

Cedar City

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

CITY COUNCIL WORK MEETING
FEBRUARY 5, 2020
5:30 P.M.

Mayor
Maile Wilson-Edwards

Council Members
Ronald R. Adams
Terri W. Hartley
Craig E. Isom
W. Tyler Melling
R. Scott Phillips

City Manager
Paul Bittmenn

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main, 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 Comments
 - Crime data evaluation partnership with SUU. Chief Adams
- IV. Public Agenda
 - Public Comments
- V. Business Agenda
 - Public
 1. Consider final plat approval for the Paradise Townhomes. Platt & Platt/Tyler Romeril
 2. Consider final plat approval for the Blackstone Phase 3 PUD. 3 Peaks Development/Tyler Romeril
 3. Public Hearing to consider a zone change from Central Commercial to Mixed Use for property located at 164 South 100 West. Platt & Platt / Tyler Romeril
 4. Public Hearing to consider a zone change from Dwelling, Multiple Unit to Student Housing District for property located at 170 North 400 West. Platt & Platt/Tyler Romeril
 5. Consider a request to waive impact fees for an 8-unit affordable housing development. Scott Harmon/Tyler Romeril
 6. Presentation from Utility Service Partners. Dennis Lyon
 - Staff
 7. Consider bids for the Golf Course Pond liner project. Jonathan Stathis
 8. Consider an ordinance revision defining a bedroom for parking calculations. Don Boudreau/Tyler Romeril
 9. Consider AIP 036 Airport Grant. Nick Holt
 10. Consider parade route proposal. Chief Adams
 11. Canyon Ranch Multi-Purpose Complex. Ken Nielson

Dated this 3rd day of February, 2020.

CEDAR CITY COUNCIL
AGENDA ITEMS - 1
DECISION PAPER

TO: Mayor and City Council

FROM: Tyler Romeril

DATE: January 30, 2020

SUBJECT: Paradise Townhomes PUD (in the vicinity of Paradise Canyon Road and Spruce Street) - Final Plat Approval.

DISCUSSION:

This project is located in the vicinity of Paradise Canyon Road and Spruce Street. The Planning Commission gave this project a positive recommendation to move forward to the City Council for final plat approval. Since that date the City has received the title report and all required fees have been paid. The City has also received the bond and the signed bond agreement. At this time there is no legal reason why this project cannot move forward.

Please consider approval of the final plat for the Paradise Townhomes PUD.

CEDAR CITY COUNCIL
AGENDA ITEMS - 2
DECISION PAPER

TO: Mayor and City Council
FROM: Tyler Romeril
DATE: January 30, 2020
SUBJECT: Blackstone PUD Phase 3 (located in the vicinity of 800 South Cove Drive) - Final Plat Approval.

DISCUSSION:

This project is located in the vicinity of 800 South Cove Drive. This project is part of the Iron Horse RDO. The Planning Commission gave this project a positive recommendation to move forward to the City Council for final plat approval. Since that date the City has received the title report, the CC&R's, and all required fees have been paid. The City has also received the bond and the signed bond agreement. At this time there is no legal reason why this project cannot move forward.

Please consider approval of the final plat for the Blackstone PUD Phase 3 subdivision.

CEDAR CITY COUNCIL

AGENDA ITEMS – 3

TO: Mayor and City Council

FROM: Tyler Romeril

DATE: January 13, 2020

SUBJECT: Proposed zone change from Central Commercial (CC) to Mixed Use (MU) for property located at 164 S 100 W.

DISCUSSION:

The property owner would like to develop this property located at 164 S 100 W in conformity with the City's General Land Use Plan. They would like to change the zone from CC to MU. The Planning Commission gave this request a negative recommendation (see the attached planning commission minutes).

Please consider whether or not to grant the requested zone change for this property.

CEDAR CITY ORDINANCE NO. _____

**AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING CEDAR CITY'S ZONING DESIGNATION FROM
CENTRAL COMMERCIAL (CC) TO MIXED USE (MU)
FOR PROPERTY LOCATED AT 164 SOUTH 100 WEST.**

WHEREAS, the owners of property located at 164 South 100 West have petitioned Cedar City to change the current zoning designation from CC to MU, the property is more particularly described as follows:

PARCEL# B-0587-0000-0000 ACCOUNT# 0060811
LOT 18, BLOCK 26, CEDAR CITY TOWN SURVEY, PLAT "B", AS SHOWN IN THE OFFICE OF THE COUNTY
RECORDER OF IRON COUNTY.

WHEREAS, after providing public notice as required by City ordinance the Cedar City Planning Commission considered the proposed zoning amendments and gave a negative recommendation to the proposal; and

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

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the City's zoning designation is amended from CC to MU, for property located at 164 South 100 West, and more particularly described herein, and City staff is hereby directed to make the necessary changes to the City's zoning map.

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

Council Vote:

Ayes: ____ Nays: ____ Abstained: ____

Dated this _____ day of January, 2020.

MAILE L. WILSON-EDWARDS, MAYOR

[SEAL]

ATTEST:

RENON SAVAGE, RECORDER

4. PUBLIC HEARING

Zone Change CC to MU
Platt

164 South 100 West

CMD Holdings/Platt &

(Recommendation)

Bob Platt presented and said this is the old Garden House property. It is an entire City lot of 198' X 132'. It is currently zoned CC and the request is to go to Mixed Use (MU) per the general plan. If you drive up that street now, this house has become an eyesore.

Some wanted a clarification on the mixed use. Don said with MU you can do residential. You can also do residential in CC but it is limited to 50% commercial and only 50% residential. Or you can do commercial on the ground floor, with residential above.

Adam said so it is currently CC and it is to be MU according to the General Plan.

Adam opened the public hearing, wanted all to state their name, and keep their comments short.

