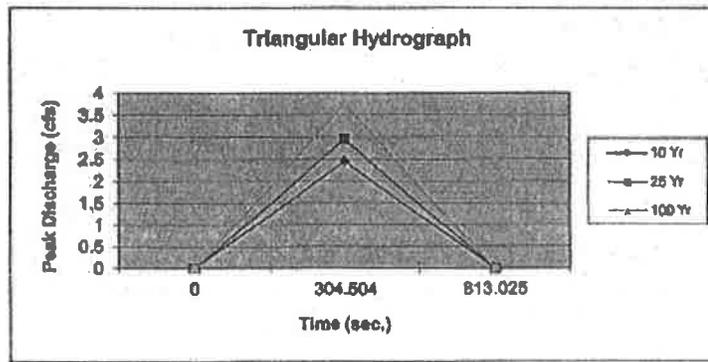
DRAINAGE AREA (Ac) : 0.025
 SLOPE (FT/FT) : 0.0311
 LENGTH (FT) : 661.6

HYDR. SOIL GROUP	COVER DESCRIPTION	CN		AREA
		TABLE 2-2	FIGURE 2-3	
C	PAVED; CURBS & STORM SEWERS	98		100.0%

RUNOFF CURVE NUMBER, CN : 98.0

TIME OF CONCENTRATION, T_c (HR) = 0.13 [SCS LAG]
 RAINFALL DISTRIBUTION : H

	10	25	100
FREQUENCY (YR)	10	25	100
RAINFALL (24-HR), P (IN)	1.93	2.28	2.84
INITIAL ABSTRACTION, I_a (IN)	0.041	0.041	0.041
I_a/P	0.021	0.018	0.014
UNIT PEAK DISCHARGE, q_u (CSM/IN)	1000	1000	1000
RUNOFF, Q (IN)	1.706	2.062	2.609
POND & SWAMP ADJ., F_p (%)	0.0	0.0	0.0
PEAK DISCHARGE, q_p (CFS)	2.5	3.0	3.6



FREQUENCY (YR)	10	25	100
REQD VOLUME (CF)	1002	1206	1533

Figure 7

Precipitation Frequency Data Server

NOAA Atlas 14, Volume 1, Version 5 CEDAR CITY AP



Station ID: 42-1257
 Location name: Cedar City, Utah, US*
 Latitude: 37.7017°, Longitude: -113.0872°
 Elevation:
 Elevation (station metadata): 8587 ft*
* source: Google Maps



POINT PRECIPITATION FREQUENCY ESTIMATES

Stacy Pedra, Sarah Dietz, Sarah Helm, Lisan Hiner, Kazungu Mwakira, Deborah Mathis, Sandra Perovich, Ishard Roy, Carl Toppalik, Dale Umock, Fenglin Yan, Michael Yelton, Ten Zhou, Geoffrey Bourke, Daniel Bremer, Li-Chuan Chen, Tyo Parzybok, John Yurchak

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & series

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.143 (0.128-0.168)	0.165 (0.162-0.214)	0.257 (0.224-0.298)	0.322 (0.279-0.370)	0.421 (0.357-0.486)	0.509 (0.424-0.587)	0.610 (0.496-0.711)	0.728 (0.577-0.895)	0.912 (0.694-1.09)	1.07 (0.790-1.80)
10-min	0.217 (0.190-0.260)	0.261 (0.248-0.325)	0.391 (0.349-0.452)	0.489 (0.422-0.563)	0.646 (0.543-0.740)	0.774 (0.645-0.894)	0.928 (0.765-1.08)	1.11 (0.878-1.30)	1.39 (1.08-1.68)	1.64 (1.26-1.98)
15-min	0.289 (0.236-0.310)	0.348 (0.305-0.403)	0.485 (0.421-0.559)	0.607 (0.523-0.697)	0.794 (0.673-0.917)	0.959 (0.789-1.11)	1.15 (0.939-1.34)	1.37 (1.09-1.62)	1.72 (1.31-2.06)	2.03 (1.49-2.46)
30-min	0.382 (0.317-0.418)	0.468 (0.411-0.543)	0.653 (0.567-0.763)	0.817 (0.705-0.930)	1.07 (0.908-1.23)	1.29 (1.08-1.49)	1.55 (1.26-1.80)	1.89 (1.47-2.17)	2.32 (1.78-2.77)	2.73 (2.01-3.30)
60-min	0.448 (0.382-0.517)	0.590 (0.508-0.672)	0.808 (0.702-0.932)	1.01 (0.872-1.16)	1.32 (1.12-1.53)	1.60 (1.33-1.85)	1.92 (1.59-2.23)	2.29 (1.81-2.69)	2.87 (2.18-3.45)	3.38 (2.49-4.00)
2-hr	0.538 (0.470-0.603)	0.684 (0.602-0.772)	0.916 (0.808-1.03)	1.12 (0.983-1.27)	1.46 (1.25-1.63)	1.74 (1.48-1.98)	2.08 (1.72-2.37)	2.46 (1.98-2.94)	3.08 (2.39-3.81)	3.63 (2.71-4.52)
3-hr	0.598 (0.540-0.667)	0.758 (0.663-0.842)	0.981 (0.867-1.09)	1.18 (1.00-1.31)	1.48 (1.31-1.65)	1.78 (1.53-1.96)	2.08 (1.79-2.40)	2.47 (2.09-2.87)	3.08 (2.48-3.66)	3.68 (2.83-4.58)
6-hr	0.776 (0.705-0.850)	0.987 (0.878-1.07)	1.22 (1.11-1.34)	1.43 (1.29-1.57)	1.73 (1.58-1.91)	1.99 (1.78-2.20)	2.27 (1.99-2.53)	2.69 (2.23-3.02)	3.21 (2.69-3.68)	3.78 (3.08-4.37)
12-hr	0.981 (0.894-1.10)	1.23 (1.10-1.37)	1.51 (1.38-1.68)	1.78 (1.67-1.90)	2.09 (1.95-2.23)	2.35 (2.07-2.64)	2.63 (2.29-2.96)	2.93 (2.63-3.31)	3.37 (2.80-3.80)	3.91 (3.29-4.62)
24-hr	1.11 (1.02-1.21)	1.37 (1.26-1.50)	1.66 (1.54-1.83)	1.93 (1.77-2.11)	2.28 (2.09-2.48)	2.58 (2.33-2.78)	2.89 (2.59-3.10)	3.13 (2.83-3.43)	3.54 (3.16-3.80)	3.95 (3.42-4.67)
2-day	1.29 (1.11-1.30)	1.48 (1.37-1.60)	1.81 (1.67-1.98)	2.08 (1.93-2.25)	2.47 (2.27-2.67)	2.78 (2.64-3.00)	3.10 (2.82-3.35)	3.43 (3.10-3.71)	3.89 (3.48-4.23)	4.28 (3.79-4.94)
3-day	1.28 (1.18-1.40)	1.68 (1.48-1.73)	1.93 (1.77-2.11)	2.23 (2.04-2.43)	2.64 (2.42-2.88)	2.93 (2.71-3.24)	3.33 (3.01-3.63)	3.70 (3.32-4.04)	4.21 (3.74-4.63)	4.62 (4.09-5.10)
4-day	1.37 (1.25-1.50)	1.68 (1.64-1.85)	2.05 (1.89-2.26)	2.37 (2.18-2.60)	2.82 (2.68-3.09)	3.17 (2.87-3.48)	3.56 (3.20-3.92)	3.98 (3.54-4.38)	4.53 (4.00-5.05)	4.99 (4.39-5.66)
7-day	1.59 (1.46-1.73)	1.87 (1.81-2.14)	2.39 (2.20-2.80)	2.74 (2.61-2.96)	3.20 (2.93-3.48)	3.57 (3.29-3.89)	3.94 (3.60-4.29)	4.31 (3.90-4.60)	4.81 (4.32-5.25)	5.21 (4.65-5.73)
10-day	1.74 (1.60-1.90)	2.15 (1.99-2.35)	2.62 (2.49-2.86)	2.98 (2.74-3.25)	3.48 (3.17-3.78)	3.85 (3.51-4.19)	4.22 (3.83-4.61)	4.60 (4.19-5.03)	5.09 (4.59-5.57)	5.49 (4.89-6.03)
20-day	2.22 (2.06-2.40)	2.73 (2.63-2.98)	3.30 (3.05-3.59)	3.73 (3.45-4.03)	4.28 (3.89-4.81)	4.67 (4.31-5.05)	5.06 (4.69-5.48)	5.43 (4.99-6.00)	5.90 (5.39-6.41)	6.23 (5.69-6.78)
30-day	2.65 (2.47-2.85)	3.28 (3.05-3.63)	3.94 (3.67-4.23)	4.44 (4.15-4.76)	5.08 (4.71-5.44)	5.53 (5.13-5.94)	5.97 (5.53-6.42)	6.39 (5.90-6.87)	6.91 (6.34-7.45)	7.28 (6.69-7.87)
45-day	3.23 (2.99-3.48)	4.03 (3.70-4.31)	4.79 (4.44-5.16)	5.39 (4.99-5.80)	6.14 (5.69-6.60)	6.68 (6.17-7.17)	7.19 (6.64-7.72)	7.89 (7.08-8.24)	8.23 (7.55-8.87)	8.61 (7.89-9.31)
60-day	3.71 (3.44-3.90)	4.59 (4.27-4.80)	5.52 (5.13-5.95)	6.20 (5.78-6.66)	7.04 (6.53-7.57)	7.63 (7.07-8.20)	8.19 (7.69-8.62)	8.71 (8.04-9.39)	9.32 (8.58-10.1)	9.74 (8.94-10.6)

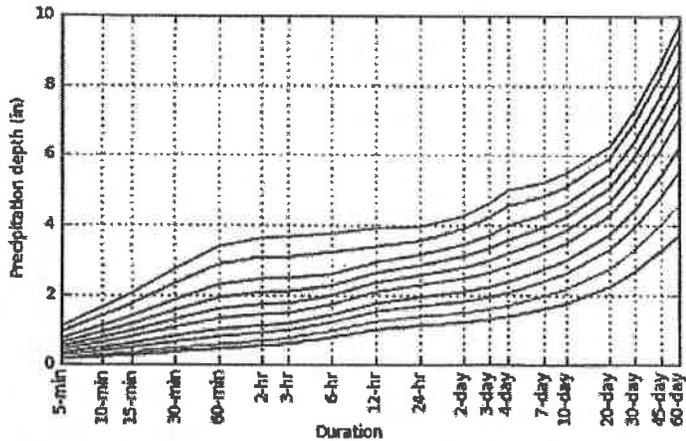
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

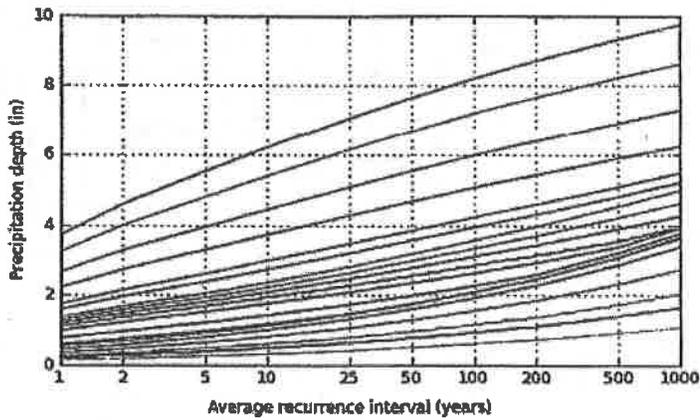
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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 37.7017°, Longitude: -113.0972°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

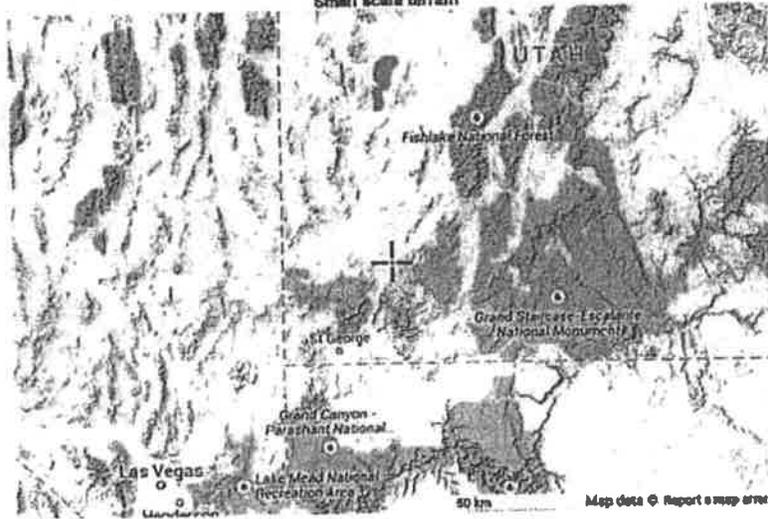


Duration	
— 5-min	— 2-day
— 10-min	— 3-day
— 15-min	— 4-day
— 30-min	— 7-day
— 60-min	— 10-day
— 2-hr	— 20-day
— 3-hr	— 30-day
— 6-hr	— 45-day
— 12-hr	— 60-day
— 24-hr	

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Maps & aeriats

Small scale terrain

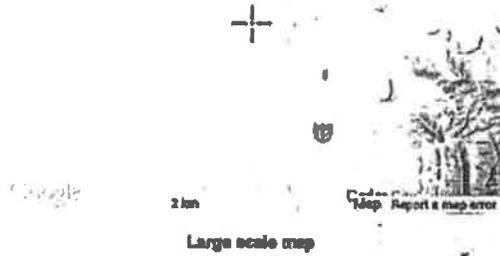


Large scale terrain

Western Mountain View

2/10/2015

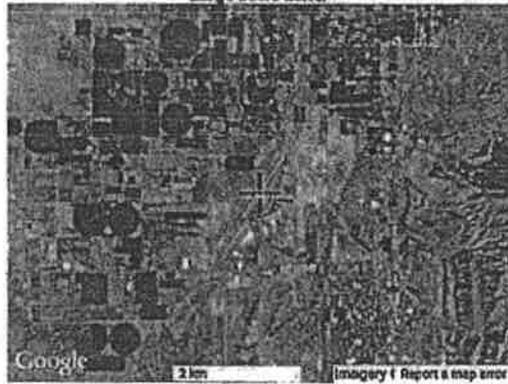
Precipitation Frequency Data Server



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

WATSON ENGINEERING REVIEW CHECK LISTS

WATSON

ENGINEERING COMPANY, INC.

