

Cedar City

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

Mayor
Maile L. Wilson

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

City Manager
Rick Holman

AMENDED CITY COUNCIL WORK MEETING
NOVEMBER 4, 2015

Immediately following the Redevelopment Agency Meeting

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

I. Call to Order

II. Business Agenda

Public

1. Consider a beer license for Diamond Petroleum, 304 North Main – Karam S. Rai/Chief Allinson
2. Consider granting an easement in the vicinity of Spilsbury Springs to Rocky Mountain Power – Dan Maruyama/Paul Bittmenn
3. Consider co-sponsorship for North Elementary Science/Arts Festival on February 12 & 13, 2016 at the Heritage Center – Dr. Bill Heyborne/Steve Decker
4. Consider annexation of property located at 2162 West 580 North and 2164 West 580 North – Platt and Platt Engineering/Paul Bittmenn
5. Consider a road dedication in the vicinity of 2700 North 100 East – New Horizon Engineering/Paul Bittmenn

Staff

6. Consider a resolution appointing Jeounghoon Oh as a special Cedar City Business and Economic Development Ambassador – Danny Stewart

Dated this 2nd day of November, 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 2nd day of November, 2015.

Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.



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APPLICATION FOR BEER LICENSE AND/OR LIQUOR SET-UP

Account # _____

Receipt # _____

LICENSE FEES

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

1/2 yr
\$750

Name of Business DIAMOND PETROLEUM LLC Phone 435-590-6119

Address 304 N MAIN ST CEDAR CITY UT Zip Code 84721

Mailing Address 305 S. MAIN ST RICHFIELD UT Zip Code 84701

Name of Applicant(1) KARAM S RAI

Address 2102 SWAINSONS HAWK ST STOCKTON CA Zip Code 95209

Citizenship U.S.A. Date of Birth 5-14-1958 Phone 209-623-7650

Name of Applicant(2) _____

Address _____ Zip Code _____

Citizenship _____ Date of Birth _____ Phone _____

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

Property Owner Name JACKSON OIL Phone _____

Address 304 N. MAIN ST CEDAR CITY UT 84721 Zip Code _____

Date of Application _____ Opening Date of Business 11-10-2015

Type of Organization (Check all that apply)

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

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

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

I hereby certify that I have never been convicted of a felony, or of any violation of any law or ordinance related to alcoholic beverages, or of drunken driving, or of keeping a gambling or disorderly house.

I also certify that I have complied with the requirements and possess the qualifications specified in the Alcoholic Beverage Control Act of Utah, and that all the information I have provided in this application is true.

I agree that if a license is issued, it shall be subject to suspension or revocation as provided in Chapter 23 of the Cedar City Ordinances. I also agree to post any bonds required by the City pursuant to the terms of Chapter 23 of the Cedar City Ordinances.

Date 10-26-2015

Signed by Karam S Rai
Applicant Agent

Approved by Chief of Police _____ Date _____

DABC Approval Date _____

Council Action: Approved _____ Not Approved _____ Date _____

Make checks payable to: Cedar City Corporation

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



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ADDITIONAL APPLICANT INFORMATION FORM

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

Name of Applicant KARAM S. RAI Phone 209-623-7650
 Address 2102 SWAINSONS HAWK ST STOCKTON CA Zip Code 95209
 Citizenship USA Date of Birth 5-14-1958 Title OWNER

PLACE(S) OF RESIDENCE FOR LAST 5 YEARS

Address(1) 2102 SWAINSONS HAWK ST STOCKTON SAN JOAQUIN CA 95209 June 2007 To Present
Street Address City County State Zip When Lived There
 Address(2) _____
Street Address City County State Zip When Lived There
 Address(3) _____
Street Address City County State Zip When Lived There

Please use additional sheets for additional addresses.

REFERENCES

Name(1) SUCHA S RAI Date of Birth 5-7-1961 Phone 408-593-3189
 Address 960 HOESCHE WAY GILROY CA 95020 Signature Sucha Rai
 Name(2) GURDEEP SINGH Date of Birth 12-1-1981 Phone 209-740-8470
 Address 2337 BREAKER WAY STOCKTON CA 95209 Signature _____
 Name(3) PARVINDER K RAI Date of Birth 12-18-1972 Phone 209-751-4707
 Address 2102 SWAINSONS HAWK ST STOCKTON CA 95209 Signature _____
 Name(4) KEWAL S BAINS Date of Birth 1-31-1962 Phone 775-846-0130
 Address 2310 WILDCREEK DR SPARKS NV 89431 Signature _____
 Name(5) SANJAY THORAT Date of Birth 7-9-1972 Phone 530-301-6080
 Address 555 TIFFANY WAY YUBA CITY CA 95991 Signature _____

FELONY AND MISDEMEANOR CRIMINAL CONVICTIONS

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

Please use additional sheets for additional convictions.