Scott Hunt; owns Bards Inn and has an easement through the garden house property. The master plan is for CC. It is an isore now, because those who bought it have torn things out. He has called the City many times to come clean this up, and the last time things were cleaned up, they just took a bulldozer to all the landscaping. They should not reward these owners for their bad behavior. It was a very nice property when the bank took it over.

Tyler said this property is master planned to be the MU. This zone change does conform to the General Plan. He just wanted that to be clear.

Richard Robertson said he bought the Hansen home just south of this land. One reason that he bought there was the quiet neighborhood. The last thing he wants is an apartment building there. They will do a B&B on their side, it is zoned for that. It tears him up to think they will have an apartment building next door.

CR Wooten said he is exactly in the back of the Garden House. He lives in the historic district. He owns a B&B on the other side of Center Street, has kept that as a Victorian house, runs a business out of there now. He still has a business there. To have apartments back of him, it does not conform to the historic district there. They put in houses, that is one thing. Apartments would be an eyesore to the historic district.

Jane Fell lives on 100 West. She is under the shadow of a 2-story apartment. The foundation is under the garage eve. That eve drips down on the brick wall. They talk about building on the property line. They left that foundation open over a year. Pulling out of her driveway is ridiculous. When they close Main Street, they all have to use 100 East or 100 West. They get all that traffic. Putting apartments on 100 West is ludicrous. People need housing, but they don't need 3 story apartments put into the center of historic areas. That is silly. Think of the future. In the last 2 months, she has had whiskey bottles next to her door. All sorts of things. They don't need any apartments on 100 West.

Laura Henderson again, said that progress and history need to marry each other. Cedar City is not all about building more and more apartments. What will happen is just what they have all talked about. One industry in Cedar City is building. You need to look down the road on all

these buildings. When they come to Cedar City for Shakespeare, they come for the quaintness of Cedar City. They will come here and if they can't see these quaint things, they may not stay. They stay at the Big Yellow Inn. They come for the quaintness. History and progress need to marry each other so it all works for all.

Ann Johnson owns the anniversary house across from this house. The issue is she lives next door to apartments. She knows what it is like to live next to apartments. They think they need those others. Some are nice. She has not noticed an increase in traffic. Would like to see the zoning go the other way; not more but less. It does not need to be downtown, if it needs to be that, put it on Main Street. She has had people knock on her door, leave blood on her door, thinks that apartments is not the answer in the historic district. She has been to a couple of meetings. They recommend not to approve this.

Hunter said this is only a recommendation; the City Council is the only one who can approve. Ann wondered if the recommendation is negative, why would you still send a positive one? What is the reason?

Tyler said he knows this is frustrating to some. It is also for the Planning Commission. The Land use law is the most litigated law in Utah. The decision that they make cannot be based on public clamor. That is a Utah law. Utah law says that you cannot base decisions on public clamor, it has to be facts. Also, if the City puts out a General Plan, and it states you can use this for Mixed Use, then someone buys this and goes to use this for mixed use, but you say that they can't then the City gets into legal trouble. He also advised the Planning Commission to pass things according to the General Plan.

Someone asked then, if they put something in there that devastates your property, can you go to the City and sue for the loss of the use of your property?

Tyler said you can sue for anything. But legally, you cannot come after the City for your losses. They are all just trying to develop town as best they can.

Craig would like Don to clarify one more time difference between the MU and the CC.

Don said in Mixed Use you can build to the R-3-M standards. 35' high. In CC you can still do residential, but you are left with the 50%, so you need half commercial and only half residential.

Laura Henderson again, talked about the General Plan. Needs Citizen involvement. When doing community development. At the same time, people need to feel secure that the government and those that represent them and all employees are acting in their best interests.

Craig said that the General Plan of 2012 will be revisited, as they are in the process of an RFP for a company to upgrade that plan. He would like to see everyone in this room get involved in that process.

Susan Wooten lives at 161 S 200 W, directly in back of this. They absolutely don't want the zone changed. Then it could be a large complex, rather than a smaller commercial venture. The letter says it would like to be mixed use. She wondered if there were really a plan in place, or do they just want to change this zone so they can sell it.

Adam stated they don't know this, as the item on the agenda is just for a zone change.

Susan owns a B&B just north of 200 North. They have worked hard all these years to keep that

all beautiful. They sold it 5 years ago, and this historical district would be the place to live, to keep historic value of the home they had before. That was their intent, so they moved in this area. This area has not only had the intrinsic value and charm, but the financial value as well as all the homes on that street. It is very sought after due to that historic district. As far as real estate, they hold the value and that is a plus for that street. She thinks they not only look at just what 1 owner wants to do, but the surrounding area. Consider it carefully.

Gary Elsasser owns a B&B. Knowing what legal rights are, can they do anything here, sign a petition that would affect this vote. They can go to the City Council.

Adam asked him if he would want all his neighbors to sign that he can't do what he wanted to do with his property?

If all were honest, they would not want other people to control what they can do with their property.

Gary said he would not go into a historic district to build apartments. He is speaking only for himself, as he would not want to mess up a neighborhood just to have something he wanted to build. Some don't care. He is at a loss as to why so many are against having nice neighborhoods. It seems like they are not being heard at all.

Adam thought this meeting was not to come up with remedies for their neighborhood issues. They can look at some options, establish some neighborhood ordinances, create an HOA to control what is built, options like that. This zone change is already in the process. Legal can maybe give them more remedies to protect their neighborhood.

Laura Henderson again, wondered how they know what project is in the works. There is no way to know in advance what is coming. There is no way to get ahead of this. Adam said his comment was find ways to get some sort of designation to your neighborhood, and he was not sure how to do that, but talk to Tyler, he may be able to give them advice.