Review Comments Correspondence

Windmill Plaza Commercial Subdivision
Within SW VS Sec. 22, T36S. R11W
1300 South Main Street
Cedar City, UT

Cedar City Engineering Dept.
Kit Wareham

Windmill Plaza Commercial Subdivision

Preliminary Plan, Design Drawings 1^^ Review

June 17, 2015

DATE: June 19, 2015

WEC Project#: 14-1243

PHONE: (435)865-5119

FAX: (435) 586-2949

EMAIL: wkit@cedarcity.org

Preliminary Plan Review

1. Show width of Main Street

a. See sheet C1

2. Need to have blue staked, locate and show the plan the location on underground phone, power and fiber optics at the end on Interstate Drive and on Main Street

a. See sheet C1 - located and shown on plans

3. Need to label fire hydrants

a. See sheet C1 - labeled all existing & proposed fire hydrants

4. Show location of existing fire hydrant on Interstate Dive at 1225 South Street

a. See sheet C1 - labeled all existing & proposed fire hydrants

5. Show size and flow direction of existing sewer line in Interstate Drive.

a. See sheet C1 - added 8" SS label & direction arrows to existing sewer line

6. Why is there an easement on the back of Lot 1?

a. See sheet C1 - removed 15 foot drainage easement from Lot 1, shown only on Lot 2 rear

7. Show who are the easements who the rear lot lines are dedicated to

a. See Sheet C1 - removed 15 foot drainage easement from Lot 1, only shown at the rear of Lot 2. This will be a private drainage easement dedicated to the owner of Lot 1, as this will not be maintained by the City.

S80 N. Main Street | Cedar City, Utah 84721

Office. 435.586.3004 Fax; 435.586.7480 Web; www.wecinc.com

1" Review Comments Correspondence

Page 11

8. Show width of the proposed street

a. See sheet C1 - added dimension of 55 foot Right-of-Way (R.O.W.)

9. Need 15 foot radius fillets on corners of intersection at Main Street

a. Plans show a 20 foot radius at the back of side walk

10. Will need 2 commercial street lights, 1 at Main Street and 1 on lots 3 and 4 lot line

a. See sheet C1 - added proposed commercial street lights to lots 3 and 4 lot lines and at the proposed intersection of proposed street & Main Street, and labeled as such

11. Keep bends in water lines 15 feet from right of way line

a. See sheet C1 - proposed water line elbows shown are >15 feet from right of way lines.

12. Keep sewer main 10 feet from water line

a. See Sheet C1 - the proposed water and sewer lines are 10 feet apart. Added a dimension to show separation distance

13. Label size of water laterals, suggest 6 inch

a. See sheet C1 - added label for proposed 6" water stub & lateral

14. Don't change sides of street for sewer and water mains, keep on same sides as where connecting at the end of existing Interstate Drive

a. See sheet C1 - redesigned water and sewer mains to match existing water and sewer at

end of existing Interstate Drive
Design Drawings Review

1. Note that guy wire next to Main Street will need to be relocated when Interstate Drive connects to Main Street, need to coordinate with RMP.
 - a. See sheet C1 - added to existing guy wire to be relocated
2. Need to note that Comfort Inn sign will need to be relocated and provide documentation that Comfort inn agrees
 - a. See sheet C1 - added note to relocate existing hotel monument sign, agreement document will be deferred to Windmill Plaza, LLC

Signed:
O

Tim G. Watson, S.E., P.E., P.L.S.
President / Principal

WATSON

(ENGINEERING COMPANY, INC.)

580 N. Main Street i Cedar City, Utah 84721

Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com

Date:

I^* Review Comments Correspondence

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WATSON
ENGINEERING COMPANY, INC.

Review Comments 2nd Correspondence

PROJECT: Windmill Plaza Commercial Subdivision
Within SW ¼ Sec. 22, T36S, R11W
1300 South Main Street
Cedar City, UT

DATE: July 13, 2015

WEC Project #: 14-1243

TO: Cedar City Engineering Dept.

PHONE: (435) 865-5119
FAX: (435) 586-2949

ATTN: Kit Wareham

EMAIL: wklt@cedarcity.org

RE: Windmill Plaza Commercial Subdivision
Preliminary Plan, Design Drawings 2nd Review
June 29, 2016

REMARKS:

Preliminary Plan Review

1. Key note that Lot 2 drainage easement is for Lot 1.
 - a. See sheet C1, note 9.
2. Show curve data table for road.
 - a. See sheet C1 – already shown on plan in the bottom right corner of sheet.
3. Need to key note 20 foot radius fillets on corners of intersection at Main Street.
 - a. See sheet C1 – added curves C16 & C17 to curve table.
4. Will need 2 commercial street lights, 1 at Main Street and 1 on Lots 3 & 4 lot lines.
 - a. See sheet C1 – commercial street lights already shown on plan.
5. Keep water line on north side of road.
 - a. See sheet C1 – moved proposed water line to north side of Interstate Drive.
6. Move east fire hydrant to north side of road.
 - a. See sheet C1 – moved proposed east fire hydrant to north side of Interstate Drive.
7. May want to extend sewer main 100 feet further east in case lots split in future.
 - a. See constructions drawings – added 100 feet of sanitary sewer line, and manhole.
8. Show size of proposed drain pipe to I-15.
 - a. See sheet C1 – added note with a leader.

9. Label curb inlets, do not use cross gutter at subdivision road connection.
 - a. See sheet C1 – added note with a leader and removed cross gutter.
10. Need letter from UDOT approving main street connection and drainage to I-15.
 - a. See attachments – email from Scott Snow stating that current access has already been accepted by UDOT. Drainage mitigation letter also included.

Design Drawings Review

1. Note that guy wire next to Main Street will need to be relocated when Interstate Drive connects to Main Street, need to coordinate with RMP.
 - a. Comments per Rocky Mountain Power – existing guy wire may only be relocated 10 ft in line to the west. Otherwise, it would be \$80,000-\$100,000 to install a free standing anchor pole across the street where the existing power pole is located.
2. Need to note that Comfort Inn sign will need to be relocated and provide documentation that Comfort Inn agrees.
 - a. See sheet C1 – added note to relocate existing hotel monument sign, agreement document will be deferred to Windmill Plaza, LLC
3. Need copy of final drainage report and soils report
 - a. Included with correspondence.
4. Soils report needs to have a recommendation for the foundation preparation of the utilities
 - a. See Geotechnical Report, Section 2.8, pg. 8 – Included with correspondence
5. How does the storm drain from the development drain to the UDOT pipe? These need to connect these pipes with an Inlet box.
 - a. Comments per UDOT – See construction drawings. Proposed storm drain pipe cannot connect into UDOT pipe. Instead, use metal end section with rip rap from invert to invert.
6. Need traffic study showing traffic impacts from subdivision on existing Interstate Drive
 - a. Included with correspondence.
7. Don't need 2 places on title sheet of City Engineer to sign.
 - a. See sheet CS – removed "City Engineer's Approval" signature block.
8. Need horizontal curve data table with the tags on plan/profile drawings.
 - a. See sheet C3.1 – added line and curve data tables, and curve label tags.
9. Need to show plan/profile for 200 feet of existing Interstate Drive showing slopes and elevations in 25 foot increments on plan and profile sheet.
 - a. See sheet C3.1 – added profile and grading tags for existing Interstate Drive.
10. Need to show existing asphalt to be saw cut on Main Street where new asphalt connects
 - a. See sheet C2 – added "saw cut" line, and construction note #12 at the Main Street intersection.
11. Only show spot elevations on top back of curb on curve PC's and PT's to help clean up drawings.
 - a. See sheet C3.1 – added grading tags for curve PCs & PTs at the back of curb. Did not remove all other grading tags; plans show more detail per owner's request.
12. Will need a plan/profile on the Comfort Inn Driveway on how it is going to connect to the new Interstate Drive with elevations shown on the curb and driveway centerline.
 - a. See sheet C3.2 – added profile view for the existing Comfort Inn Driveway.
13. Will need letter from Comfort Inn approving of their driveway design and sign relocation
 - a. Deferred Submittal – Windmill Plaza, LLC
14. If sewer, water, lateral lines and manholes are all the same size and material, only need to show the keynotes once with a "TYP." to help clean up drawings.
 - a. See sheet C1 & C2 – added "TYP" callout, removed construction note tags as necessary
15. Show street widths on Comfort Inn driveway.
 - a. See sheet C2 – existing driveway width varies throughout. Added dimensions to show variation.

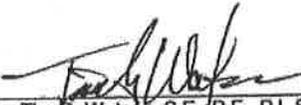


16. Show right of way 20 foot radius fillets on corners of intersection at Main Street
 - a. See construction drawings – added 20 ft. radius curve, and it's data to curve data table
17. Need to key note the centerline monuments on all PCs and PTs of Interstate Drive.
 - a. See sheet C1, Note #11. See also sheet C2, Alignment Note Table, note #3, & Construction note #15.
18. Need to key note the use standard City Utility conduit crossing on intersection to Main Street per City Detail R-12.
 - a. See sheet C2 –Added conduit crossing, see utility note #5.
19. Will need to get a development plan for Rocky Mountain Power to verify power box locations coordinate with street lights.
 - a. Deferred Submittal – Rocky Mountain Power.
20. Keep waterline on north side of road center line on east end of road where connection to Main Street.
 - a. See construction sheets – Moved water line to north side of Interstate Drive centerline
21. Move east fire hydrant to north side of road.
 - a. See construction sheets – moved proposed east fire hydrant to north side of road next to proposed stop sign.
22. Need note on how water main will be blown off and disinfected, can't use fire hydrant.
 - a. See sheet C2 – construction note #16, and water note #16.
23. Sewer note 1 and 2 are the same.
 - a. See sheet C2 – did not modify. Note 1 is 8" sewer stub; note 2 is 8" sewer pipe.
24. May want to extend sewer main 100 feet further east in case lots split in future.
 - a. See sheet C2 – extended the sewer main 100 feet.
25. Show location of sewer laterals 10 feet from lot lines.
 - a. See sheet C2 – added TYP dimensions to show 10 feet separation of sewer lateral from lot line
26. State slope on sewer laterals.
 - a. See detail sheet D3, detail S1 – sewer lateral slope per city detail.
27. Sewer lateral on Lot 1 cannot go into manhole.
 - a. See construction drawings – extended the sewer line 100 ft. and moved manhole to end of line.
28. Remove cross gutter on west end of road and use double inlets on each side of road like originally designed.
 - a. See construction drawings – removed cross gutter, back to original design
29. Comments on 800 South and 860 West sewer interconnection.
 - a. State that all new connections of sewer main to existing manholes need to be core drilled.
 - i. See sheet C7, Notes – added note 1, core drill.
 - b. Show invert elevations of all pipes in manholes with inverts of up-stream lines 0.2 feet high than inverts of down-stream lines.
 - i. See sheet C7 – Invert elevations shown, ex. sewer manhole connection per City Detail S2, sheet D3. See sheet C7, note #3.
 - c. Existing 800 South sewer line going west of 860 West needs to be capped with concrete.
 - i. See sheet C7, Sewer Note #7 and sheet D3, detail 103.
 - d. Note that flow lines in both manholes need to be chipped and grouted smooth to make a smooth flow from the inlet pipe to the outlet pipe.
 - i. See sheet C7, Notes – added note 2, chip and smooth grout.
 - e. Need plan and profile on new pipe indicating slope per comments above.
 - i. See sheet C7 – new pipe and slope shown in profile. Also see sewer note #4
 - f. Need to refer to City detail R-1 for trenching.
 - i. See sheet C7, Sewer Note #3 – City Detail R1, sheet D2 called out.



30. Need Plan/Profile of storm drain across Interstate Drive and to I-15
 - a. See sheet C3.2 – added sheet for storm drain profile.
31. Need calcs for pipe sizing of storm drain.
 - a. Included with correspondence.
32. Detail used for curb inlets should be D-1 and not D-5.
 - a. See sheet C2, Storm Drain Note 4 – detail D1, sheet D1 is called out.
33. Need typical road cross section with all horizontal dimensions of curb, gutter, sidewalk and street, and layer thicknesses.
 - a. See sheet C1 – added typical road cross section.
34. Will need signed, stamped and stapled revised drawing for an additional review.
 - a. Revised drawings are included with correspondence.
35. Need write-up on how and where all above comments have been addressed.
 - a. See this correspondence.