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

Date _____ Signed by _____
 Applicant

CEDAR CITY COUNCIL
AGENDA ITEMS -
DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: November 2, 2015
SUBJECT: Consider granting an easement to Rocky Mountain Power in the vicinity of the Spillsbury springs area.

DISCUSSION:

The City owns property in the vicinity of Spillsbury springs. This is west of town near Bumblebee Drive. The City owns property where it maintains a water well, pump and related facilities. The power company is seeking an easement that is ten (10) feet wide and two hundred and eighty two (282) feet long. The easement will facilitate Rocky Mountain Power burying a 3 phase power line and providing said power to the development of Henry's Place. This is a private youth camp. For more details related to Henry's place please see their web page <http://www.henrysplace.org>.

Attached is a copy of the easement and a copy of the planning commission minutes. Please consider granting the proposed easement to Rocky Mountain Power.

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Mark K Lewis
1407 West North Temple Ste. 110
Salt Lake City, UT84116

Project Name:

WO#:

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Cedar City Corporation ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 282 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in Iron County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Legal Description: BEGINNING AT A POINT N61°00'00"E, 278.50 FEET ALONG THE LOT LINE AND N47°30'00"E, 256.93 FEET FROM THE S. W. CORNER OF THE SUBJECT PROPERTY; THENCE N24°57'59"W, 281.87 FEET TO PP# 11337012 060601.

Assessor Parcel No.

E-0267-0002-0000

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this _____ day of _____, 20__.

CEDAR CITY CORPORATION GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF _____)
) ss.
County of _____)

On this ___ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared (name), known or identified to me to be the _____ (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of _____ (entity name), and acknowledged to me that said entity executed the same.

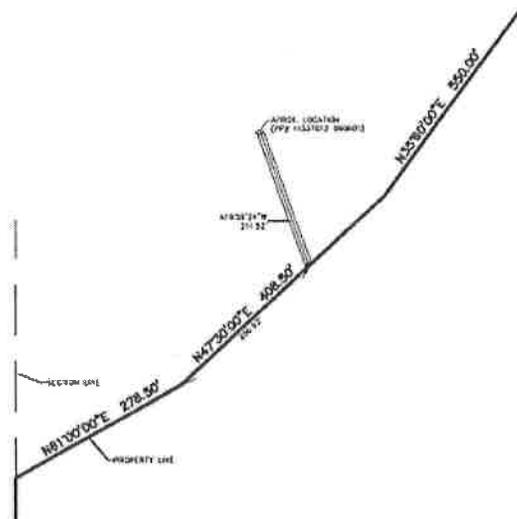
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(notary signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (dimly)

EXHIBIT MAP

LOCATED IN SEC. 6, T37S, R12W, IRON COUNTY, UTAH



not been improved.

Fred then wondered why not eliminate the road along the east and just give that to the lots being improved along there. Kit said that was a master planned road in order for the properties to the north to have access. The road coming from the west needs a connection also. It just can't dead end at the freeway. If they now want to divide the rest of this into phases, they can recommend it that way and subject it to whenever those perimeter lots develop that the road improvements would need to be put in at that time.

This is all zoned I&M-1.

Jennie wondered just how they would access this entire project. They will access through Phase 1 that has a road off Industrial Road but a portion of that also needs to be improved first. She also wondered how that would be gated. Heath said they would put the gate at the front, even though it will not be all enclosed. There is fence there now, but would need to be improved. As soon as they are to the phase of the lots that front the exterior roads, they would need to improve those roads.

Kit said there is no fencing required on an industrial PUD. Even in residential if the zone is less dense than yours then you fence it, but if it is not, you don't need a fence.

Fred said that under those circumstances, if they are going to do this in smaller phases and do the roads when they get to them, there are no other concerns.

Fred moved to approve the vicinity plan of this PUD with the condition that when they do the final phases that front the master planned roads that they would improve those roads.

Seconded by Jill and the vote was unanimous.

**3- Easement 3542 S Bumblebee Dr. Henry's Camp/Dan
(Recommendation) for Power Company Maruyama**

Dan M. said he has talked with Mark Lewis of Rocky Mountain Power (RMP). They plan to take 3-phase power off the power line that runs to the existing City wells. They will take that down, put it underground and run that to their property. They need an easement to do that and they are requesting that easement for RMP from the City.