Scott Hunt said the Bards Inn was building next to this, he bought about 10 years ago. There are about 5-6 historic homes there. One was the first house in Cedar City to have electricity. These area all historic homes. This street should never have been made commercial. This bunch wants to keep it all R-2. This is a historic area and the only one is the Ponderosa Apartments. Now they want to put another one. See if they would like to put one next to Dane Leavitts home on 200 West and see what happens.

Adam asked him if they know they are building apartments? They don't have any information or mention of apartments. How do they know what they will build? Scott said they know it won't be a fishing pond. He knows they will build according to the zoning. When they put up the Big Yellow Inn, they talked to all the neighbors. If they were not in favor, they would have built that someplace else.

Laura Henderson again, said they find that most projects coming through are high density for high money. They will not just build some tiny house. They will build a super structure to get the high density and the high money. Be honest. None of these coming through recently are small single homes.

Adam closed the public hearing.

Jill said this was not like the SHD one where that was already approved. This one is not like that. She was told, yes, this is on the General Plan to be MU.

Bob Platt said the request is in conformance with the General Plan, and whatever is built there has to meet the 1.3 parking per bedroom, as it is not in the SHD area.

Hunter wondered if there were any other things in this area that was mixed use. Not sure.

Jennie said she knows that the parcel is for sale. She has seen things like this happen before, she has also seen neighbors get together and buy a lot so they could control what went in.

It was brought up that the entire block is zoned CC and is all in the MU area. This would be the first parcel in this block to change to the MU.

Ray said no one has talked about what can go there is it remains commercial. What would they all like to see that would be commercial?

Susan Wooten said if that stayed commercial, there could be no more than 50% residential. That would limit the number dramatically. Give some restraint, and leave it charming, if someone did that, there would not be conflict. She would be against massive amounts of housing in back of her house. But a small business with some residential above, that would be limited.

Ann would love to see someone buy that and have the Garden House again.

Hunter said there were times when they went along with the General Plan and some agree with this. He did not see this being mixed use, but not really commercial either. He does not see it changing at all.

Craig said it was currently zoned CC and they could have a 7-11 or a Maverik there.

Jill made a motion to send a negative recommendation to the City Council on this zone change; seconded by Ray and the vote was 4 for with 1 against, so the motion passed.

Tyler stated that this property owner can still take this to the City Council even though it goes with a negative recommendation.

CEDAR CITY COUNCIL

AGENDA ITEMS – 4

TO: Mayor and City Council

FROM: Tyler Romeril

DATE: January 13, 2020

SUBJECT: Proposed zone change from Dwelling Multi-Unit (R-3-M) to Student Housing District (SHD) for property located at 170 N 400 W.

DISCUSSION:

The property owner would like to develop this property located at 170 N 400 W in conformity with the City's General Land Use Plan. They would like to change the zone from R-3-M to SHD. The Planning Commission gave this request a positive recommendation (see the attached planning commission minutes).

Please consider whether or not to grant the requested zone change for this property.

CEDAR CITY ORDINANCE NO. _____

AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING CEDAR CITY'S ZONING DESIGNATION FROM DWELLING MULTIPLE UNIT (R-3-M) TO STUDENT HOUSING DISTRICT (SHD) FOR PROPERTY LOCATED AT 170 NORTH 400 WEST.

WHEREAS, the owners of property located at 170 North 400 West have petitioned Cedar City to change the current zoning designation from R-3-M to SHD, the property is more particularly described as follows:

PARCEL# B-0651-0000-0000 ACCOUNT #0055134
COMMENCING 129.16 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 33, PLAT "B", CEDAR CITY TOWN SURVEY, THENCE SOUTH 83.84 FEET MORE OR LESS, THENCE WEST 198 FEET, THENCE NORTH 83.84 FEET MORE OR LESS, THENCE EAST 198 FEET TO THE BEGINNING.

WHEREAS, after providing public notice as required by City ordinance the Cedar City Planning Commission considered the proposed zoning amendments and gave a positive recommendation to the proposals; and

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

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the City's zoning designation is amended from R-3-M to SHD, for property located at 170 North 400 West, and more particularly described herein, and City staff is hereby directed to make the necessary changes to the City's zoning map.

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

Council Vote:

Ayes: ____ Nays: ____ Abstained: ____

Dated this _____ day of January, 2020.

MAILE L. WILSON-EDWARDS, MAYOR

[SEAL]

ATTEST:

RENON SAVAGE, RECORDER

3. PUBLIC HEARING
Zone Change R-3-M to SHD
Platt

170 North 400 West

CMD Holdings/Platt &

(Recommendation)

Bob Platt presented and said this is a zone change for a parcel along 400 West. It is in the SHD General Plan and currently zoned R-3-M. The request is to change this from R-3-M to the SHD. Kit wanted to show google earth, there is a really nice house there. Bob said that will remain. The reason for the request to SHD is to put additional housing in the rear.

Adam wondered if the Planning Commission had any questions before he opened this public hearing.

Jennie asked about the fire department and getting access to the rear? Bob said that would be addressed in the site plan, but there is plenty of room on that north side of the house for a fire truck to access, there is about 30' along that side. Any fire issues can be addressed. This parcel is just south of the corner parcel, it is in the SHD overlay, and that is the request.

Adam opened the public hearing.

Laura Henderson asked what the plan for this site was. Bob said the plan is to build some student housing on the east side of the property. They are not here to approve any site plan. Adam stated they do appreciate any knowledge Bob can give on this.

Laura Henderson went on to quote from the General Plan, V-5 regarding neighborhood enrichment:

Housing and neighborhood enhancement represents not only the physical structure but also the social and cultural phenomenon that will create a sense of community and a quality of life in which citizens can take pride. Structures provide shelter, but the integration of all of the required supporting facilities will create an environment for societal interaction, neighborhood stability and residential identity. The social cohesiveness of a community can be measured in terms of the stability and strengths of individual neighborhoods. As a community grows and the City expands, its neighborhoods are the individual building blocks within which the citizens reside. The quality of the neighborhoods is vital to the overall quality of the community. Major efforts should be directed toward neighborhood conservation and improving the capability of neighborhoods to provide an attractive and fulfilling residential environment.