Signed: _____


Tim G. Watson, S.E., P.E., P.L.S.
President / Principal

Date: _____

7/15/2015



580 N. Main Street | Cedar City, Utah 84721
Office: 435.586.3004 Fax: 435.586.7480 Web: www.wecinc.com

2nd Review Comments Correspondence
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3. Road grade transition at station 1+00 needs to be smoothed out, preferably less than 0.5% grade change.
 - a. See sheet C3.1 – 1% grade change. Is this acceptable?
4. Will need letter from Comfort Inn approving of their driveway design and sign relocation.
 - a. Deferred submittal – Windmill Plaza, LLC
5. Will need to get a development plan for Rocky Mountain Power to verify power box locations, coordinate with street lights.
 - a. Please see the attached email from Mark Lewis – I had a conversation with Mark Lewis regarding power box locations, and street lights. He mentioned that a work order and planning has been started. Based on their current work load, it will be about 2 weeks before he will have a layout.
6. Water line on north side of road center line on east end of road where connecting to Main Street needs to be located 15 feet from north right-of-way line.
 - a. See sheet C3.1 – moved water line to 15 ft from north-easterly right-way-way line of Interstate Drive on the east end at the connection to Main Street.
7. Need to keynote location where water main will be blown off and disinfected, can't use fire hydrant, could use a 6 inch water lateral into a lot.
 - a. See sheet C2 – construction note #16, and water note #16.
8. Comments on 800 South and 860 West sewer interconnection
 - a. Key typ. note with arrow on pipe profile that new connections of sewer main to existing manholes need to be core drilled.
 - i. See sheet C7 – added leader "see note #1 & #2 (typ.)" in the profile
 - b. Invert elevations of new pipe in manholes do not show the inverts of upstream lines 0.2 feet higher than inverts of downstream lines.
 - i. See sheet C7 – invert elevations of new pipe in manholes now show inverts of upstream lines at 0.2 ft higher than inverts of downstream lines.
 - c. Key typ. note with arrow that flow lines in both manholes need to be chipped and grouted smooth to make a smooth flow from the inlet pipe to the outlet pipe.
 - i. See sheet C7 – added leader "see note #1 & #2 (typ.)" in the profile
9. Will need signed, stamped and stabled revised drawing for final review.
 - a. Revised drawings are included with correspondence.
10. Need write-up on how and where all above comments have been addressed.
 - a. See this correspondence.

Signed: _____

Tim G. Watson, S.E., P.E., P.L.S.
President / Principal

Date: _____



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MEETING MINUTES

CEDAR CITY PLANNING COMMISSION
MINUTES

May 5, 2015

The Cedar City Planning Commission held a Meeting on Tuesday, May 5, 2015 at 5:15 p.m.,

in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Kristie McMullin-Chair, Rich Gillette, Fred Rowley, Mike Mitchell, Kent

Peterson

Members absent: Mary Pearson-excused, Jill Peterson

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

Others in attendance: Tim Watson, Gary Kling, Guy Gillespie, Wade Grimm, Barbara Imlay, and

Joel Hansen

The meeting was called to order at 5:23 p.m.

ITEM/ LOCATION/PROJECT APPLICANT/

REQUESTED MOTION PRESENTER

I. Regular Items

1- Approval of Minutes (April 21, 2015)

(Approval)

Rich moved to approve the minutes of April 21, 2015, seconded by Fred and the vote was

unanimous.

2- Subd. - Vicinity Approx. 1300 S Main/ Windmill Plaza LLC/

(Recommendation) Windmill Plaza Commercial Watson Eng.

Tim Watson explained this commercial piece at the very south end of Main Street just before the

south interchange underpass. There is a Comfort Inn on the north and the new La Quinta Inn across

the street. They will plan to tie the street to Cedar Knolls Heights. This is the vicinity plan, he

knows of a couple of things like the tight curve they need to work on before it goes further.

Fred asked why they were connecting to Interstate Drive rather than just doing a cul-de-sac for this

commercial area.

Tim said they wanted to connect to give additional traffic to be able to come through rather than just end

the street; they looked at doing a cul-de-sac, they looked at a knuckle end, and they felt this would

be best for all.

Fred wondered if this was a master planned street to go through. Kit said they only master plan major collector roads and above. This area has been developed with a dead end as if the street would extend into this area. This will provide another access to this area of town. Tim pointed out the access to the hotel on the north and said they will have their drive off the public

street now.

Planning Commission Minutes

May 5, 2015

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Rich wondered if that were part of the frontage road. UDOT has some of those frontage areas along this portion of Main Street to minimize the number of Main Street accesses. Kit said this has been a designated access point for a long time. The UDOT right-of-way was pointed out. This point was

always intended to be a public access from Main Street.

Rich asked, about future plans for any intersection or light right there. They are too close to the other light, and both sides of Main Street have the needed access here.

Fred asked if this would enlarge the Comfort Tnn entry. Kit said they will just come out to a 90

degree to this new road which will be a City street

Fred wondered if this area needed the second access as some developments do when they reach a

certain number of units. Or, is there any fire code or anything else that says they need to access off

Main Street here. Kit said if they go over 150* they can't have a dead end, and the cul-de-sac could

only be a maximum of 500*. Fred could see no reason to go out of that area onto Main Street and if

the neighborhood had no interest in that connecting, they should look at doing a cul-de-sac instead.

Tim felt that would limit the access to the property owners in the new development and would

probably be more than the maximum 500' to do a cul-de-sac.

Kit said this would also allow the water system to loop into this area if they connected. That would

help this neighborhood as they have very minimal water pressure now.

Tim felt this would only be a commercial destination. They would pull into the area, do business then come back out and not drive through the residential area.

Kristie pointed out this would be the 5 lots. Tim said they have potential development for two of the lots already. It would be more of a destination; you may have a motel, or a restaurant, probably not a gas station, but other things that would attract business.

Fred asked if any of the lots were large enough for a motel. Tim pointed out the sizes, and probably

2 of these lots would be large enough for a motel. This area is already zoned commercial, so they

can put whatever is allowed in commercial. Kit felt there would be a lot more coming out of the

residential area using this access road than there would be business people driving through the

residential. Wondered what the neighborhood thought. Tim said he had talked to some, they were

very excited about getting better water pressure for their area.

Kent said he was a little concerned; when the motel went in there were some unhappy neighbors due

to the lights, and other things. If he had a home along that north property line he would not want

something there that would have large delivery trucks coming and going.

Tim was aware that between any commercial and residential area they are required to have a 6 high

masonry fence. That would eliminate some of the noise, etc., but not all.

Kit said part of this development would need to be a drainage study with easements, etc. to keep the

area from draining onto others.

Fred asked if they would grade each site to keep it low. Tim said every lot was a little different grade.

Tim pointed out there were several easements along that north line, he has them all shown on the

map. Part of this subdivision process will be to do a drainage study to see what will go to the downstream area.

Kristie said even though this was not a public hearing, she would give those that want to talk a chance to speak.

Planning Commission Minutes
May 5, 2015
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Fred pointed out that the Planning Commission was recommending body to the City Council and that it would be the City Council that would make the final decision.

Wade Grimm who is Barbara Imlay's son and lives with her had some concerns. She owns the

corner lot where this street would connect to Interstate Drive. They already have a 6' high block

wall; the level of this development comes up several feet off her wall; would they put another 6' on

top of her wall between them? No one would want a store or other things behind their wall. Wanted

them to put in the utilities and tie them in, but develop over them and not put the street through. If

they get commercial in here their property values will go down. He feels more cars will go the other

way and this will increase their traffic. He wants them to re-think the plan, tie in the utilities, and

think about a fire zone between the commercial and the residential area.

Kristie brought out that the developing property owners have their rights to develop also.

Wondered if they could bring this access down to the already existing lighted intersection. Tim said

that would be up to UDOT. He also said the reason they made that south interchange the diverging

diamond was to increase traffic flow and make it better.

Fred wondered if Tim's client would entertain discussion making this a cul-de-sac. Tim said they

have looked at all options; the cul-de-sac, doing an knuckle turn around and they felt this was the

best option. You could connect the utilities through there but then you would have public utilities on

private lots, and that becomes more involved. It would be a burden on the City to have utilities on private property.

Kristie wondered if they knew just how long this area has been zoned commercial. Kit would need to look back on older maps. Rich said the fireway went in the early 70's so it has probably been some sort of commercial or highway service since then.

Guy Gillespie who lives on Interstate Drive said his main concern was the traffic as it will increase 200%. Every home along there has small children and he would not want the City to be responsible if any kids get killed on Interstate Drive due to the increase in traffic. All the cars speed as Interstate Drive is wide and open. He feels they need to cul-de-sac the commercial area.

Fred felt they needed to move ahead. He suggested that the neighborhood organize and come to the City Council meeting and to have Mr. Watson begin the preliminary steps and also have them consider how a cul-de-sac might work in the commercial area. It is zoned commercial, they are not changing that, so there will be commercial development in this area.

Barbara Imlay who lives next to this commercial area said she would be affected the most. There are several cul-de-sacs along Interstate Drive with no stop signs and kids ride bikes and come out onto that street without looking. The school buses stop on the corners. She had to face her home to the north but the driveway comes out to the west onto Interstate Drive. She will never be able to get out of her driveway. She wanted to know why they were not notified of this meeting and this development. She was told only for a zone change would they need to be notified. This is already zoned, and they are just now developing the already commercial property. What is being proposed here is within the guidelines of the commercial zone.

Kristie thanked the public who attended, and appreciated their input.

Barbara would like them all to come out and take a look at this area and what they are talking about.

She was not very proud of the City at this point.

Tim said he will take this back to his clients and have another look at the cul-de-sac option.

He also

felt that if the dead end by the Imlay house was needed, that it should be on the subdivision side, and

not on his clients property. He will visit with Kit on this, and they can have options before it comes

to City Council.

Gary Kling who lives in the area was concerned about more traffic. He was also concerned with

how the water would run off. There is a little ditch now that runs along the freeway.

There will be

lots of pavement and roofs with a commercial development.

Kit said, yes, they will need to address all the runoff. Gary felt if this street were connected there

would be a tile waverunning north on Interstate Drive.

Kristie pointed out this is why the City has come up with the standards they have. Fred could not

see how it would all go to the north as much of the commercial area is lower than Interstate Drive.

Fred will come out and look at the area and their concerns.

Fred moved to send this onto City Council with a positive recommendation, seconded by Rich

and the vote was all for, with Kent abstaining from voting as he lives in this neighborhood.

The motion passed.

The meeting adjourned at 6:10 p.m.

Michal Adams, Administrative Assistant

Planning Commission Minutes

May 5, 2015

Page 4 of 4

3- Subdivision
Watson Eng.

Main & Cross Hollow

Windmill Plaza

Tim Watson handed out a more updated map. This is at the new underp's near the South end of Main Street. It is the land just south of the Days Inn. They are proposing a 5 lot commercial subdivision using the same access that Days Inn has off Main Street from UDOT then they will continue that up to connect with Interstate Drive. They will work with UDOT and the Days Inn on that approach then the street will be 55' wide. When they get to Interstate Drive it is only 50' wide so they will need to make that transition. They have their access, have completed soils testing and they just need to get with Rocky Mountain Power to figure out electrical service for this area.

The location of Days Inn and this area was further discussed. This will be a platted subdivision and they just need to follow the process.

Paul wondered about the space on the south end not part of this subdivision. That is UDOT right-of-way on that corner.

Rob talked about the waterline and how it runs now. They always planned to have this loop back to Interstate Drive when this area was developed. Tim said they will do that, but will follow the road now and loop that system into Interstate Drive. The sewer line will also follow the road and tie to Interstate Drive. They will do the tie in at Days Inn and follow the newly developed street. That is a 10" waterline so it should be okay for any needed fire systems.

They will need any development have their architect look at that line and make sure it is adequate for

Project Review/Sketch Minutes
April 2, 2015
Page 4

any fire system needed.

Tim wondered if they needed to tie to the line that was stubbed in or if they could just hook on at the Day's Inn. Rob thought that would be fine as long as they are going to loop the water.

Jim brought up that there is already a 20' PUE but as the gas line goes at the back of that PUB he will require an additional 10' to any building.

How the roads would connect and the entrance area by the Day's Inn was further discussed. Joe Burgess had discussed this already with UDOT.

Kit said this was not any type of master planned road so they can do it the way it shows.

Mark said he would need a power plan for the area for the power company.

They talked about putting in a knuckle on the bend of the new street. They can do that. Joe felt it would be best just so cars have someplace to turn around.

Went over the approval process for Tim. The Subdivision checklist has not been updated yet, but the plats require the same things as before.