Kit said this will do 2 things; it will get that power line underground and it will get a recorded easement so RMP has the legal right to be there.

The distance of this easement is 281 feet.

The reason they need to upgrade the power there is for the number of buildings they now have it would cause problems for the phase 1 power that is there.

Chris moved to give a positive recommendation to City Council for this easement. Seconded by Fred and the vote was unanimous.

**4- RV Park - Final Plat 436 S. Cross Hollow Rd Ewe Ewen/GO Civil
(Recommendation) Swiss Bed & Breakfast**

Heath O. presented. Fred said on the CC&R's in one section it says no external buildings are allowed like tents, pavilions, etc. Then in paragraph 3 it says your pavilion can be used only for shade. Heath said they took examples from other RV parks in making their CC&R's. Some were intended for longer stays. That will not be applicable here as they only allow up to a two week stay

Planning Commission Minutes
October 6, 2015
Page 2 of 3

CEDAR CITY COUNCIL
AGENDA ITEM 3

DECISION SHEET

TO: Mayor and City Council

FROM: Steven D. Decker, Library Director

DATE: November 4, 2016

SUBJECT: Consider waiver of fees, Festival Hall, STEAM Festival

ISSUE: Request will be for waiver of fees for Festival Hall for an upcoming STEAM Festival in which the Library is a participant.

DISCUSSION:

Earlier this year the Library unsuccessfully applied for a STEM grant (Science, Technology, Engineering, and Mathematics) in the amount of \$1,000 and a Curious Creations grant in the amount of \$9,000. During the process of application the Library made several contacts throughout the community seeking institutional support if the grant application was successful. Principle among these contacts was Principal Whittier of North Elementary. Because of the local support from various organizations, organizers have attempted to find a way to mount the festival through local support, now with the addition of the arts -- a STEAM Festival.

A budget (attached) was generated. You will note that applications have been slated to be submitted to other entities including NEA Challenge America, Rocky Mountain Power and Color Country Pediatric. It is our understanding that these grants are being worked through other organizations and the Department is unaware of their current status.

Please review the attached budget for proposed revenues and expenses. This budget was not generated by the City personnel.

Jason Clark is continuing to find information about how much of the Heritage Center/Festival Hall facility is being considered for use.

The Library Departments direct financial contribution to the STEAM Festival is relatively small - \$500, generated from RAP Tax monies. Much of the Orchestra of Southern Utah's contribution is also proposed from RAP Tax monies.

RECOMMENDATION:

The Department does not recommend approval of the request based on the following two reasons:

1. Though the Library is a participant in the event it is neither the event's sole nor financially primary sponsor and, therefore, the event does not fall under the traditional criteria used to waive fees.
2. The City is already helping subsidize the event through RAP Tax funds to the Library and to the Orchestra of Southern Utah.

This stance is not unusual for the Department. Only under extraordinary circumstances would the Department suggest waiver of fees at the Heritage Center/Festival Hall facility and cannot determine any compelling reason to do so in this case.

It is important to note that, though the Department does not recommend the waiver of fees, it fully supports the concept of the event and will lend budgeted funding and available staff to support the event.

OSU Jubilee and STEAM Festival

UPDATED 10/22/15 by Emily

Income

SUU	\$7,500	
Library	\$500	
OSU	\$4,750	
Donations	\$50	
Other Grants	\$0	
OSU Ticket Sales (approx.)	\$2,000	\$5 a ticket...
TOTAL INCOME	\$14,800	

DONATIONS

Anderton Orthodontics	\$50	Received
Other	\$0	
Total Donations	\$50	

SUU FUNDS

SUU Stem Center	\$2,500	(must pay through SUU)
STEM Action Center grant	\$5,000	
Total SUU	\$7,500	

OSU Funds

Dixie & Anne Leavitt Foundation	\$1,000	Received	
Sorenson Legacy Foundation	\$2,000	Received	
NEA Challenge America Grant	\$0	Working on	\$5,000
Rocky Mountain Power	\$0	Working on	\$1,500
Color Country Pediatrics	\$0	Working on	\$1,000
RAP	\$1,750	Received	
Iron County Tourism	\$0	Working on	\$500
TOTAL OSU	\$4,750		

EXPENSES

Hall Rental (Both Days)	\$5,144	
Hall Rental (Rehearsals)	\$500	
Bus Scholarships	\$2,000	
Volunteer Shirts (25)	\$300	
Staff Shirts (10)	\$125	
Volunteeer Lunch on Saturday	\$350	
Volunteer Snacks on Friday	\$125	
Technicians	\$600	
Conductor	\$800	
Sheet Music	\$1,300	(split between the two concerts)
Lee Composer Travel	\$800	Jacob Lee, Committed
Polynesian Dancers	\$1,000	Toa Tawa, committed
Concert Expenses (survey's, lobby, flowers..)	\$200	
AANMI Concert (Chad Cannon)	\$3,000	
Marketing/Flyers	\$1,200	(already have committed 3 ads)

Programs \$150

TOTAL EXPENSES \$17,594

HOW MUCH WE NEED TO FUND RAISE \$2,794

Draft release

Any more corrections to osucedarcity@gmail.com by Wed., Oct. 21 please.