The neighborhoods located within Cedar City possess distinct identities that reflect the values of the community: stability, character, tradition, and "green space". Encouraging the conservation of these qualities, and ultimately, improving the building upon them while preventing the onset of blight and deterioration are priorities of this General Plan.

Cultural and aesthetic enrichment are hallmarks of Cedar City. These factors combine to produce a community identity that is, often, the envy of cities throughout Utah and many other areas of the southwestern United States. Each resident of the city has a multitude of opportunities to share in this cultural climate within the community. Cultural and aesthetic enrichment is found in the quality of open space, streetscapes and physical design of the community, as well as the cultural, educational and arts programming. It manifests itself in a variety of recreational and sports complexes, and the varied cultural facilities. It means making Cedar City a place of continuous enrichment for its citizens and a place of value that is sought out and desired by visitors.

Cedar City has a tradition of cultural events that not only enhances the quality of life for its residents, but also attracts thousands of visitors to the community each year. The economic boost of these events and visitors cannot be understated as an asset to the community, but at the same time should be kept in context of the General Plan. The quality of cultural experiences depends on the quality of each production or event, as well as on the quality of community infrastructure, housing, lodging, shopping and dining, and civic, historic and cultural spaces including

open spaces, pathways and trails.

As expressed in this General Plan, Cedar City commits itself, commends and supports the total cultural enrichment of its residents through improving the aesthetic quality of their lives, the quality of events and of the facilities in which they are held. When combined with the natural setting within which Cedar City exists, these aspects of the community represent the 'Quality of Life' component that draws newcomers to Cedar City while rewarding its existing citizens.

Laura specifically wanted to address the SUU and the student housing district. She also had an article from the spectrum written in August of 2016. That addressed the current issues. The title of SUU Rises to Overcome Past Challenges. She quoted from this article in the paper. They had an additional 3,00 students, the largest class ever seen. The increase of 25% when they went from 7,000 to 9,000 students over the span of a summer. SUU turned to the community to help with housing that year. They asked Cedar City residents to rent out rooms and by the time school started the wait was much less to find housing. They have had the highest enrollment increase ever seen. SUU is proud to say that no student is on a waiting list for housing. The housing situation has improved from the past year. They have many beds and she named housing developments. Their freshmen are their top priority. Most students live in off-campus housing. She went on to quote from that same article, about campus housing. Anyone is welcome to build, but the SUU campus has no interest in leasing those spaces. SUU has no plan to build more within the next 5 years. She does not see how there will be any problem in the future. This was the last year with that extreme volume in the future years. Growth will not be as it has been in the past. It will slow down. They don't need massive buildings.

Laura said that SUU feels that will level out. She has this article and can provide a copy to anyone who would like one. She reiterated, they will no longer need student housing structures.

Scott Hunt said he owns several properties. He was not going to say anything about this one. But as they are trying to get this changed, so he would like to know more about it.

Adam said they will do the zone change then they would apply to build something. It would need to meet all current setbacks. Scott said in the SHD there is a zero setback and he did not think they should let them change the zone and let them put things in there without a plan first. He has student rentals. They did not fill up this year. He called SUU the day students started, and they had 200 available units. All off-campus housing. He had units sit empty 2 blocks from campus. There is not a huge rush to go throwing buildings up all over. There is no plan, this is very wrong.

Stephanie Hill stated her ideas for the structure on 170 N 400 W. Some are old pioneer homes. Would like to keep the integrity of those homes. That is not honored with any project. Consider what Mr. Hunt said, and the article that came out. The housing will level off. Her concern of living in a historical district, is they now have the opportunity to preserve that. Consider preserving that.

Jack Hill asked if there were any interest in the historical neighborhoods on this group. Mr. Isom will work with the Chamber of Commerce. No one on this committee gives a damn about neighborhoods. There is heritage in neighborhoods. Someone stole them all. Listen to the people. Listen to those with opinions about this change. Is there any money to pay for research? He does not think so. How many on this board have a connection to a construction outfit. He is amazed.

Laura Henderson again, would like to know what each and every person on the Planning Commission does for a living. She would like each one to state what they do. She was told that the Mayor tries to get people on this commission from a wide range of backgrounds. Mr. Isom works for SUU on a committee to grow businesses. Hunter said he works for the Iron County School District. The room was told they did not need to ask this, they can stay after the meeting and talk with anyone they would like.

Adam felt that did not pertain to the business at hand.

Laura said this group represents the public. She was told they will all be available after the meeting. Adam would like all questions to be specific to the agenda item.

Alice Cardon said she is on the Historic Preservation Commission. Talked about the signs they had up for a historical area. She said that last strong wind that came through broke those. So, no one took them, down, they are just down until they repair them. Her concern with building apartments there will be the traffic. They already have lots of apartments.

Adam said when they do build, they will need to meet all the parking requirements.

Alice said they just can't continue to build, if they do will you widen the roads? There will be lots of apartments. Her concern is the congestion. How many will you let them build in one certain area. Being in the SHD area they can have many more apartments. How many is enough. Talked about the quality of life.

Craig felt that most just will not build to build, they will do all based on the market needs. If things have really leveled out, maybe they won't build. It will all depend upon the market.

Bob said that with this project that may be true. He feels that a street would not be widened. As far as parking, they need to meet whatever that is, and that is not on the street.

Laura Henderson again, talked about being based on market need. That article quoted in the paper said they do not need housing.

Hunter talked about SUU and private owners- those private owners will still want to develop. They know that all the numbers will eventually balance.

Craig stated that this current year the SUU enrolment is 11,000. That includes those doing studies on line, so there may only be 10,000 here on campus.