MISC. STAFF ITEMS

guy wire removal @ Mann
 Cornish Excess Sign relocation

CEDAR CITY
 SUBDIVISION CHECKLIST
 ENGINEERING CHECKING LOG

Subdivision W. 1st St. Phase Phase 1 Developer Burgess

Date	Design Stage			Checker			Hours	Rate	Cost
	Vicinity	Prelim./ Const. Drawings	Final	Engineer	Planner	City Surveyor			
4/28	/			Kent			1	60	60
4/28/13	/			Kent			2	60	120
4/12/13	/			Kent			2	60	120
5/23/13	/			Kent			5	60	300
4/15/13	/			Kent			1	60	60
4/17/13	/			Kent			5	60	300
4/27/13	/			Kent			1.5	60	90
7/18/13		/					7	60	60
7/22/13			/			Cart	10	50	500

TOTAL COSTS 1610.00

SUBDIVISION CHECKLIST

Revised 06-20-14

SUBDIVISION _____ Phase _____ # of Lots _____ Potential Dwelling Units _____

Zone _____ Developer _____ Engineer _____

<u>Development Stage</u>	<u>Checked Item/Details</u>	<u>Approved</u>	<u>Need</u>	<u>N/A</u>	<u>Criteria/Comments</u>
A. Initial City Engineer Meeting					
1. Obtain & Discuss					
A) Ordinances					
	1) Subdivision	/	—	—	_____
	2) Zoning	/	—	—	_____
	3) Storm Drain	/	—	—	_____
B) Checklist					
C) City Master Plan Maps					
	1) Land Use	/	—	—	_____
	2) Water	/	—	—	_____
	3) Sewer	/	—	—	_____
	4) Storm Drain	/	—	—	_____
	5) Soils	/	—	—	_____
D) City Standards					
	1) Applies to City Improvements	/	—	—	_____
	2) All Drawings in ACAD	/	—	—	_____
B. Sketch meeting (1 month before Planning Commission)					
		/	—	—	_____

<u>Development Stage</u>	<u>Checked Item/Details</u>	<u>Approved</u>	<u>Need</u>	<u>N/A</u>	<u>Criteria/Comments</u>
C. Vicinity Plan					
1.	Proper Scale	/			1" = 100'
2.	Location	/			Section, Township, Range
3.	Vicinity Map	/			
4.	Proposed Layout				
	A) Lot				
	1) Area	/			Per Ordinance
	2) Frontage	/			Per Ordinance
	3) Access	/			No backing access on major collector or arterial roads
	B) Street Widths	/			
	C) City Master Planned Improvements				
	1) Streets	/			
	2) Water	/			
	3) Sewer	/			
	4) Storm Drains	/			
	5) Trails	/			
	6) Parks	/			
5.	City Zone				
	A) Zone Designation				Sheet at the end
	B) Zone Boundaries within 100' Of Subdivision				Sheet at the end
6.	Flood Zone				Need Flood Plain Development Permit if in 100 year flood zone.
7.	Existing Streets				
	A) Widths	/			
	B) Number of Accesses	/			2 Accesses if > 80 Potential Dwelling Units

Development Stage Checked Item/Details

Approved Need N/A Criteria/Comments

8. Existing Water				
A) Location	/			
B) Size	/			
C) Pressure	/			35-psi Minimum
9. Existing Sewer				
A) Location	/			
B) Size	/			
10. Airport Overlay Zone				
11. Soil Area				
12. Phasing Plan				
13. Project Review (1 st & 3 rd Thursday 5 copies)	/			
14. Planning Commission Meeting (1 st & 3 rd Tuesday, 13 Copies or PDF)	/			

D. Preliminary Design

1. Application				
2. Preliminary Plan				
A) Title Block				
1) Name	/			
2) Location	/			Section, Township & Range
3) Date	/			
4) Scale	/			1" = 100' Minimum
5) Engineer/Surveyor	/			
6) Sheet #	/			
B) North Arrow	/			
C) Subdivision Boundary Length & Bearings	/			

Development Stage Checked Item/Details

Approved Need N/A

Criteria/Comments

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
D)	Section Tie	/			
	1) Monument	/			
	2) Line Bearing/Length	/			Cedar City System
	3) Basis of Bearing	/			
E)	Adjacent Owner Names	/			
F)	Existing Streets	/			
	1) Name	/			Street and No.
	2) Widths	/			
G)	Existing Drainage	/			
	1) Culverts	/			
	2) Channels	/			
	3) Basins	/			
	4) Irrig. Ditches	/			
H)	Existing Private Utilities	/			
	1) Blue Stake	/			Street Power & Phone
	2) Locate	/			Street
	3) Show on Drawing	/			Street
	4) Labels	/			Street
	5) Dimensions	/			
I)	Flood Zones	/			Need Flood Plain Development Permit if in 100 year flood zone. 2' Intervals
J)	Existing Contours	/			
K)	Existing Water Lines	/			
	1) Valves	/			Label hydrant
	2) Hydrants	/			
	3) Sizes	/			
L)	Existing Sewer Lines	/			
	1) Sizes	/			show size
	2) M.H.S.	/			Why easement on lot 1? Who is easement on North lot line deducted by

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	3) Flow Direction				show
	M) Existing Buildings	/			
	N) Existing Easements				
	O) Proposed Streets (no Duplicate within County)				
	1) Plan				
	a) Name/Number	/			
	b) Lengths / Bearings	/			
	c) Widths				check w/ 114
	d) Intersection Fillets				check at main street 15' @ No W
	e) Street Lights				check location, may need @ main street
	f) Second Access Location				If > 80 lots
	Proposed Water Mains				
	1) Location				15' Off high side right-of-way bend @ 15' off road
	2) Size				may 10' from sewer
	3) Valving				Don't cross sewer & water lines
	4) Fire Hydrants				500' Maximum Spacing check fire hydrant to main
	Q) Proposed Sewer Lines				
	1) Location				change size
	2) Size				4' Off C.L. of road low side. Don't change sides of road
	3) Manholes				8" Minimum
	R) Proposed Drainage System				400' Maximum spacing criteria, comments
	1) Line Location				May want to extend East sewer line to 14.5' @
	2) Line Size				in case lot splits
	3) Manholes				Start sewer
	4) Curb Inlets/Outlets				Label curbs

Show Prop. Easement on drawings

Field Checks

Street light location
380' E to main street
FH location on lot W
North of 1725 S JWL
Water Valve location 396' W

Lead to locate
Cross gutter on
Main street

Tie culvert to gutter
under NB Ramp

Label lateral pipes & water
Suggest 6" w/ valves

change size
Label lateral w/ pipe

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	5) Channels	---	---	---	---
	6) Basins	---	---	---	---
S)	Property Easements				
	1) Utility (gas, water, Sewer, phone)	---	---	---	10' - F, 6' - S, 7' S-R (show on plan)
	2) Avigation Easements	---	---	---	Approach Zone, Instrument Approach Zone, & Runway Protection Zone
	3) Off-site Utility Easements	---	---	---	Water, Sewer, Storm Drain <i>for the final report of the 10/11/11 Redundant</i>
	4) Master Planned Trails	---	---	---	---
T)	Lot Information				
	1) Border Lines Lengths/Bearings	---	---	---	---
	2) Lot Numbers	---	---	---	Per Ordinance
	3) Areas(sq. ft.) (acres)	---	---	---	Per Ordinance
	4) Lot Frontage	---	---	---	---
U)	Vicinity Map	---	---	---	---
E.	FAA Obstruction Evaluation (Form 7460-1) Proof of Submittal	---	---	---	Where required by Engineering Dept.
F.	Engineering Studies/Report				
	1. Soils Report				
	A) Engineer	---	---	---	<i>Final Final Soils Report</i>
	B) Findings	---	---	---	---
	C) Recommendations				
	1) Building Foundations	---	---	---	---
	2) Street/Sidewalks	---	---	---	---
	3) Underground Utilit.	---	---	---	---

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	D) Consultant Review			/	Where Required
2.	Drainage Study				
	A) Design Flows				
	B) Recommendation				
	1) Storm Drains				How does new culvert from Riddgroat
	2) Inlets				Need to see all details regarding
	3) Detention Basin				Need Flood Plain Development Permit if in
	C) Zone A Base Flood Elev.				100 year flood zone. as damage study
3.	Traffic Study				Need to show the impact of
4.	Sewer Study				substitute
	A) Design Flows	/			Dist
	B) Gravity Pipe Sizing	/			
	C) Pressure Pipe Sizing	/			
	D) Lift Station Pump Sizing	/			
	E) Wet Well Sizing	/			
G.	Engineering Drawings				
1.	2 Sets of Check Prints	/			1- Eng. 1- P.W.
2.	Title Page	/			
	A) Project Name	/			
	B) Project Site Plan	/			
	C) Vicinity Map	/			
	D) Drawing Index	/			should have a section about utility sheets
	E) Approval Certifications				Can't need 2 sheets as title sheet
	1) City Engineer	/			
	2) Public Works Director	/			
	F) Utility Contacts				
	1) Electrical	/			Name, Phone Number
	2) Natural Gas	/			Name, Phone Number

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	3) Telephone	/	---	---	Name, Phone Number
	4) Cable T.V.	/	---	---	Name, Phone Number
	5) City Water	/	---	---	Name, Phone Number
	6) City Sewer	/	---	---	Name, Phone Number
	7) City Storm Drain	/	---	---	Name, Phone Number
	8) City Streets	/	---	---	Name, Phone Number
	9) City Engineer	/	---	---	Name, Phone Number
3. All Drawings					
	A) Title Block				
	1) Project Name	/	---	---	
	2) date	/	---	---	
	3) Scale	/	---	---	
	4) Engineer/Surveyor	/	---	---	
	5) Sheet #	/	---	---	
	6) Section, Township & Range Location	/	---	---	
	B) North Arrow	/	---	---	
	C) Design Engineer's Certification (On all drawings)				
	1) Engineer's Stamp & Sig.	/	---	---	Need signed, stamped & stapled Reason: set for another set of
	2) Internal Checker's Initials	/	---	---	All Items Initialed check who to sign as how all when all items have been addressed
	3) Initialed Checklist	/	---	---	
	D) Existing Private Utilities				
	1) Blue Stake	/	---	---	
	2) Locate	/	---	---	
	3) Show on Drawing	/	---	---	
	4) Labels	/	---	---	
	5) Dimensions	/	---	---	

5. Plan/Profile Sheets (Streets, Water, Sewer & Storm Drains on same plan/profile sheets)

A) Proposed Streets (Plan/Profile)

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	1) Master Planned Streets	/			No Duplicates
	2) Name/Number	/			
	3) Curve Information				<i>check on P/P sheet</i>
	a) Tags				<i>On East P/P sheet for curve on that sheet w/</i>
	b) Table				<i>coordinates for P.C.'s, P.I.'s, & P.T.'s</i>
	c) Minimum Radius	/			<i>Per Standards</i>
	4) Horizontal Site Distance	/			<i>check curve table for all curves</i>
	5) Existing Street Transition (extend 200' beyond in 25' stations increments for slopes & elevations)				<i>& P.S. P.C. & P.T.</i>
	a) Horizontal				<i>check on Table</i>
	b) Vertical				<i>" " " " " "</i>
	c) Saw Cut Edges				<i>" " " " " "</i>
	6) Future Street Transition (extend 200' beyond)				<i>Show main street & Section to East End</i>
	a) Horizontal	/			
	b) Vertical	/			
	7) Signs				
	a) Type	/			
	b) Location	/			
	8) Slopes	/			15% Maximum/0.5% Minimum
	9) Street Bearings/Lengths				<i>check on Table</i>
	10) Plan/Profile Elevations				
	a) Street Centerlines				100 Ft. Stations, PC's & PT's
	b) Top Back of Curb				<i>check on Table</i>
	c) X-gutter Elev.				<i>Both Ends</i>
	11) Vertical Site Distance				<i>to check up</i>

*Separate for
Pending for
Street P/P*

*check on Table
100 Ft. Stations, PC's & PT's
check on Table
Both Ends
to check up
done.*

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
12)	Cut/Fills	/			>5' = Soils Report
13)	Temp. Cul-de-sac				
14)	Street Widths				Shed at 124
15)	Curb, Gutter & Sidewalk				
	a) Location	/			
	b) Handicap Access	/	/		Shed on main street
	c) Cross Gutters	/	/		Shed at main street
16)	Driveways				
	a) Location			/	Shed to Cambridge St - shed grade detail
	b) Width			/	Shed at 124 to front lot line
	c) Type			/	Residential/Commercial shed to be hammer coal type of 20' gable
17)	Centerline Monuments		/		Shed of all P's & T's
	a) Location		/		Shed
	b) Coordinates		/		Shed
18)	Intersections		/		Shed bearing on main st
	a) 90° ± 5°	/	/		15' Minimum Radius
	b) Fillets		/		Shed 75' fillets on main st
	c) Vertical Alignment				4% Maximum grade of Intersecting Street
	d) Horiz. Alignment	/			Centerline Aligned or 150' Apart
19)	Asphalt Tapers			/	50' Minimum
	a) Length			/	
	b) Chevron Signs			/	
20)	Utility Conduit Crossings				Per Detail R-12 Shed @ Main Street
21)	Street Lights				Per Standards check spacing
	a) Locations				<10' from light
	b) RMP J-Box/Trans.				