Thanks,

Sara



---- For immediate release

For Immediate Release

Contact: Emily Hepworth

Phone: (435) 233-8213

Email: emilyosucedarcity@gmail.com

Or Laurel Dodgion laureldodgion@suu.edu

Cutline: Families enjoy hands-on art and science as well as a live symphony concert at previous OSU Children's Jubilees.

Orchestra of Southern Utah Children's Jubilee and STEAM Festival coming to Cedar City

The Orchestra of Southern Utah has a long history of combining music, arts, and science to engage students in hands-on learning and fun with their annual Children's Jubilee. While many local families come each year to participate in an afternoon of music, science and visual art, efforts are currently underway to increase participation across the entire region. For the 2016 installment of the Children's Jubilee, the Orchestra has partnered with the SUU Center for STEM Teaching and Learning, the Iron County School District, Cedar City Library in the Park, and Southern Utah's Sustainable Operations Partnership to turn the afternoon event into two full days of engaged learning. The OSU Children's Jubilee and STEAM Festival promises to be a great addition to the offerings in the Festival City.

On Friday, February 12th, 5th and 6th grade students from across the district will be invited to spend a few hours at the Heritage Center for hands-on science and art and a short concert featuring film composer Chad Cannon and other musicians. Then, on Saturday, the venue will

be open to the public from 1-5 pm for hands-on science and art activities, as well as the Orchestra of Southern Utah's Children's Jubilee Concert, with doors opening at 1 p.m., music at 2 p.m. with full symphony orchestra followed by hands-on art and science plus the visiting displays. The nationally recognized Jubilee concert features the premiere of a new piece by Jacob Lee called "Polynesia" and the theme this year is Aloha!

Confirmed educational partners already include the Garth and Jerri Frehner Museum of Natural History, the Discovery Gateway Center – from Salt Lake City, Zion National Park, Bryce Canyon National Park, the Cedar Mountain Science Center, SUU's Animal Ambassadors and many more. This will definitely be an event not to be missed!

Currently, the organizing committee is seeking additional educational partners as well as monetary donations to help offset costs associated with the event. If your business or organization would like to organize and present a booth with interactive activities, please contact Laurel Dodgion at laureldodgion@suu.edu. If you would like to be a financial supporter of this event, please contact Emily Hepworth at emilyosucedarcity@gmail.com.

Students are encouraged to come back Saturday with their families after previewing the exhibits on Friday with their school classes. The hands-on science and art activities are designed for children of all ages. Jubilee admission is just \$5 per person and babies are free thanks to generous sponsorships. "We are working to engage sponsors to help keep admission affordable for local families, so they can share an exciting afternoon exploring music, art, and science," said OSU Manager Emily Hepworth. Families may also have one free admission with three cans of food as part of a food drive for Iron County Care and Share.

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Collaborating Partners Include:

SOUTHERN UTAH SUSTAINABLE OPERATIONS PARTNERSHIP www.southernutahsop.org



SOUTHERN UTAH
RECYCLING
COALITION



SOUTHERN UTAH UNIVERSITY



THE ORCHESTRA OF
SOUTHERN UTAH

OSU Children's Jubilee and STEAM Festival

February 12th and 13th 2016

- Friday, February 12th: open to school groups via reservation 9:00-3:00
- Saturday, February 13th: open to the public 1:00-2:00 & 3:00-5:00; OSU Aloha Jubilee Concert at 2:00 pm

A multi-agency two-day Science, Technology, Engineering, Arts, and Math festival for children of all ages.

For sponsorship opportunities, please contact Ray Whittier
(raymond.whittier@ironmail.org)

For school reservations, please contact Laurel Dodgion
(laureldodgion@suu.edu)



Southern Utah's Sustainable
Operations Partnership



IRON
COUNTY SCHOOL
DISTRICT
"Reaching Higher"



THE ORCHESTRA OF
SOUTHERN UTAH

Cedar City Library
IN THE PARK

SUU SOUTHERN
UTAH
UNIVERSITY
LEARNING LIVES FOREVER

CEDAR CITY COUNCIL
AGENDA ITEMS - 4
DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: November 2, 2015
SUBJECT: Consider a request to annex 2 lots located in the vicinity of 2160 West (Horse Alley).