Hunter stated that even though they say they may not need more housing; private property owners can still build. They can still go to the SHD zone, have high density, look at the traffic flow, etc. Laura felt that with all their concerns, the way things have increased just since 2015, there will be blighted areas. They are in any university town.

Ray brought up that these things should already have been discussed when they were discussing and voting on the SHD area.

Laura said that 98% of the people did not want the SHD. They understand that SUU is here.

Ray said they are asking to change to this SHD, it is in the SHD area, and it is perfectly legal.

They all went through the proper procedures.

Tyler can understand all viewpoints. The point of today's meeting is not if this is popular or not. It is now part of the General Plan. The Planning Commission makes a recommendation to the City Council then they determine if this should be approved or not. It will be up to the City Council. He reiterated they can give their comments on this zone change then they can make the same comments at City Council.

Laura Henderson again said that they see the green light on things all the time. They do show up. They all showed up at SUU and with other things. The trouble is it is all green lighted. They have a small group here, and she is starting to come to these meetings. All don't know what is in their neighborhood and their property is being devalued more and more. If asked, these people are all affected by this SHD zone. If City planning means nothing, as clearly it does not, all these people say their concerns, they are not considered. Talked about planning, why we are all here tonight, they are tax paying investors, they have all invested in their homes. They plan to live and die here. She is an investor, she has invested in Cedar City and pays property taxes.

Ray said that they talked and talked about this SHD, it was voted on and it passed. They should have brought all this up at that time.

Some felt there was no reason to even have this discussion. They are not sure why they do.

There are 150 people who live there and they all said they don't want the SHD. There were only a couple in favor, SUU and a few developers. No good comes from these meetings. They do no good.

Scott Hunt said that the one large project cut his income 30% in the 2 years since that large apartment building went in next door. They are trying to do all they can, and it will be rubber stamped. He went to the zoning department. When you are doing SHD, and if the master plan says it, then they all conform to the master plan.

It is not just rubber stamped if it already conforms to the master plan.

The demand will dictate building. Scott feels that is not true. He sees some getting favored building sites within this area. They will all build here, so those that are far away will be left empty. He went on about there being 200 units available the day school started. They have many projects going in all the time. This will destroy all the historic houses.

Adam said the current zone is R-3-M. They are proposing SHD and this falls within the general plan for that. They have been counseled and if things fall within all the guidelines, they need to give a positive recommendation.

Janet McCrea said she was also on the historic committee. She would request that they leave this zone as the -3-M. they can still build apartments there, just smaller. This will preserve the greenery, trees, etc. It would be better to have the R-3-M. The day of the strong wind that blew all their signs down, it also blew over several large trees. That is because they are next to parking lots now, and those trees no longer get water. Huge trees were all blown down. Just leave this parcel as is.

Adam closed the public hearing.

Jennie wanted to let all know that she does own property 1 block from this parcel.

Ray looked at the picture on google, this parcel has parking lots on 2 sides of it already.

Craig moved to send a positive recommendation to the City Council on this zone change.

Seconded by Jennie and the vote was 3 for, Ray and Jill against, so the motion passed 3 to 2.

CEDAR CITY COUNCIL

AGENDA ITEM – 5

TO: Mayor and City Council

FROM: Tyler Romeril

DATE: January 31, 2020

SUBJECT: Waiving Impact Fees

DISCUSSION:

Since 1993 Cedar City Corporation has adopted and charged impact fees. From time to time the City has undergone various studies as a means of making sure the impact fees are set at an appropriate rate to mitigate the public infrastructure expenses that come with an ever-growing city. Each time the City updated its impact fees the amendments were adopted by ordinance.

As I researched back to 1993, I found that each passed ordinance included language authorizing the City Council to waive impact fees in certain situations. Ordinance 0718-07-2 states:

1. Waiver for "Public Purpose." The City Council may, on a project by project basis with specific written findings, authorize exceptions or adjustments to the Impact Fee Rate Structure for those projects the City Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include low income housing and other development activities with broad public purposes pursuant to Utah Code Ann § 11-36-202(3)(a). The City Council may elect to waive or adjust impact fees for such projects.

With that in mind Mr. Harmon would like the impact fees on his low-income housing project waived (see his written request). Mr. Harmon will also be at the City Council meeting to present his request and answer any of your questions.

Staff cannot remember a time when the City has ever waived impact fees when similar requests have been made in the past. As another note of interest, the City itself pays impact fees when we develop property, we've never even waived our own.

Please consider whether or not to grant Mr. Harmon's request to waive impact fees.

Request for Impact Fee Waiver for Affordable Housing

Gemini Meadows II, LLC is owned by Housing Plus & Utah Housing Corporation (Utah Housing). We request a waiver of all City development impact fees for an 8-unit affordable housing project located in the Gemini Meadows Subdivision in Cedar City, Utah known as Gemini Meadows II. This affordable housing project will create eight (8) units of rent-to-own housing targeting incomes at or below 55% of the area median income or AMI (2019 income limits for a 55% AMI household of four is \$37,840). The project is funded largely with federal low-income housing tax credits (LIHTC) which require a deed restriction on the property to maintain compliance to quality housing and restricted rent and income limits. The project is subject to compliance audits by Utah Housing.

PROJECT SUMMARY

Name: Gemini Meadows II, LLC
Location: Lots 27, 45,114 & 121 Gemini Meadows Subdivision, Cedar City, Utah
Construction Type: Eight units, new construction twin homes
Partners: Housing Plus & Utah Housing Corporation

The CROWN program:

CROWN is a 15-year rent-to-own affordable housing program. Utah Housing provides construction and permanent financing. Utah Housing staff have direct oversight of the construction process, disbursement of construction loan funds, and 15-year program support to the project owner. At the end of the 15-year rental period, the household renting the home has a deed protected first option to purchase the home for an affordable purchase price.