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	c) Spacing	_____	_____	_____	Per Standards <u>check</u>
	d) Development Power Plan	_____	_____	_____	<u>Used from PM?</u>
22)	Finish Street Cross-Sections	_____	_____	_____	Every 200'. 20 feet into lot <u>show street 1 h.i. z</u>
B)	Proposed Water System (on Plan Only)				<u>Dimensions on 2-Section</u>
1)	Master Planned Water Mains	_____	_____	_____	
2)	Water Mains				
a)	Size	_____	_____	_____	8" Minimum/ Update Model
b)	Location	_____	_____	_____	15' Off Road <u>Keep angle of pipe flow line from white</u>
c)	Material	_____	_____	_____	Ductile Iron <u>Material specified from spec</u>
d)	Valve Spacing	_____	_____	_____	Per Standards <u>check</u>
e)	Valve Type	_____	_____	_____	>8" = Butterfly Valve
f)	Valve Coordinates	_____	_____	_____	On Cedar City Coordinate System <u>check</u>
g)	Fire Hydrants	_____	_____	_____	<u>check spacing</u>
h)	Future St. Stubs	_____	_____	_____	
i)	System Conn.	_____	_____	_____	<u>check not to block off line when 15' or 6" dia lat connected to</u>
j)	Blow-Offs	_____	_____	_____	
k)	PRV Stations	_____	_____	_____	
l)	Min. Static Water Pressure	_____	_____	_____	45- PSI Minimum
3)	Laterals				
a)	Size	_____	_____	_____	1-Inch Minimum
b)	Location	_____	_____	_____	Center of Lots <u>check - need to be 1/2" from lot</u>
c)	Material	_____	_____	_____	<u>show extra 2" lat for water out</u>
d)	Valves	_____	_____	_____	<u>Need 4" valves at street and 4" at lot line</u>
e)	Meter Locations	_____	_____	_____	Behind Sidewalk

Some on water treatment, SWR etc, SWR etc, SWR etc

clean up drawings by using typical notation instead of make callout for each item that is the same. i.e. don't need a 8" dia line call out for the same. i.e. 8" dia line call out will do

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	f) Coordinates	/		/	
	g) Cap/Thrust Ends	/			Large Laterals > 3
C) Proposed Sewer (Plan/Profile)					Similar note 192 on the same
	1) Master Planned Sewer			/	
	Mains			/	
	2) Gravity Sewers				
	a) Size	/			8" Minimum
	b) Location	/			Per Detail R-3 Length of Run shall be checked
	c) Material	/			PVC SDR-35
	d) Slopes	/			5% Min. / >10% = Velocity Data
	e) Manholes				
	I. Location	/			400' Apert Maximum
	ii. Size	/			4 ft. Diameter Minimum
	iii. Depth	/			9 ft. Minimum (Inv.) Feet and shall be 9' deep
	iv. Coordinates	/			On Cedar City Coordinate System
	v. Invert in Elev.	/			shall be checked
	vi. Invert out Elev.	/			Invert In - 0.05' shall be checked
	vii. Rim elev.	/			
	f) Temporary End Clean Out				
	I. Size	/			8 Inch Minimum
	ii. Metal Cap	/			
	g) Future Street Stubs (Capped)	/			
	h) Connection Detail	/			
	i) Sewer Laterals				
	I. Size	/			4-Inch Minimum
	ii. Location	/			10' Off Lot Line Low Side
	iii. Material	/			PVC or ABS SDR-35

860 W / 900 S Sewer
 Both
 1- Manholes connecting need to be care ds. that of 12" if hole sand

2- Show lines to be 2,20' lower in upstream m.d. 1 0.20 high in down stream m.d. existing out let full

3- ~~Other~~ laterals shown shall need to be blocked
 4- Plan low in both m.d.s need to be established flow smoothly
 5- Show count of pipe in out

to check of lot in case that splits

shall be checked

shall be checked

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
<i>Elisabeths for each M.H., 6. verify and pipe slope per revised pipe material Elev. 7. check Riser for 2 inch 4. check lateral R-1 Power</i>	3) Pressure Sewers				
	a) Size				
	b) Location				
	c) Material				
	d) Color				
	e) Depth				1000' Maximum
	f) Valve Spacing				
	g) Valve Type				
	h) Valve Coordinate				
	i) future Stubs				
	j) Clean Out				
	k) Location Wire				
	l) Locate Posts				
	m) Laterals				
	i. Size				
ii. Location					
iii. Material					
iv. Valves					
v. Cap/Thrust Ends				Per Standards	
4) Lift Station					
D) Proposed Storm Drain Plan/Profile					
1) Master Planned Storm Drains					<i>Need Final Drainage Report</i>
2) Drainage Destination					<i>check with T.H.W.</i>
3) Storm Drain					
a) Size	<i>/</i>				12" Minimum check with local P.P.
b) Location	<i>/</i>				
c) Slope/Profile	<i>/</i>				5% Minimum check with T.H.W.
d) Material	<i>/</i>				Concrete or HDPE

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	e) Manholes				
	i. Spacing			/	500 ft. Apart Max /at angle points
	ii. Coordinates			/	On Cedar City Coordinate System
	iii. Size	/			Per Detail S-5
	f) Metal End Sections				
	g) Curb Inlets				See Detail S-5
	h) Curb Outlets				
	4) Culverts				
	a) Size			/	15" Minimum
	b) Slope			/	3% Minimum
	c) End Elevations				
	d) Pipe Material			/	Concrete or HDPE
	e) Metal End Sections				
	f) Curb Inlets			/	
	5) Open Channels				
	a) Plan/Profile			/	Slopes, elevations
	b) Cross Section				
	i. Side Slopes			/	3:1 Maximum
	ii. Total Depth			/	
	iii. High Water Depth			/	
	iv. Hydraulic Data			/	Flow, Velocity, Design Storm
	6) Detention (per City Drainage Ordinance)				
	a) Size			/	Length/Width/Depth/Volume
	b) Berm Section			/	Slopes, Compaction
	c) Fencing			/	Per UDOT Detail 720-3
	d) Paved Access			/	Street Section

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	e) Emergency Spillway Detail	---	---	/	Sized for 100 Year Storm
	f) Outlet Detail	---	---	/	
	7) Irrigation Ditches				
	a) Piped in Residential & Commercial	---	---	/	
	b) Irrigation Company Letter	---	---	/	
	E) Section Corner Monumentation				
	1) Remonumented in Streets	---	---	/	
	2) R.P.'s in Lots	---	---	/	
6.	Grading Plan				Per Soils Report
7.	Typical Sections/details/Schedules				Per City Standards <i>ADCC</i>
	A) Testing Schedule	---	---	/	
	B) Road				
	1) Width	---	---	/	50 Ft. Minimum 5.5'
	2) Sub-base	---	---	/	Per Soils Report 2.4"
	3) Base Gravel	---	---	/	Per Soils Report 6"
	4) Asphalt	---	---	/	Per Soils Report 2.5'
	5) Fog Seal	---	---	/	.15 Gal./S.Y. SS-1 <i>11/2/11</i>
	6) Saw Cut	---	---	/	
	C) Sidewalk/Curb & Gutter				
	1) Width	---	---	/	4"
	2) Thickness	---	---	/	Per Soils Report 6"
	3) Base Gravel	---	---	/	Per Soils Report 2.7"
	4) Sub-Base	---	---	/	Detail S-2
	D) Sewer Manholes	---	---	/	Detail W-3
	E) Thrust Blocks	---	---	/	Detail W-5, W-6 or W-7
	F) Water Laterals	---	---	/	

Development Stage Checked Item/Details

Criteria/Comments

Page 18

Approved Need N/A

G) Water Main Tie	/			Detail W-10
H) Trench Sections	/			
1) Standard Detail	/			Detail R-1 or R-2
2) Soils Requirements	/			<i>check</i>
I) Sign Installation/Asphalt Taper	/			Detail R-9
J) Storm Drain Manholes	/			Detail D-4
K) Curb Inlets	/	/		Detail D-1 <i>check</i>
L) Curb Outlets	/	/		Detail D-2 or D-3
M) Sewer Lateral	/			Detail S-1
N) Sewer Main Tie	/			
O) Temporary Sewer Clean out	/			Detail S-10
P) Centerline Monuments	/			Detail R-8
Q) Blow Off	/			Detail W-1
R) Fire Hydrants	/			Detail W-2
S) MH & Valve Grades	/			Detail S-2, W-1 & D-4 <i>spot check at street</i>
T) Cross Gutters	/	/		Detail C-2 <i>check at Main St</i>
U) Handicap Access	/	/		Detail C-5 <i>" " " "</i>
V) Utility Location	/			Detail R-3
W) Conduit Crossings	/			Detail R-12
X) Temp. Cul-de-sac Section	/			
Y) End Section	/			Detail D-5 <i>check</i>
Z) PRV Station	/			Detail W-4
AA) Street Lights	/	/		Detail R-14, R-15 or R-16 <i>check R-14</i>
AB) Pressure Sewer Blow-Off	/			
Marking Post	/	/		Detail S-8
AC) Driveways	/	/		<i>check for compact soil</i>
H. Approvals/Clearance Letters	/			
1. Prairie Dog Clearance Letter	/			On-Site and Off-Site Improvements

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
2.	HCP Participation Form	_____	_____	_____	Signed & Notarized
3.	FAA Form 7460-1 Approval Letter	_____	_____	_____	If required
4.	UDOT Approval Letter	_____	_____	_____	If fronting State Highway
5.	Irrigation Company Approval Letter	_____	_____	_____	
6.	Flood Plain Development Permit	_____	_____	_____	Need for any development in 100 year flood zone.
7.	Stamped/Signed Drawings	_____	_____	_____	3 Sets 24"X36". 1 Set 11"X17"
8.	City Engineers Approval	_____	_____	_____	
9.	City Manager Approval	_____	_____	_____	
10.	Filing Fees Paid	_____	_____	_____	\$400 or \$25 per lot
11.	Improvement Costs Summary	_____	_____	_____	
12.	Water Right Report	_____	_____	_____	Notify Title Company to Prepare
13.	Preliminary Approval	_____	_____	_____	
	A) City engineer	_____	_____	_____	
	(Two Copies Application, Prelim. Plat, engineering Drawings Soil report) (All documents 10 Days before Planning Commission)	_____	_____	_____	
	B) Planning Commission Meeting (3 copies all documents 1 st or 3 rd Tues. Of the month)	_____	_____	_____	
I.	Final Plat	_____	_____	_____	
1.	Application	_____	_____	_____	
	A) Record of Survey will be completed and filed with the County Surveyor prior to submitting of Final Plat (per State Statute)	_____	_____	_____	
2.	Field Staking	_____	_____	_____	?

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
3.	Final Street Light Plan				
	A) Locations				
	1) Street Lights				One Side of street, on lots lines @ intersections
	2) Developer Junction Boxes				
	3) Power company Transformer				
	Secondary Boxes				10' Max. To power company transformer or box
	B) Spacing				400' Local, 250' Comm., 400' Industrial
	C) Power Company Plan				
4.	Water Right Report				
5.	Final Plat (24" X 36")				
	A) Title Block				
	1) Subdivision Name	✓			
	2) Location	✓			
	3) Date	✓			
	4) Scale	✓			
	5) Engineer/Surveyor	✓			
	6) Sheet Number	✓			
	B) North Arrow	✓			
	C) Boundary Description				
	1) Closure	✓			
	2) Matches Preliminary	✓			
	3) Total Subd. Area	✓			
	D) Section Tie				
	1) Monuments	✓			
	2) Line bearing/Length	✓			
	3) Basis of Bearing	✓			
	E) Existing and Platted Streets				
	1) Names	✓			
	2) Widths	✓			

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	3) Center Line Monuments	✓			
F)	Existing Occupation Lines(fences)	✓			
G)	Existing Easements	✓			
H)	Proposed Streets				
	1) Name/Number	✓			
	2) Lengths/Bearings	✓			
	3) Width	✓			
	4) Curves				
	a) Numbers	✓			
	b) Data Table	✓			
I)	Proposed Easements				
	1) Location				
	a) Utility (gas, water, Sewer, phone)	✓			Show on Plat (No notes)
	b) Mail	✓			
	2) Size	✓			Per Ordinance
	3) Off-Site Easements		✓		Water, Sewer, Storm Drain/Separate Docs.
J)	Lot Information				
	1) Border Line Lengths/ Bearings	✓			
	2) Numbers	✓			
	3) Areas	✓			
	4) Addresses				Commercial S-U-N-BUILDING PERMIT
K)	Vicinity Map	✓			
L)	Legend	✓			
M)	Soil Note (all Plats)	✓			
N)	Airport Overlay Zone Disclosure	✓			
O)	Airport Avigation Easement (Any Approach Zone)			✓	
	1) Boundary				

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	2) Bearings/Distances	_____	_____	✓	_____
	3) Monument Tie	_____	_____	✓	_____
	4) Lot Line Tie	_____	_____	✓	Dimension to nearest lot corner on any lot line intersected by easement
P)	Twin Home Division Line Note	_____	_____	✓	_____
Q)	Flood Zone	_____	_____		"X"
	1) Designation	_____	_____		_____
	2) Base Flood Elev.	_____	_____		_____
R)	Insufficient Sewer Depth Note	_____	_____	✓	_____
S)	Certificates/Approvals Signatures (Written per Standards)				
	1) Utility Companies				
	a) Electric	_____	_____	✓	_____
	b) Telephone	_____	_____	✓	_____
	c) Gas	_____	_____	✓	_____
	d) Cable T.V.	_____	_____	✓	_____
	2) Post Office	_____	_____	✓	_____
	3) Surveyor/Seal	_____	_____	✓	_____
	4) Owners (notarized)	_____	_____	✓	Need signed Mylar
	5) City Engineer (14 copies & original of Plat, Application & ACAD disk 10 Days before Planning Commission)				
	a) Bond Amount	_____	_____		_____
	b) City Engineer Sig.	_____	_____		_____
	c) Mylar Copy	_____	_____		_____
	6) Planning Commission				
	a) Sketch Meeting (2 copies Eng.				