DISCUSSION:

Two low owners of property located along Horse Alley would like to annex their property. Together they have approximately 1.28 acres of land. The south end of each lot borders property within Cedar City limits.

At this step of the annexation process the Council will not be making a final decision on the proposed annexation. The Council will be asked to vote on the issue of does the City proposed with the annexation process or not. If the Council votes to not continue with the annexation process the matter is over. If the Council votes to continue with the annexation staff will verify ownership and value and then publish the appropriate notices for the appropriate public hearings.

Attached is a map showing the proposed area, a copy of the planning commission minutes, and a memorandum of understanding. Engineering has the signed copy of the MOU, the copy attached is presented so you know the contents. Please consider proceeding with the proposed annexation.

CEDAR CITY PLANNING COMMISSION

MINUTES

October 20, 2015

The Cedar City Planning Commission will hold a Meeting on Tuesday, October 20, 2015 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Rich Gillette-Chairman, Fred Rowley, Mike Mitchell, Jill Peterson, Chris McCormick, Mary Pearson and Jennie Hendricks

Members Absent:

Staff in attendance: Kit Wareham, Paul Bittmenn, Rick Holman, Drew Jackson, Jeremy Severe, Austin Bingham, and Michal Adams

Others in attendance: Ron Larsen, Bob Platt, and Brent Drew

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 (October 6, 2015)
(Approval)

Chris moved to approve the minutes of October 6, 2015, seconded by Mary and the vote was unanimous.

- | | | |
|-----------------------------------|--------------------------------------|--------------------------------------|
| 2- Annexation
(Recommendation) | 2162 & 2164 W 580 N
(Horse Alley) | B&H Rental & Berkey
Platt & Platt |
|-----------------------------------|--------------------------------------|--------------------------------------|

Bob Platt said this property was owned by a Berkey along with Dr. Ludlow of B&H Dental. They want to annex just their two lots into the City for lots of reasons. The County won't let them do anything as they would like to see it in the City also. Horse Alley has had City water in it for as long as Bob can remember.

Rich wondered what the area is zoned and Bob was not sure, but it was determined to be I&M-1 all around this area.

Kit said it would come in as the AT zone which is Annex Transition and they would then need to go through the zone change process to make it I&M-1.

Bob was asked what the client wants to do on this property. Bob pointed out a shed already on the one piece. They want to place a shop on that parcel also. Bob also said the surrounding parcels were not interested in annexing at this time.

Fred asked if this was in the City's annex plan. -- Yes. This will help fill in an area that is surrounded by City.

Bob said they have prepared the Memorandum of Understanding (MOU) and it is all signed by the owners and appropriate City staff. He also said they may need to deed a small portion of their frontage as Horse Alley has been widened in the portions that are in the City limits. Mike wondered if their property taxes would increase. As it is going from County to City they would be adjusted accordingly.

Jill wondered if it was okay to just annex these two strips and leave all the rest in the County. Kit said they were contiguous to the City at the street frontage and land usually only annexes when the owner wants to.

There is no sewer line in Horse Alley but when that does come to this area these owners would need to help pay to extend that line to their parcels.

Jill made a motion to give a positive recommendation to City Council for the annexation along Horse Alley, seconded by Jennie and the vote was unanimous.

PUBLIC HEARING

3-	General Land Use Amendment Highway/Commercial to High Density Residential (Recommendation)	200 N & 300 W Gateway North	Leavitt Foundation/ InSite Eng.
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Rich opened the PUBLIC HEARING on this item. It is a land use amendment which is also being recommended to the City Council.

Ron Larsen said that the frontage of their parcel fronting 200 North is zoned HS and the rest is zoned R-3-M. The north lot was originally owned by SUU and they have partnered with the Leavitt Foundation to put in student housing there. As that is Highway Service and they don't want to use it as commercial, they are asking to have that changed. The General Plan needs to be changed to the medium density then the zone will need to be changed to R-3-M like the rest. It was asked the size of the north area that is HS. Ron said it is about 1 acre and the remainder is about 2.5 acres. The entire piece is a total of 3.5 acres. Kit said it will need to be changed to High Density Residential according to the general land use map. Across the street to the east is commercial zoning with commercial uses. Ron felt they were pushing the limits of where they need highway service.