The Project Team:

The Developer of the project is Housing Plus, a Utah nonprofit corporation. Utah Housing's Housing Development Department is the consultant to the Developer. Utah Housing, located in West Valley City, Utah, was created by the Utah Legislature in 1975 as an independent entity of the State. Utah Housing does not rely on state tax revenues to fund its programs. Since 1995, Utah Housing has developed 370-CROWN homes in 67 projects.

Housing Plus has been in operation since 2010. Housing Plus is located in Salt Lake City, Utah. Their mission is "combating community deterioration, relief of the poor and under privileged, and lessening the burdens of government." Housing Plus currently owns and manages five, affordable housing, LIHTC projects, two of which are located in Cedar City, serving 32 households.

Project Details:

Gemini Meadows II, LLC is a new construction project consisting of eight, twin-homes in Cedar City, UT. The project will serve households earning at or below 55% AMI income. Deed restricted rents are projected at 50% AMI. Each home will consist of 4-bedrooms, 2 bathrooms and a one-car garage. CROWN homes are Energy-Star rated, built of 2 x 6 exterior constructed walls, upgraded party-wall system, and finished with vinyl siding, and rock or brick wainscot front elevation. Each unit will be equipped with central air conditioning, dishwasher, and laundry facilities. Landscaping includes automatic sprinkling system and sod in the front, rear, and side yards.

| <u>Unit Type</u> | <u># of Units</u> | <u>AMI Rent/Income</u> | <u>Rent</u> | <u>Discount to HUD Fair Market Rents</u> |
|------------------|-------------------|------------------------|-------------|--|
| 4br | 8 | 50/55 | \$772 | 19% |

Location

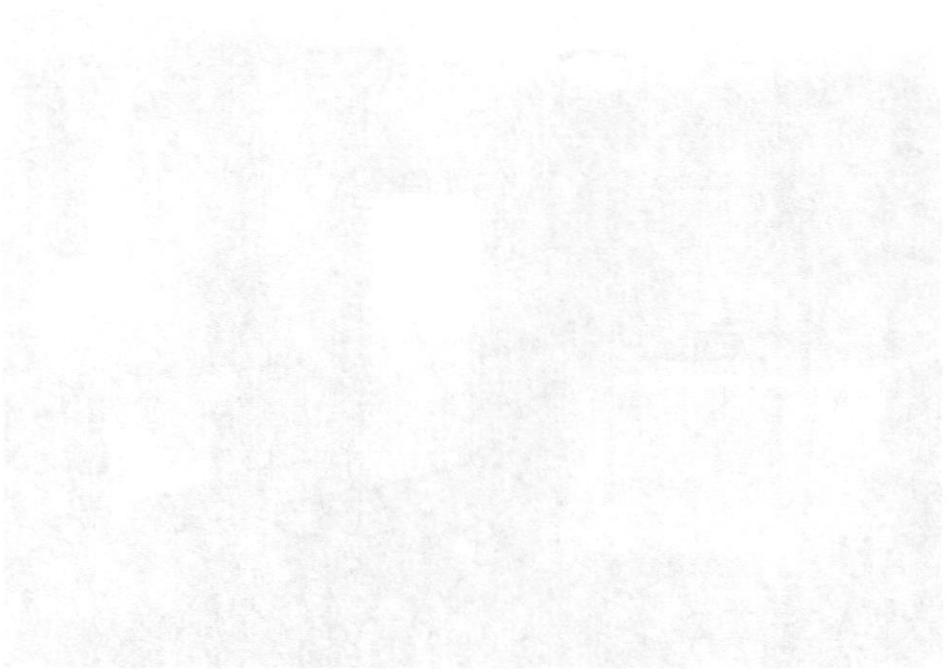
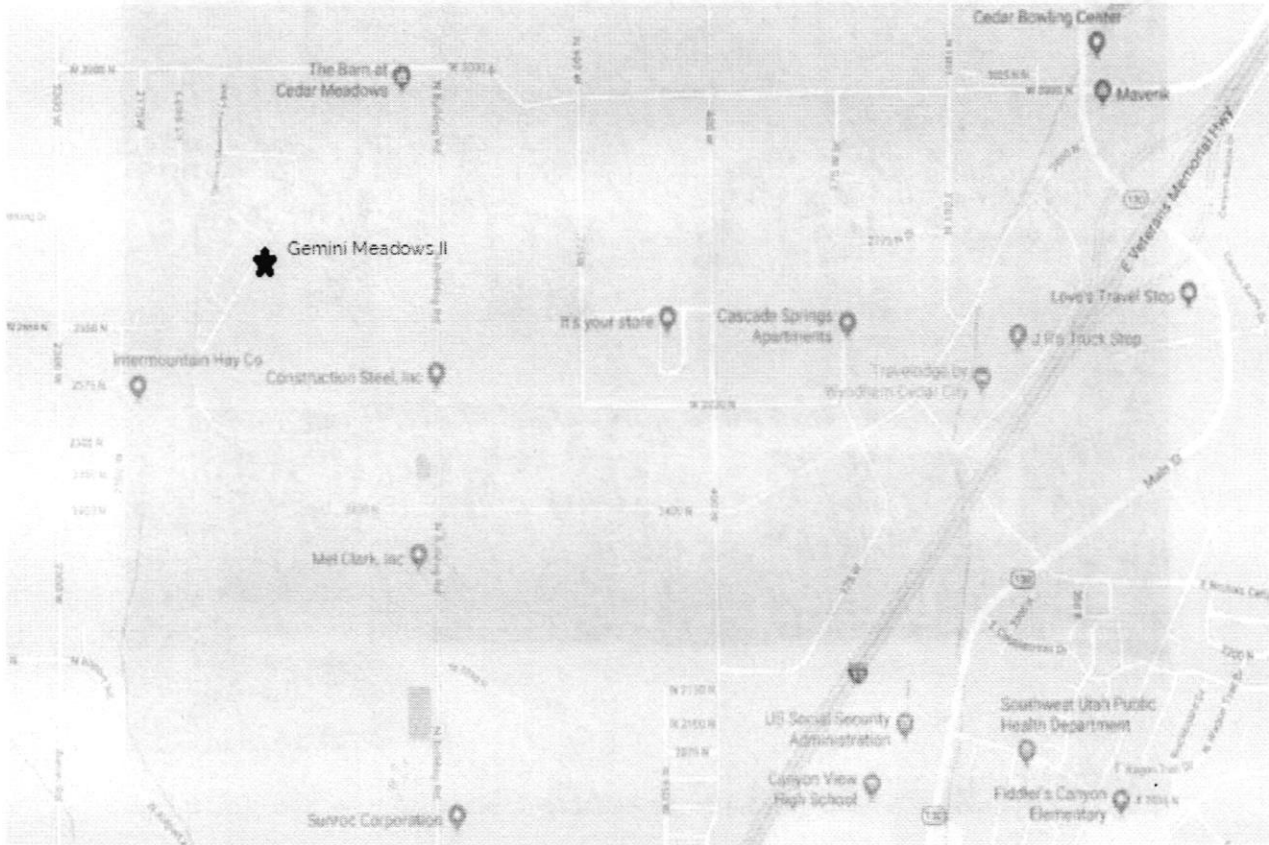