Development Stage	Checked Item/Details	Approved	Need	N/A	Criteria/Comments
	Drawings, 5 11X17				
	Copies of vicinity plat				
	Final Plat Mylar -1 st or 3 rd				
	Thurs. Of month				
	b) Planning Commission				
	Meeting, 1 st or 3 rd				
	Tuesday of Month				
	(One copy and orig.				
	Of Plat)				
	1) Commission				
	Chair Sig.				
	7) City Attorney (2 copies and original of plat				
	& Application provided by City Engineer)				
	a) Bonding				
	1) Performance				
	Bond				Improvement Costs
	2) City Bond				
	Agreement				
	b) Fee Submittal				
	1) Filing fee				\$400
	2) Checking Fee				Actual Cost
	3) Inspect Fees				1% of Bond
	4) Recording Fee				\$30/subdivision + \$1/lot
	5) Sewer/Water				
	Frontage				
	Reimbursement				
	6) North Field/				
	Fiddlers Sewer				
	Impact Fee				

<u>Development Stage</u>	<u>Checked Item/Details</u>	<u>Approved</u>	<u>Need</u>	<u>N/A</u>	<u>Criteria/Comments</u>
	c) Water Right Acquisition				
	1) Water right				
	Transfers				
	2) Special				
	Assessment				
	Fee				
	3) Excess right				
	FROR Agreement				
	4) Title Company				
	Fee Collection				
	d) Title Report				
	e) Attorney's Sig.				
	8) City Council				
	a) Work Meeting (1 st				
	& 3 rd Wed Each Month)				
	b) Action Meeting (2 nd &				
	4 th Wed. Of month				
	3 copies and original				
	of Plat)				
	9) Recorder				
	a) Sign				
	b) Record				
	c) Mylar Copy				

CEDAR CITY
COUNCIL AGENDA ITEM
STAFF INFORMATION SHEET

TO: Mayor and Council

FROM: Kit Wareham

DATE: May 20, 2015

SUBJECT: Consider Vicinity Plan Amendment for the Windmill Plaza Commercial
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- Windmill Plaza LLC

Subd. General Location- 2050 South Main Street (South of Comfort Inn)

Area Land Use Zone-

Number of Lots-

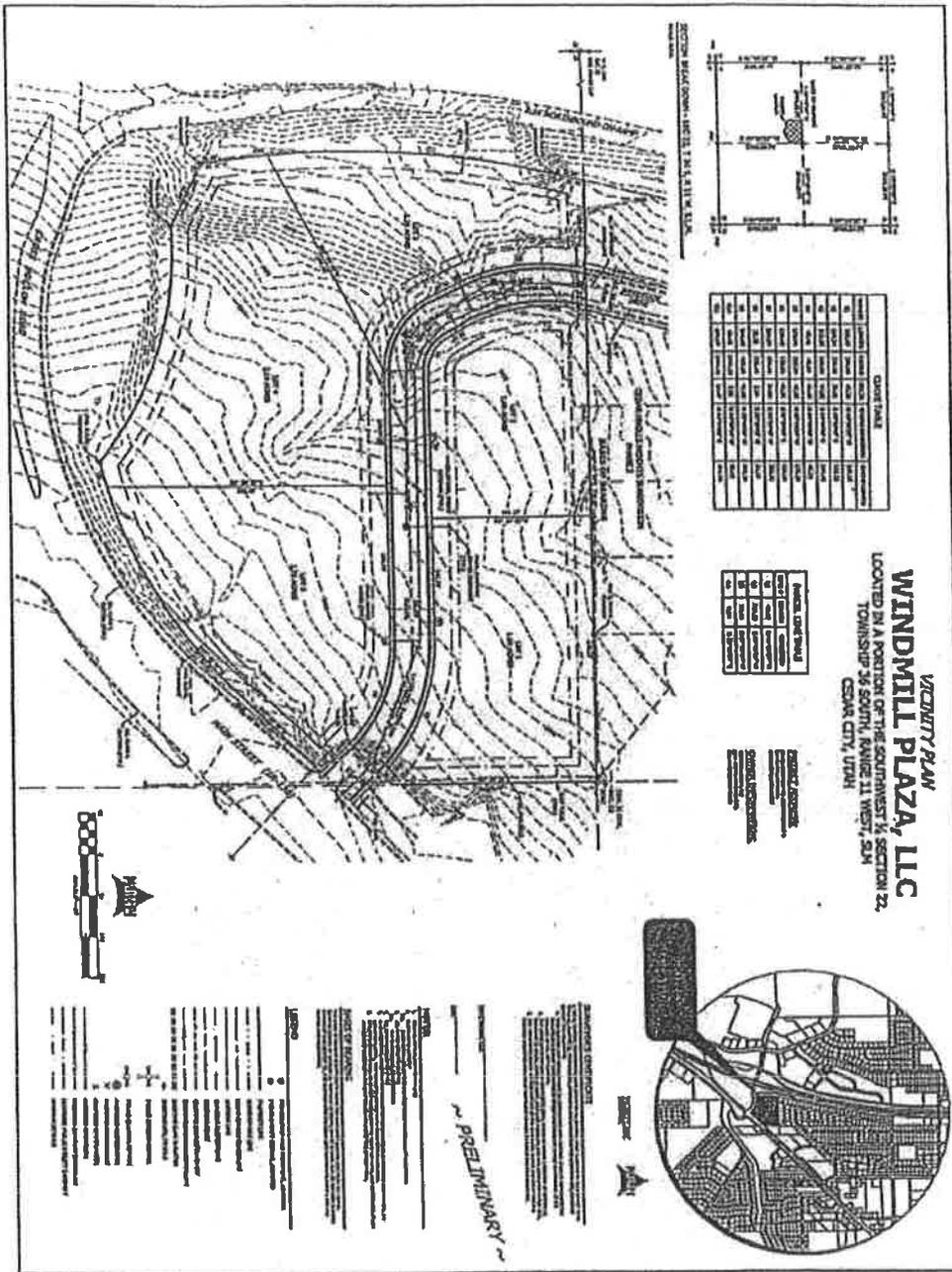
Lot Size Range-

Misc. Information-

Central Commercial

1.06 acres to 2.1 acres Commercial Lots

This vicinity plan received significant comments from a couple of neighbors in the adjoining residential neighborhood.



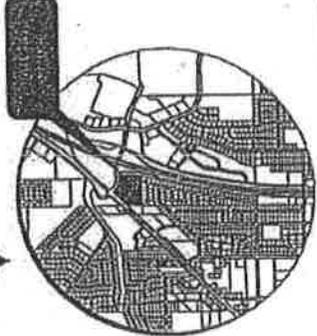
OVERALL TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	OFFICE	10,000	10.00
2	RETAIL	20,000	20.00
3	PARKING	100,000	100.00
4	LANDSCAPE	50,000	50.00
5	ROADWAY	10,000	10.00
6	UTILITIES	5,000	5.00
7	WATER	5,000	5.00
8	SEWER	5,000	5.00
9	STREET LIGHTS	5,000	5.00
10	LANDSCAPE	5,000	5.00
11	WATER	5,000	5.00
12	SEWER	5,000	5.00
13	STREET LIGHTS	5,000	5.00
14	LANDSCAPE	5,000	5.00
15	WATER	5,000	5.00
16	SEWER	5,000	5.00
17	STREET LIGHTS	5,000	5.00
18	LANDSCAPE	5,000	5.00
19	WATER	5,000	5.00
20	SEWER	5,000	5.00
21	STREET LIGHTS	5,000	5.00
22	LANDSCAPE	5,000	5.00
23	WATER	5,000	5.00
24	SEWER	5,000	5.00
25	STREET LIGHTS	5,000	5.00
26	LANDSCAPE	5,000	5.00
27	WATER	5,000	5.00
28	SEWER	5,000	5.00
29	STREET LIGHTS	5,000	5.00
30	LANDSCAPE	5,000	5.00
31	WATER	5,000	5.00
32	SEWER	5,000	5.00
33	STREET LIGHTS	5,000	5.00
34	LANDSCAPE	5,000	5.00
35	WATER	5,000	5.00
36	SEWER	5,000	5.00
37	STREET LIGHTS	5,000	5.00
38	LANDSCAPE	5,000	5.00
39	WATER	5,000	5.00
40	SEWER	5,000	5.00
41	STREET LIGHTS	5,000	5.00
42	LANDSCAPE	5,000	5.00
43	WATER	5,000	5.00
44	SEWER	5,000	5.00
45	STREET LIGHTS	5,000	5.00
46	LANDSCAPE	5,000	5.00
47	WATER	5,000	5.00
48	SEWER	5,000	5.00
49	STREET LIGHTS	5,000	5.00
50	LANDSCAPE	5,000	5.00

AREAS OVER PAVED

NO.	DESCRIPTION	AREA (SQ. FT.)
1	OFFICE	10,000
2	RETAIL	20,000
3	PARKING	100,000
4	LANDSCAPE	50,000
5	ROADWAY	10,000
6	UTILITIES	5,000
7	WATER	5,000
8	SEWER	5,000
9	STREET LIGHTS	5,000
10	LANDSCAPE	5,000
11	WATER	5,000
12	SEWER	5,000
13	STREET LIGHTS	5,000
14	LANDSCAPE	5,000
15	WATER	5,000
16	SEWER	5,000
17	STREET LIGHTS	5,000
18	LANDSCAPE	5,000
19	WATER	5,000
20	SEWER	5,000
21	STREET LIGHTS	5,000
22	LANDSCAPE	5,000
23	WATER	5,000
24	SEWER	5,000
25	STREET LIGHTS	5,000
26	LANDSCAPE	5,000
27	WATER	5,000
28	SEWER	5,000
29	STREET LIGHTS	5,000
30	LANDSCAPE	5,000
31	WATER	5,000
32	SEWER	5,000
33	STREET LIGHTS	5,000
34	LANDSCAPE	5,000
35	WATER	5,000
36	SEWER	5,000
37	STREET LIGHTS	5,000
38	LANDSCAPE	5,000
39	WATER	5,000
40	SEWER	5,000
41	STREET LIGHTS	5,000
42	LANDSCAPE	5,000
43	WATER	5,000
44	SEWER	5,000
45	STREET LIGHTS	5,000
46	LANDSCAPE	5,000
47	WATER	5,000
48	SEWER	5,000
49	STREET LIGHTS	5,000
50	LANDSCAPE	5,000

WINDMILL PLAZA, LLC
 VICTORY PLAN
 LOCATED IN A PORTION OF THE SOUTHWEST 1/4 SECTION 22,
 TOWNSHIP 39 SOUTH, RANGE 11 WEST, S4M
 CEDAR CITY, UTAH



PRELIMINARY

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET LIGHTS UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED.
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36. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET LIGHTS UNLESS OTHERWISE NOTED.
37. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPE UNLESS OTHERWISE NOTED.
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39. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED.
40. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET LIGHTS UNLESS OTHERWISE NOTED.
41. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPE UNLESS OTHERWISE NOTED.
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43. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED.
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45. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPE UNLESS OTHERWISE NOTED.
46. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED.
47. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED.
48. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET LIGHTS UNLESS OTHERWISE NOTED.
49. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPE UNLESS OTHERWISE NOTED.
50. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED.

<p>1 of 1</p>	<p>WINDMILL PLAZA, LLC SOUTH MAIN PROPERTY 472 NORTH 2150 WEST, SUITE 7 CEDAR CITY, UTAH 84721</p>	<p>WATSON ENGINEERING COMPANY, INC. 472 NORTH 2150 WEST, SUITE 7 CEDAR CITY, UTAH 84721 TEL: 435 584-0004 Fax 435 584-7494 www.watson.com</p>	<p>WATSON ENGINEERING COMPANY, INC.</p>
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CKDAR CTTY
KNGTNEERTNG DEPARTMENT

TNTKINIAL CORRESPONDENCE

DATE: July 31, 2015

TO: Paul Bittmenn

FROM: Kit Wareham

SUBJECT: Windmill Plaza Commercial Subdivision Bonding and Fees(In the Vicinity of Main Street and 1250 South)

Our office has approved the attached subdivision plat. This plat should not be given to anyone outside the City until it is recorded. I have also reviewed the improvement cost estimate (also attached) that the sxibdivision's engineer provided and find it adequate for the bond amount on the subdivision. Also attached is all our documentation from the review and approval process required from the City Engineer's office. The bond amount and other fees and items that need to be collected or completed before Final Plat approval by the City Council and recording are:

Obtain Title Report

Improvement Bond Amount - \$298,610.53

Warrantee Cash Bond Amt.- \$29,861 (10% of \$298,610)

Plat Checking fees - \$1610.00

Inspection Fees - \$2,986 (1% of \$298,610)

Water Acquisition Fee- Commercial Development, will be collected with building permits.

City Bond Agreement

Title Report (Check for liens, delinquent taxes, including roll-back taxes, and that Owners on plat are correct)

Your Signature

Schedule for City Council Approval

1) Final Plat Approval

2) Bond Agreement

Council Approval

Mayor's Signature

Recording of Final Plat - By Title Company

(Instruct Title Company not to provide the documents to anyone before recording)

Please give me a call if you have any questions.



WATSON
ENGINEERING COMPANY, INC.