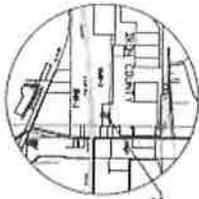
It was asked if neighbors were notified of these changes. Yes, this is an item along with the zone change where all within 300' of this parcel have been notified. There were no people at the meeting to comment on the changes of this public hearing.

This made sense to most of the members.

As there were no comments from anyone else, Rich closed the PUBLIC HEARING.

Fred made a motion to give a positive recommendation to City Council.

Kit said that they should clarify that this will change the General Land Use plan from Highway and Regional Commercial to High Density Housing. Rick pointed out that the surrounding area on the General Land Use map shows this area all as single family- medium density. He suggested that they may want to change that all to the high density residential. It will be the zoning that tells the developer what the rules of building are. They were not sure what good it would be to change the



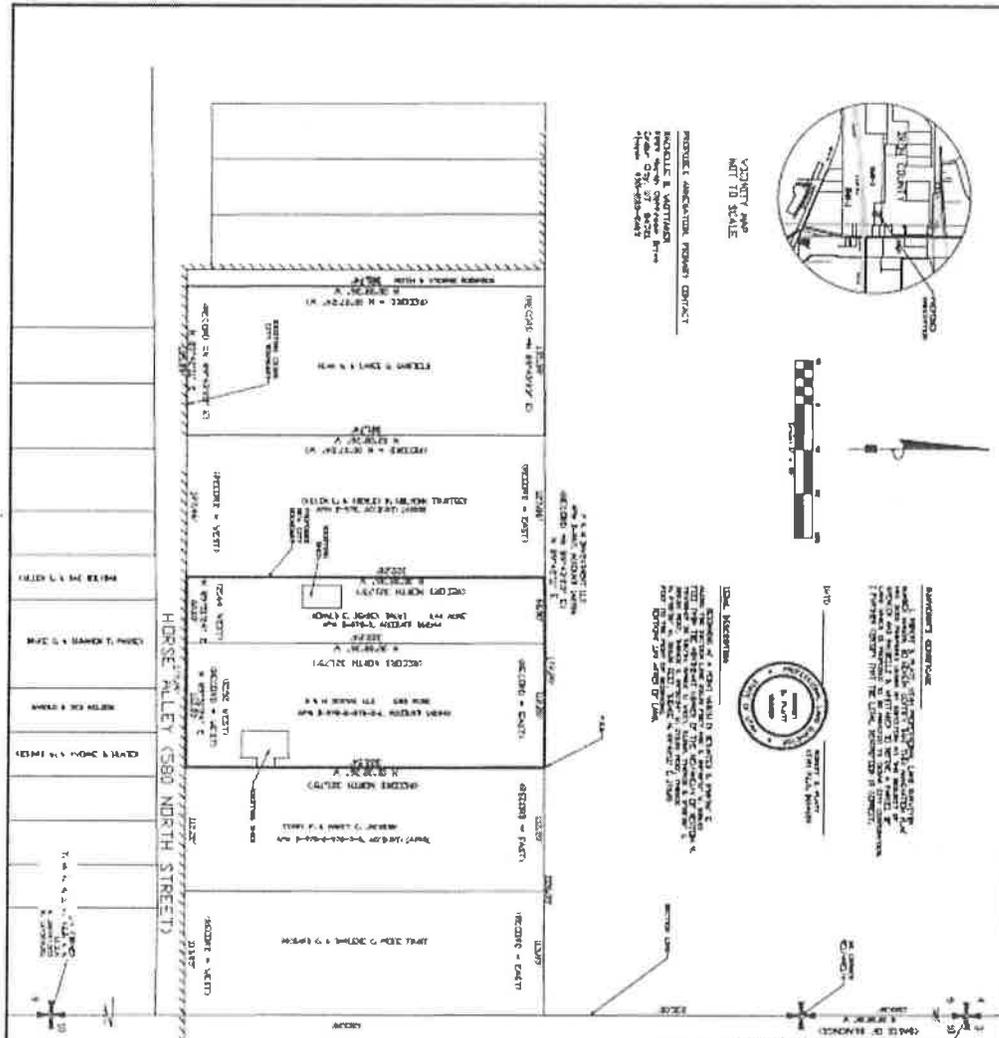
COUNTY AND
NOT TO SCALE

PROJECT ASSOCIATION MEMBERS CONTACT
NAME
PHONE
ADDRESS



DATE OF REVISION
NO. 1
DATE
NO. 2
DATE

LEGAL DESCRIPTION
SECTION 16, T4S, R12E, S12E, SAN DIEGO COUNTY, CALIFORNIA
ACCORD TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, BOOK 12345, PAGE 6789, THE FOLLOWING DESCRIBED TRACT OF LAND IS THE PROPERTY OF THE ARCHITECT:



SECTION 16, T4S, R12E, S12E, SAN DIEGO COUNTY, CALIFORNIA
ACCORD TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, BOOK 12345, PAGE 6789, THE FOLLOWING DESCRIBED TRACT OF LAND IS THE PROPERTY OF THE ARCHITECT:

LEGAL DESCRIPTION
SECTION 16, T4S, R12E, S12E, SAN DIEGO COUNTY, CALIFORNIA
ACCORD TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, BOOK 12345, PAGE 6789, THE FOLLOWING DESCRIBED TRACT OF LAND IS THE PROPERTY OF THE ARCHITECT:

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ACCORD TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, BOOK 12345, PAGE 6789, THE FOLLOWING DESCRIBED TRACT OF LAND IS THE PROPERTY OF THE ARCHITECT:

ARCHITECTING FIRM
BERKEY & B&H DENTAL
6711A DELA SERRA BLVD
SAN DIEGO, CALIFORNIA 92121
TEL: 619-594-1111
FAX: 619-594-1112
WWW.BERKEYANDBH.COM

ANNEXATION
MEMORANDUM OF UNDERSTANDING
FOR
THE AVAILABILITY AND PROVIDING OF CITY SERVICES

ANNEXATION NAME: Berkey & B&H Dental

ANNEXATION AREA: 2162 West and 2164 West 580 North (Horse Alley)

ANNEXATION LOCATION: West of Airport Road and North of SR-56

This memorandum of understanding describes the availability and requirements to provide the basic City services to the Annexation Area. It is clearly understood that this is a general statement of the availability and requirements to provide services relative to this annexation area. Cedar City Corporation may require additional improvements in the process of the development, and reserves the right to do so.

DESCRIPTION OF SERVICES

1. WATER: Existing Cedar City Water Mains serve all of the properties along Horse Alley.
2. SEWER: There is not a sewer main line along Horse Alley. The nearest sewer main is in Airport Road, which is east of, and uphill from the proposed annexation properties. An additional septic system on the proposed annexation properties may be restricted due to the number of existing septic systems in the area. The property owner will be required by the City to install a new sewer main line along the annexed property's frontage to Horse Alley as part of any future building permit issued on the property.
3. DRAINAGE: There is presently no comprehensive drainage plan for Horse Alley. The existing road is chip sealed but there is not curb and gutter. The property owner will be required by the City to install a new storm drain main line, if necessary, along the annexed property's frontage to Horse Alley as part of any future building permit issued on the property.
4. ACCESS: These properties have frontage along Horse Alley. It is understood that some of the annexed private property may need to be deeded to Cedar City Corporation in the future for additional right-of-way. The property owner will be required by the City to install street improvements of asphalt, curb, gutter and sidewalk along the annexed property's frontage to Horse Alley as part of any future building permit issued on the property.
5. POLICE & FIRE: The annexed property is within the area presently served by the Cedar City Police Department and Cedar City Fire Department.

APPROVALS:

CEDAR CITY FIRE DEPARTMENT

CEDAR CITY POLICE DEPARTMENT

CEDAR CITY ENGINEERING DEPARTMENT

PROPERTY OWNER

CEDAR CITY COUNCIL
AGENDA ITEMS - 5
DECISION PAPER

TO: Mayor and City Council

FROM: City Attorney

DATE: November 2, 2015

SUBJECT: Road dedication in the vicinity of 2700 North and 100 East

DISCUSSION:

The Bauer Family Trust is dedicating approximately 0.17 acres of land to the City for use as a public road. They have paid all of the taxes on the property and have removed an outstanding trust deed from title to the property. The dedication will widen out the City's existing right of way along 100 East in front of the Bauer property, approximately 2700 North.

Attached is a copy of a map showing the dedication and the minutes from the Planning Commission. Please consider the proposed road dedication.

CEDAR CITY PLANNING COMMISSION MINUTES September 15, 2015 The Cedar City Planning Commission held a Meeting on Tuesday, September 15, 2015 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Rich Gillette-Chairman, Fred Rowley, Mike Mitchell, Jill Peterson, Chris McCormick, and Jennie Hendricks

Members Absent: Mary Pearson-excused

Staff in attendance: Kit Wareham, Drew Jackson and Michal Adams

Others in attendance: Brent Carter-New Horizon, Jim Ross, Tyree Bulloch, Ned Gregerson, Kirk MacNaughton, Janene Utterback, Adrienne Ludlow, Jeanine Parson, Harold Snyder, Candice Palmer, Brooke McNaughton, Del Schloggen, Chanc Jensen, Bonnie Callister, Thomas Friedel, Casidy Friedel, Leslie Hlebasko, Jarom Hlebasko, Deborah Snider, Jason Wilson, David Westwood, Marek Meilstrup, Byron Black, Craig Blodgett, Stacie Callister, Rene Cole, Michael W. Frain, Sharon Drabeck, Paul Monroe and Heath Oveson