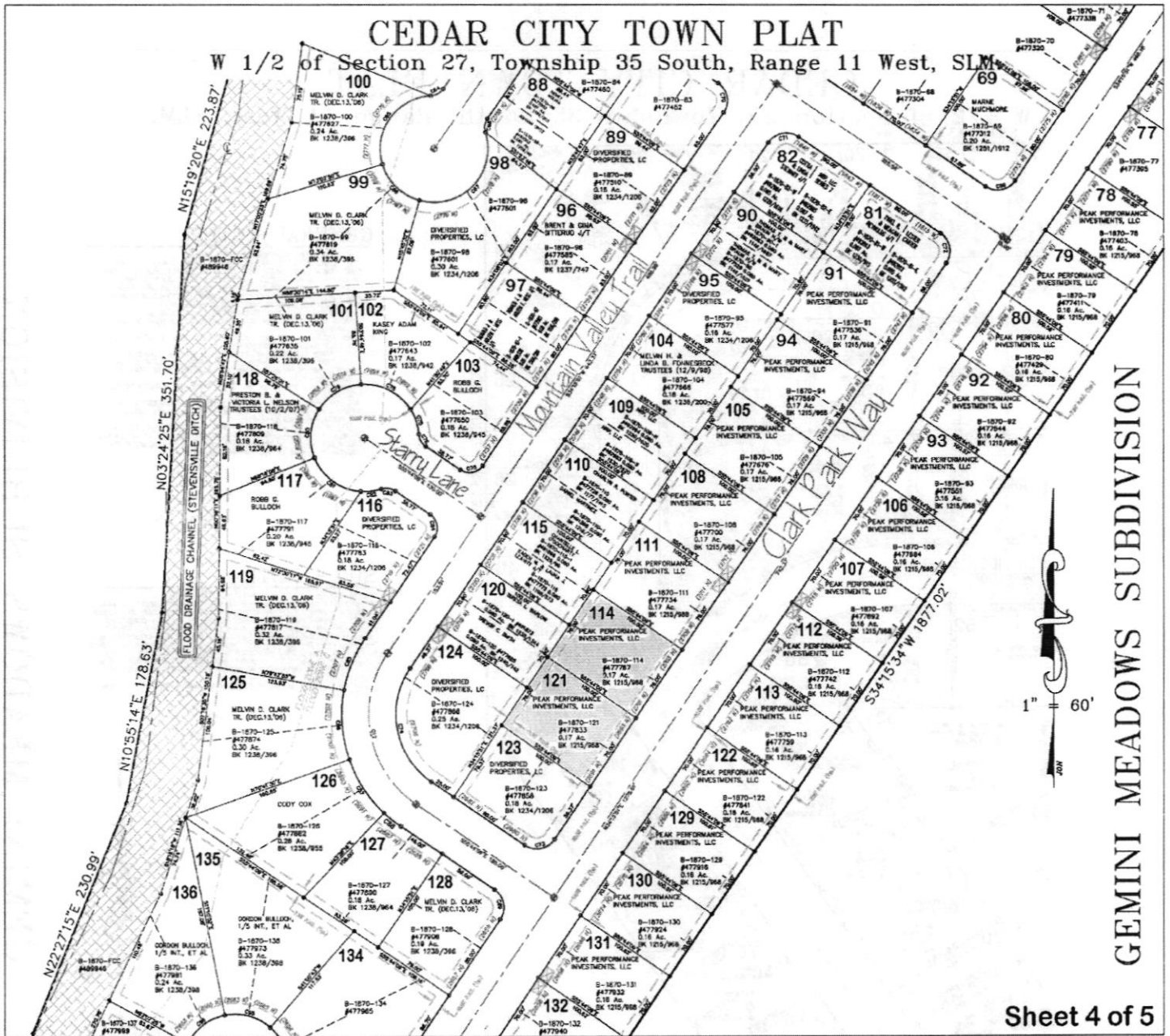
Photo of similar project



Plat Maps

CEDAR CITY TOWN PLAT

W 1/2 of Section 27, Township 35 South, Range 11 West, SLM

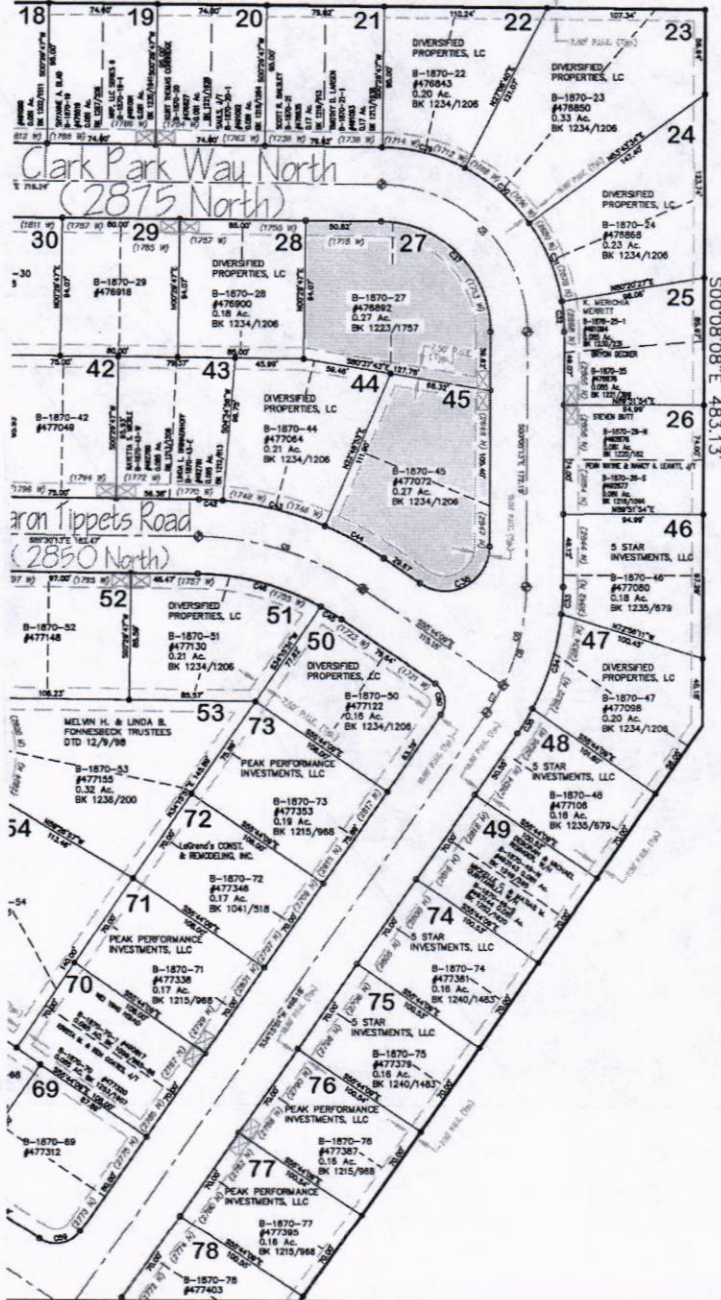


GEMINI MEADOWS SUBDIVISION



CEDAR CITY TOWN PLAT

W 1/2 of Section 27, Township 35 South, Range 11 West, SLM.
S89°30'13"E 766.44'



GENERAL NOTES:

1. THE SUBDIVISION IS LOCATED IN ZONE R2.
2. THE FLOOD ZONE FOR THIS PROPERTY IS ZONE C AND Z, AS PER FEMA REVISED MAP DATED FEB. 18, 2014 TO REFLECT L.O.M.R. (LETTER OF MAP REVISION), PANEL #A000702022 DATED JULY 17, 1996.
3. THE SOIL IN THIS AREA CONSISTS OF SANDY GRAVEL WITH SOME SILT AND CLAY (SOIL TESTING IS REQUIRED FOR CONSTRUCTION DRAWINGS).
4. THE WATER PRESSURE IN THIS AREA IS 2.40 PSI.
5. AIRPORT OVERLAY ZONE: THIS PROPERTY IS LOCATED IN APPROACH ZONE B TRAFFIC PATTERN ZONE AND SUBJECT TO RELATED NOISE AND AIR TRAFFIC.
6. LOTS ADJACENT TO SEWER LINES WITH LESS THAN 9'-0" FLOW LINE MAY HAVE BASEMENT RESTRICTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLATS (BLUE STAKES: 1-800-862-4111).