ENGINEER'S BOND ESTIMATE

PROJECT : WINDMILL PLAZA SUBDIVISION
1275 SOUTH MAIN STREET
CEDAR CITY, UTAH

DATE : 7/31/2015

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
STREET IMPROVEMENTS					
1	MOBILIZATION / DEMOBILIZATION	1	LUMP SUM	\$3,000.00	\$3,000.00
2	24" OVER-EXCAVATION AS PER SOILS REPORT	3,120	C.Y.	\$7.50	\$23,400.00
3	6" ROAD BASE, COMPACTED AS PER SOILS REPORT	41,805	S.F.	\$0.65	\$27,173.25
4	2 1/2" HOT MIX ASPHALT SURFACE	41,808	S.F.	\$1.30	\$54,340.50
5	30" CONCRETE "L" CURB & GUTTER w/ ROAD BASE	1,640	L.F.	\$16.36	\$26,830.40
6	4" CONCRETE SIDE WALK w/ ROAD BASE	1,840	L.F.	\$12.85	\$23,644.00
7	FLUSH COAT, SS-2 EMULSIFIED ASPHALT (INCLUDED IN ASPHALT COST)	-	EA	-	-
8	8" SCH 40 WHITE PVC UTILITY CONDUIT CROSSING - GAS	65	L.F.	\$8.60	\$559.00
9	6" GRAY PVC UTILITY CONDUIT CROSSING - ELECTRICAL	195	L.F.	\$7.80	\$1,521.00
10	4" GRAY PVC UTILITY CONDUIT CROSSING - TELE. & SPARE w/ LOCATE RISER	130	L.F.	\$6.25	\$812.50
11	2" GRAY PVC UTILITY CONDUIT CROSSING - CABLE TV & SIGNALS	130	L.F.	\$5.78	\$751.50
12	STREET SIGN	1	EA	\$300.00	\$300.00
13	STOP SIGN	2	EA	\$300.00	\$600.00
14	STREET LIGHT(S)	2	EA	\$1,000.00	\$2,000.00
15	STREET CENTERLINE MONUMENTS	4	EA	\$100.00	\$400.00
16	POWER POLE RELOCATION	1	EA	\$27,500.00	\$27,500.00
SANITARY SEWER					
17	6" SANITARY SEWER PIPE, PVC SDR-35	671	L.F.	\$25.00	\$16,775.00
18	6" SANITARY SEWER LATERAL, PVC SDR-35	5	EA	\$450.00	\$2,250.00
19	48" DIA. CONCRETE MANHOLE w/ LID & CONCRETE BASE	5	EA	\$3,200.00	\$16,000.00
CULINARY WATER					
20	6" DUCTILE IRON (D.I.) WATERLINE, CLASS 50	780	L.F.	\$23.00	\$18,170.00
21	6" STD. FIRE HYDRANT w/ VALVE, TEE, & THRUST BLOCK	2	EA	\$4,250.00	\$8,500.00
22	6"x8" REDUCER	1	EA	\$296.00	\$296.00
23	6" 45° ELBOW w/ CONC. THRUST BLOCK	1	EA	\$480.00	\$480.00
24	6" 22 1/2° ELBOW w/ CONC. THRUST BLOCK	4	EA	\$480.00	\$1,920.00
25	6" 11 1/4° ELBOW w/ CONC. THRUST BLOCK	2	EA	\$480.00	\$960.00
26	6"x8"x6" TEE	7	EA	\$700.00	\$4,900.00
27	10"x10"x6" TEE MJ	1	EA	\$1,350.00	\$1,350.00
28	6" GATE VALVE	1	EA	\$1,280.00	\$1,280.00
29	6" GATE VALVE w/ TEMP. BLOW-OFF ASSEMBLY	1	EA	\$1,500.00	\$1,500.00
STORM DRAIN					
30	Ø24" STORM DRAIN PIPE, ASTM D3350 CORRUGATED POLYETHYLENE PIPE	118	L.F.	\$48.00	\$5,664.00
31	Ø18" STORM DRAIN PIPE, ADS CORRUGATED POLYETHYLENE PIPE	36	L.F.	\$48.00	\$1,728.00
32	STORM DRAIN CURB INLET	4	EA	\$1,800.00	\$7,200.00
33	STORM DRAIN MANHOLES - 6'x12'	2	EA	\$2,500.00	\$5,000.00
34	STORM DRAIN METAL END - Ø24"	1	EA	\$375.00	\$375.00
35	RIP RAP	1	LUMP SUM	\$500.00	\$500.00

SANITARY SEWER - 800 SOUTH & 860 WEST					
36	ASPHALT SAW CUT	228	L.F.	\$0.78	\$171.00
37	8" SANITARY SEWER PIPE, PVC SDR-35	116	L.F.	\$115.00	\$13,225.00
38	MANHOLE CHIPPING, CORING, & GROUTING	1	L.S.	\$1,000.00	\$1,500.00
39	2 1/2" HOT MIX ASPHALT SURFACE	460	S.F.	\$2.50	\$1,150.00
40	ASPHALT STRIPING	1	L.S.	\$200.00	\$300.00
SUB-TOTAL					\$295,653.99
TESTING REQUIRED - 1%					\$2,956.54
TOTALS					\$298,610.53

10% RETAINAGE - PREVIOUS/CURRENT
 AMOUNT RELEASED - PREVIOUS/CURRENT/REMAINING

ITEM	DESCRIPTION	QUANTITY	UNITS	AMOUNT	TOTAL COST
CEDAR CITY UPGRADE COSTS					
TOTALS					


 Tim G. Watson, S.E., P.E., P.L.S.

July 31, 2015

CKDAR CITY

KNGTNEKRTNG PFPARTMENT

INTERNAL CORRESPONDENCE

DATE: August 14, 2015

TO: Paul Bittmenn

FROM: Kit Wareham

SUBJECT: Windmill Plaza Subdivision Bonding and Fees
(In the Vicinity of 1300 South and Main Street)

Our office has approved the attached subdivision plat and its construction drawings. This plat should not be given to anyone outside the City until it is recorded. I have also reviewed the improvement cost estimate (also attached) that the subdivision's engineer provided and find it adequate for the bond amount on the subdivision. This amount and other fees and items that need to be complete before Final Plat approval by the City Council and recording are:

Improvement Bond Amount - \$272,560

Warrantee Bond Amount- \$27,256 (10% of \$272,560)

Plat Checking fees - \$1,610

Inspection Fees - \$2,725 (1% of \$272,560)

Pre-plat Approval Development Fee- \$2,500

Water Acquisition Fees- Commercial Subdivision,
collected with building permit

City Bond Agreement

Title Report (Check for liens, delinquent taxes,
including roll-back taxes, and that Owners on plat are
correct)

Your Signature

Schedule for City Council Approval

1) Final Plat Approval

2) Bond Agreement

3) Utility Reimbursement Agreement (if desired)

Council Approval

Mayor's Signature

Recording - By Title Company(Instruct Title Company
not to provide the documents to anyone before
recording)

Final Plat only

Please give me a call if you have any q[uestions.



WATSON
ENGINEERING COMPANY, INC.

ENGINEER'S BOND ESTIMATE

PROJECT : WINDMILL PLAZA SUBDIVISION
1276 SOUTH MAIN STREET
CEDAR CITY, UTAH

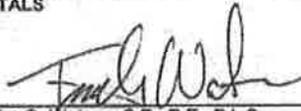
DATE : 8/10/2015

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	COST
STREET IMPROVEMENTS					
1	MOBILIZATION / DEMOBILIZATION	1	LUMP SUM	\$3,000.00	\$3,000.00
2	24" OVER-EXCAVATION AS PER SOILS REPORT	2,356	C.Y.	\$7.50	\$17,670.00
3	6" ROAD BASE, COMPACTED AS PER SOILS REPORT	31,802	S.F.	\$0.55	\$17,491.10
4	2 1/2" HOT MIX ASPHALT SURFACE	31,802	S.F.	\$1.30	\$41,342.60
5	30" CONCRETE "L" CURB & GUTTER w/ ROAD BASE	1,600	L.F.	\$15.35	\$24,560.00
6	4' CONCRETE SIDE WALK w/ ROAD BASE	1,600	L.F.	\$12.65	\$20,240.00
7	FLUSH COAT, SS-2 EMULSIFIED ASPHALT (INCLUDED IN ASPHALT COST)	-	EA.	-	-
8	8" SCH 40 WHITE PVC UTILITY CONDUIT CROSSING - GAS	65	L.F.	\$8.60	\$559.00
9	6" GRAY PVC UTILITY CONDUIT CROSSING - ELECTRICAL	195	L.F.	\$7.50	\$1,462.50
10	4" GRAY PVC UTILITY CONDUIT CROSSING - TELE. & SPARE w/ LOCATE RISER	130	L.F.	\$6.25	\$812.50
11	2" GRAY PVC UTILITY CONDUIT CROSSING - CABLE TV & SIGNALS	130	L.F.	\$5.75	\$747.50
12	STREET SIGN	1	EA.	\$300.00	\$300.00
13	STOP SIGN	2	EA.	\$300.00	\$600.00
14	STREET LIGHT(S)	2	EA.	\$1,000.00	\$2,000.00
15	STREET CENTERLINE MONUMENTS	4	EA.	\$100.00	\$400.00
16	CONCRETE VALLEY GUTTER	364	S.F.	-	-
17	GUY WIRE/ANCHOR POLE RELOCATION	1	EA.	\$27,500.00	\$27,500.00
SANITARY SEWER					
18	8" SANITARY SEWER PIPE, PVC SDR-35	671	L.F.	\$25.00	\$16,775.00
19	8" SANITARY SEWER LATERAL, PVC SDR-35	5	EA.	\$850.00	\$4,250.00
20	48" DIA. CONCRETE MANHOLE w/ LID & CONCRETE BASE	5	EA.	\$3,200.00	\$16,000.00
CULINARY WATER					
21	8" DUCTILE IRON (D.I.) WATERLINE, CLASS 50	771	L.F.	\$23.00	\$17,733.00
22	8" STD. FIRE HYDRANT w/ VALVE, TEE, & THRUST BLOCK	2	EA.	\$4,250.00	\$8,500.00
23	8"x8" REDUCER	1	EA.	\$295.00	\$295.00
24	8" 45° ELBOW w/ CONC. THRUST BLOCK	1	EA.	\$460.00	\$460.00
25	8" 22 1/2° ELBOW w/ CONC. THRUST BLOCK	4	EA.	\$460.00	\$1,840.00
26	8" 11 1/4° ELBOW w/ CONC. THRUST BLOCK	2	EA.	\$460.00	\$920.00
27	8"x8"x5" TEE	7	EA.	\$700.00	\$4,900.00
28	10"x10"x6" TEE MJ	1	EA.	\$1,380.00	\$1,380.00
29	8" GATE VALVE	1	EA.	\$1,250.00	\$1,250.00
30	8" GATE VALVE w/ TEMP. BLOW-OFF ASSEMBLY	1	EA.	\$1,500.00	\$1,500.00
STORM DRAIN					
31	Ø24" STORM DRAIN PIPE, ASTM D3350 CORRUGATED POLYETHYLENE PIPE	115	L.F.	\$48.00	\$5,520.00
32	Ø18" STORM DRAIN PIPE, ADS CORRUGATED POLYETHYLENE PIPE	36	L.F.	\$48.00	\$1,692.24
33	STORM DRAIN CURB INLET	4	EA.	\$1,500.00	\$6,000.00
34	STORM DRAIN MAINHOLE - 5'x12'	2	EA.	\$2,500.00	\$5,000.00
35	STORM DRAIN METAL END - Ø24"	1	EA.	\$375.00	\$375.00

36	RIP RAP	1	LUMP SUM	\$500.00	\$500.00
SANITARY SEWER - 800 SOUTH & 860 WEST					
37	ASPHALT SAW CUT	228	L.P.	\$0.75	\$171.00
38	6" SANITARY SEWER PIPE, PVC SDR-35	115	L.F.	\$115.00	\$13,225.00
39	MANHOLE CHIPPING, CORING, & GROUTING	1	L.S.	\$1,500.00	\$1,500.00
40	2 1/2" HOT MIX ASPHALT SURFACE	460	S.F.	\$2.50	\$1,150.00
41	ASPHALT STRIPING	1	L.S.	\$200.00	\$200.00
SUB-TOTAL					\$269,861.44
TESTING REQUIRED - 1%					\$2,698.61
TOTALS					\$272,560.05

10% RETAINAGE - PREVIOUS/CURRENT
 AMOUNT RELEASED - PREVIOUS/CURRENT/REMAINING

ITEM	DESCRIPTION	QUANTITY	UNITS	AMOUNT/UNIT	COST
CEDAR CITY UPGRADE COSTS					
TOTALS					



 Tim G. Watson, S.E., P.E., P.L.S.

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

TO: Mayor and Council

FROM: Kit Wareham

DATE: August 19, 2015

SUBJECT: Review Cooperative Agreement with Utah Department of Transportation (UDOT) to Install a Fiber Optic Line in Airport Road for Traffic Signal Communications

As described in the attached red lined agreement UDOT has requested to enter into a cooperative agreement to install a fiber optic line in Airport Road from the UDOT District office at 1600 North to 200 North as shown on the attached drawing. The main parts of this agreement that affect the City are as follows:

- 1- The City can review and approve the location of the fiber optic line in the City's right-of-way;
- 2- UDOT will be required to obtain a City Road Brake Permit but will not be required to post bonds as UDOT does not require the City to post bonds when we obtain a UDOT right of way encroachment permit.
- 3- UDOT will provide the City one strand of their fiber optic cable for our use from the City Public Works building to the City offices.

COOPERATIVE AGREEMENT
Airport Road – Right-of-Way Access

This is a Cooperative Agreement ("Agreement"), made and entered into by and between the Utah Department of Transportation, hereinafter designated as "UDOT", an agency of the State of Utah and Cedar City, hereinafter designated as "CITY", a municipal corporation of the State of Utah (each a "Party" and together the "Parties").

WITNESSETH

WHEREAS, UDOT and CITY entered into an Interlocal Cooperation Agreement on April 18, 2007. In this agreement, the CITY allowed UDOT to install a central traffic control system and fiber-optic communication termination in the CITY's building basement.

WHEREAS, UDOT desires to move its traffic communications equipment to its district office.