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

ITEM/ LOCATION/PROJECT APPLICANT/ REQUESTED MOTION PRESENTER I. Regular

Items 1- Introduction of new members; Jennie Hendricks & Chris McCormick Rich welcomed and introduced the two new members. Also, Drew Jackson has taken the position of Larry Palmer and is now the Building Official. 2- Approval of Minutes (August 4, 2015) (Approval) Fred moved to approve the minutes of August 4, 2015 seconded by Jill and the vote was unanimous.

3- Road Dedication 2790 N 100 E Bauer/New Horizon Eng. (Recommendation) Brent said this property was just west of the Old Farm subdivision. The Bauer's parcel is on the east side of 100 East. They want to build a home there now so need to improve their side of the road and dedicate the piece of road on their side of 100 East. Kit said when Old Farm was improved they did this road but only to a point. With the construction they will be required to dedicate the remainder of the road and a 10' PUE on their parcel. Utilities were inquired about. Brent said there were some in the street at 1775 North. The waterline comes along 100 East and they will connect to that. They are only lacking the 12' of asphalt, their Planning Commission Minutes September 15, 2015 Page 2 of 6 curb, gutter and sidewalk. Rich asked Kit if there were any other concerns. Kit said they had the construction drawings, it has been checked by Curt the City Surveyor and everything was in order. Mike made a motion to give City Council a positive recommendation for the Road Dedication along 100 East, seconded by Jennie and the vote was unanimous. Brent asked about the process from here; Kit told him it would all go to Paul B. to be scheduled for for the Council approval and he would need a title report for that.

CEDAR CITY RESOLUTION NO. <<<>>>**A RESOLUTION OF THE CEDAR CITY COUNCIL APPOINTING JEOUNGHOON OH AS A SPECIAL CEDAR CITY BUSINESS AND ECONOMIC DEVELOPMENT AMBASSADOR.**

WHEREAS, Johnny Oh is an active member of the Cedar City community with an excellent work history and extraordinary ties to Korean business communities; and

WHEREAS, Mr. Oh has resided for extensive and equal periods of time in both South Korea and the United States, and has developed an exceptional understanding of the social and business structures of these countries; and

WHEREAS, Mr. Oh has earned his Master of Arts in professional communication from Southern Utah University, lives in and knows the community of Cedar City; and

WHEREAS, Mr. Oh has been appointed an Honorary Ambassador for public diplomacy of the Republic of South Korea, thereby granting him additional authority when seeking opportunities for economic development between Korea and Cedar City; and

WHEREAS, Mr. Oh has assisted the South Korean Government in arranging cultural events in Cedar City, such as the Korean Cultural Night, and Korean culture fairs at local elementary schools; and

WHEREAS, Mr. Oh has long endeavored to create programs of benefit to the community of Cedar City, including his weekly Taekwondo class, which donates all student fees to the Canyon Creek Women's Crisis Center, thus far totaling \$20,000 in donations; and

WHEREAS, Mr. Oh teaches Intercultural Communication as an adjunct professor at SUU, having a knowledge of the skills and motivation needed to communicate efficiently across cultures; and

WHEREAS, Cedar City is blessed with: an educated family-oriented population; an outstanding University; a workforce second to none; an ideal location for rail, air, and ground transportation; world class medical facilities; and being located in an area with unmatched natural resources and beauty; and

WHEREAS, Mr. Oh has expressed an interest in promoting business opportunities that are mutually beneficial to Korean and American business interests. Mr. Oh has expressed an interest in promoting these mutually beneficial business transactions in Utah generally and Cedar City specifically; and

WHEREAS, in order to promote economic growth and the general welfare of the City of Cedar City, the City Council finds that it is in the best interests of Cedar City to name Mr. Johnny Jeounghoon Oh as Cedar City's special Business and Economic Development Ambassador.

NOW THEREFORE BE IT RESOLVED, by the City Council of Cedar City, Iron County, State of Utah that Mr. Johnny Jeounghoon Oh is appointed as Cedar City's special Business and Economic Development Ambassador with all of the rights, privileges, and duties attendant thereto.

Dated this 29th day of October, 2015

MAILE WILSON
MAYOR

[SEAL]

ATTEST:

RENON SAVAGE
RECORDER