WHEREAS, UDOT and CITY, through their respective governing bodies, have voluntarily determined that the interest and welfare of the public within their respective jurisdictions will best be served by this Cooperative Agreement to provide for the use of Airport Road for UDOT traffic communications infrastructure; and

WHEREAS, Airport Road is owned and maintained by Cedar City; and

NOW, THEREFORE, be it mutually covenanted and agreed as follows, each of the Parties accepting as consideration for this Agreement the mutual promises and agreements of the other:

1. PURPOSE

The purpose of this Agreement is to allow UDOT to place traffic communications infrastructure within Airport Road right-of-way.

2. DESCRIPTION OF ACTIONS

A. Installation of Infrastructure:

1. UDOT will install traffic communications infrastructure as documented in the project plans. See Attachment A.
2. The City will have the opportunity to review and approve the design of any UDOT infrastructure installed in the Airport Road right of way

B. Maintenance:

1. UDOT shall be responsible for the costs of maintenance of its traffic

communications infrastructure within Airport Road right-of-way.

2. UDOT agrees to obtain all required City permits to construct and maintain its traffic communications infrastructure within Airport Road right-of-way.

C. Compensation:

1. General Services: Both CITY and UDOT agree that no monetary compensation will be paid by either Party to the other for the actions carried out under this Agreement unless otherwise specifically agreed to by the Parties in writing.
2. UDOT will reserve 1 strand of the fiber from the City office to City sites on Airport Road for City use.

3. EFFECTIVE DATE

A. Effective Date

This Cooperative Agreement shall be effective on the date it is signed by the Parties.

4. MANNER OF FINANCING

This Cooperative Agreement and the action completed herein shall not receive separate financing, nor shall a separate budget be required. Each Party shall be responsible for its own obligations under this Agreement.

5. NOTICE OF DEFAULT-CORRECTIVE ACTION

The failure of either Party to comply with any term or condition of this Agreement shall constitute a breach of this Agreement. Either Party shall have thirty (30) days after receipt of written notice from the other of any breach to cure the conditions specified in the notice, or if the corrections cannot be made within the 30-day period, within a reasonable time if corrective action is commenced within ten (10) days after the receipt of the notice.

6. PARTIAL DESTRUCTION

Partial destruction of any of the items or properties described herein shall not render this Agreement void or voidable, nor terminate it except as herein provided.

7. GOVERNING LAW

All questions with respect to the construction of this Cooperative Agreement and all rights and liabilities of the Parties hereto shall be governed by the laws of the State of Utah.

8. NOTICE

Any written notice which must or may be given relating to this Agreement shall be sufficient if mailed postage prepaid, registered or certified mail, in the United States mail addressed to the chief elected official of the Party or at such other address as a Party may specify in a notice which complies with this paragraph.

(Include the name or position with the addresses here)

9. INDEMNIFICATION

Each Party agrees to indemnify and save harmless the other for damages, claims, suits and actions arising out of its own actions or omissions or the acts or omissions of its officers, agents, or employees in connection with this Agreement. It is expressly agreed between the Parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Utah Code Section 63G-7-101, et seq., and that this paragraph is not a waiver of the Governmental Immunity Act by either Party.

10. GENERAL PROVISIONS

- A. **Severability.** In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- B. **Entire Agreement.** This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the Parties to it.
- C. **Amendments.** This Agreement may be modified only by a writing signed by the parties in interest at the time of the modification.
- D. **No Assignment.** This Agreement shall not be pledged or assigned without the prior written consent of the other Party.
- E. **Binding Effect.** This Agreement shall bind the Parties, their successors, and assigns.
- F. **Captions.** The captions to the various Sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement or any parts of this Agreement.
- G. **Time.** Time is of the essence of each term, provision, and covenant of this Agreement.
- H. **Counterparts.** This Agreement may be executed in two or more counterparts, each of

which shall be deemed an original, but all of which shall constitute one and the same instrument.

- I. **Third Party Rights.** This agreement is not intended to create rights or responsibilities in any third parties. This agreement is only intended to create rights and responsibilities in the party's to the agreement.

IN WITNESS WHEREOF, the parties have signed and executed this this Cooperative Agreement, after resolution duly and lawfully passed, on dates listed below:

DATED this ___ day of August, 2015

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Rick Torgerson, P.E.
UDOT Region Four Director
210 West 800 South, Richfield, UT 84701
(435) 893-4799

Approved as to Form

By: _____
Renee Spooner
UDOT Legal Counsel

DATED this ___ day of August, 2015

CEDAR City
By: _____
Maile Wilson
City Mayor
10 N. Main Street, Cedar City UT 84720
(435) 586-2950

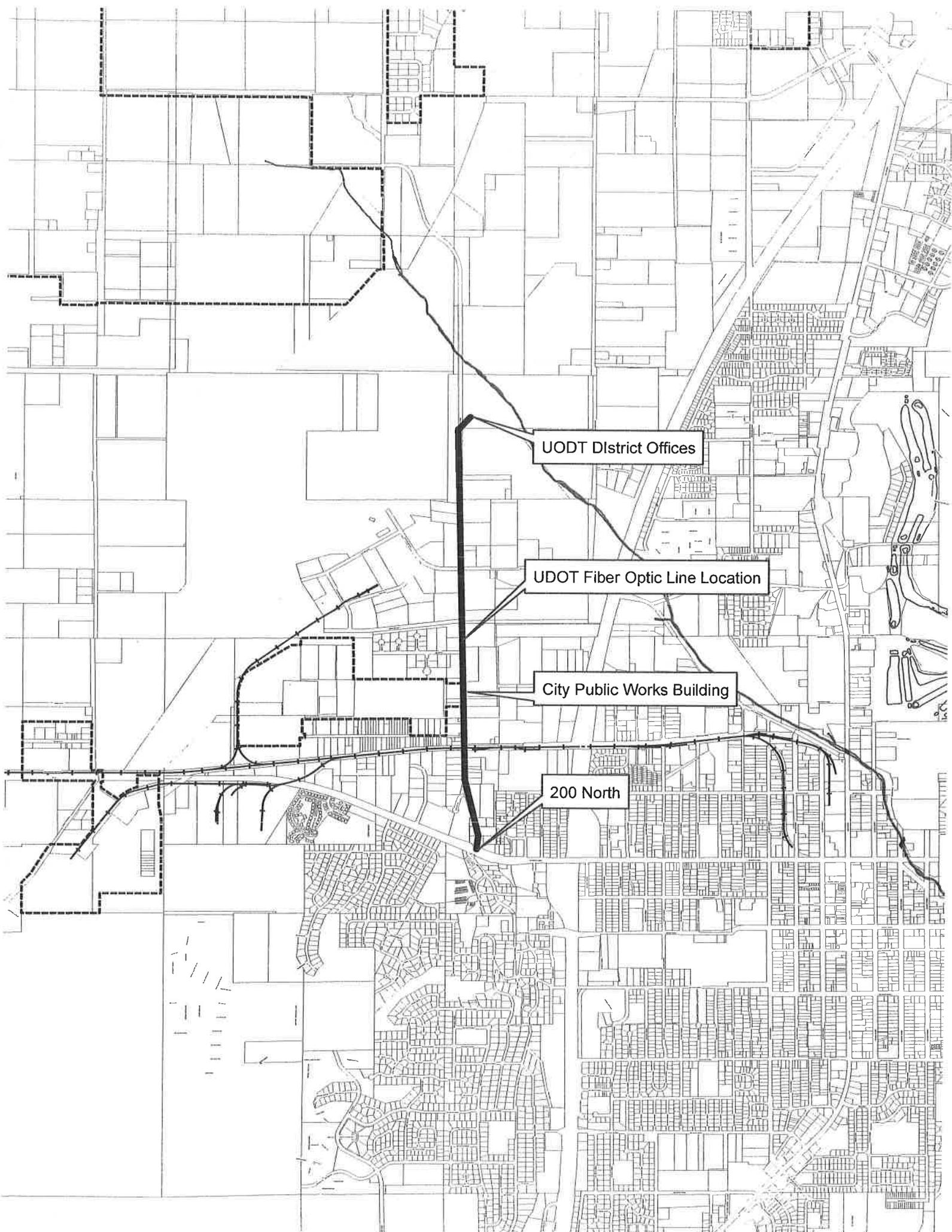
(Seal)
Attest:

Approved as to Form and Compatibility
With the laws of the State of Utah

Renon Savage, Recorder

By: _____
Paul Bittmenn
City Legal Counsel

ATTACHMENT A



UDOT District Offices

UDOT Fiber Optic Line Location

City Public Works Building

200 North

7

RESOLUTION NO. _____

A RESOLUTION OF THE CEDAR CITY COUNCIL ADOPTING A CITY WIDE LONG RANGE STRATEGIC PLAN

WHEREAS, Cedar City is a growing community with an ever changing population, workforce, business interests, industrial interests, and community needs; and

WHEREAS, in order to serve the dynamic culture of Cedar City it is imperative that local leaders develop and adopt a long range strategic plan; and

WHEREAS, the Mayor, City Council, City staff, and concerned citizens have participated in a detailed process lasting in excess of eighteen (18) months and including multiple revisions and public hearings; and

WHEREAS, the Cedar City Council has received a completed draft of the strategic plan that includes addendums consisting of departmental goals, objectives, and mission statements from the City's various departments; and

WHEREAS, after reviewing the proposed strategic plan with the proposed addendums and allowing an opportunity for the public to comment on said plan it is the opinion of the City Council that adoption of the strategic plan in in the best interests of Cedar City.

NOW THEREFORE, BE IT RESOLVED by the City Council of Cedar City, State of Utah that the strategic plan attached hereto as exhibit #1 shall be the formally adopted strategic plan for Cedar City, Utah.

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of Cedar City, State of Utah that the addendum(s) to the City's strategic plan may be altered, modified, changed, added to, or replaced from time to time as the Mayor may see fit, no vote of the Council is necessary. The Mayor and Staff shall keep the Council apprised of any such alterations, modifications, changes, additions, or replacements.

SECTION 5. Effective Date. This Resolution shall become effective upon passage.

APPROVED BY THE CEDAR CITY COUNCIL ON THIS _____th DAY OF AUGUST, 2015.

AYES: _____ NAYS: _____ ABSTAINED: _____

MAILE L. WILSON, MAYOR

[SEAL]
ATTEST

RENONO SAVAGE, RECORDER

EXHIBIT #1

Cedar City Resolution No. _____
Adoption of City's Strategic Plan

Cedar City Strategic Plan

MISSION

Cedar City is dedicated to building on its rich heritage by being responsible stewards of community assets. The City staff and elected officials will provide innovative, reliable, efficient, transparent, and courteous services as we fulfill our responsibilities with dignity and respect to our citizens, neighbors, and visitors.

VISION

Cedar City will be known for its safe, friendly atmosphere, educational and cultural opportunities, sustainable and strong neighborhoods, and economic opportunities allowing individuals, families and businesses to prosper.

VALUES

Respect: We acknowledge the diverse contributions and needs of all members of our community.

Stewardship: We prudently and efficiently manage financial and human resources, while promoting a safe, sustainable environment.

Integrity: We foster the highest ethical standards in our decisions and actions.

Innovation: We seek improved methods for providing desired services now and in the future.

Family: We design and provide services and facilities that enhance a safe, family-friendly atmosphere.

Volunteerism: We foster an active, service-oriented spirit where our residents can generously give of their time, talents, and resources for the betterment of our community.

Safety: We actively work to ensure a safe environment for our residents to live and work.

Accessible: We seek to be available, respectful, and courteous to our residents, while providing consistent and up-to-date information from our City officials.

STRATEGIC GOALS

Encourage Wise Economic Growth

- Continue to actively recruit businesses and clean industry that add to the economic well-being of our residents and are conducive to sustaining our quality of life
- Support current businesses while further promoting a business-friendly community
- Build on partnerships between business, industry, and educational institutions
- Continue to expand and provide additional support services and online information for conducting business in Cedar City
- Continue to enhance, market, and promote our community and the numerous tourism, festival, and event opportunities that we offer

Enhance Citizens' Quality of Life

- Encourage City-wide beautification and personal accountability in neighborhoods and business areas
- Continue developing and promoting educational, recreational, cultural and artistic endeavors for residents and visitors
- Further update the City's Emergency Response Plan
- Encourage public/private/religious partnerships for community services
- Promote sustainable practices to maintain valued resources
- Improve transparency, accountability, and communication between the City officials, staff and our citizens
- Continue to provide quality public-safety services that are responsive to community needs

Improve Public Infrastructure

- Continue to follow our infrastructure master plans and infrastructure maintenance programs while utilizing sound planning tools and conservative financial budgeting
- Explore alternative methods for providing the best public infrastructure, including using a "concentric growth" pattern
- Seek methods to stabilize the local water aquifer including, but not limited to, water conservation and additional water resource development

- Effectively use City development plans and codes
- Develop a long-term facilities maintenance program
- Review and revise all City infrastructure/facilities master plans as necessary
- Encourage development of competitive broadband options from multiple private providers at affordable price points to the benefit of both residents and businesses

Ensure Financial Security

- Maintain a healthy bond rating and prudent debt levels
- Strengthen the business community to enhance sales tax revenue and explore other revenue sources

- Maintain a utility rate structure that reflects efficient operations, replacement needs, and future expansion
- Explore additional methods to provide a more efficient service delivery system
- Continue prudent financial budgeting practices
- Establish a long term maintenance and replacement schedule of community assets
- Follow practice of only building facilities that our community can financially sustain

Foster Community Engagement

- Continue to provide and expand programs which involve and integrate public safety officials into our community
- Further promote the numerous volunteer opportunities available in our community as a way to provide additional services to our residents
- Enhance and foster the public/private relationship in our community for better communication and service delivery
- Maintain code compliance efforts by educating our residents to take personal responsibility in their neighborhoods