8. ALL LOTS THAT LIE WITHIN THE FLOOD ZONE ARE SUBJECT TO FLOOD INSURANCE.
9. ALL LOT LINES ADJACENT TO CITY STREETS ARE SUBJECT TO A 10' PUBLIC UTILITIES EASEMENT. ALL BACK LOT LINES ARE SUBJECT TO A 7.5' PUBLIC UTILITIES EASEMENT.
10. ALL LOTS WILL BE SOLD AS THE NORTH 1/2, SOUTH 1/2, EAST 1/2, OR WEST 1/2. NON-CONFORMING LOTS WILL BE SOLD AS NORTH 1/2, SOUTH 1/2, EAST 1/2 OR WEST 1/2, THE COMMON WALL BEING THE COMMON WALL LINE OF THE FUTURE BUILDING.

SOILS NOTE:

DUE TO SOIL CONDITIONS IN CEDAR CITY, UTAH, WHICH OCCASIONALLY CAUSE SOIL SUBSIDIENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRES PROPOSED SUBDIVISIONS TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION. A COPY OF THE FINDINGS THAT TESTING ALONG WITH RECOMMENDATIONS BASED ON THE SAME HAS BEEN FILED WITH THE SUBDIVIDER OF THE PROPERTY, WHOSE NAME AND ADDRESS ARE LISTED BELOW WITH THE BUILDING INSPECTOR OF CEDAR CITY. COPIES OF THIS REPORT MAY BE INSPECTED AT BOTH LOCATIONS BY THE GENERAL PUBLIC AND ANY PERSONS INTERESTED IN PURCHASING PROPERTY LOCATED WITHIN SAID SUBDIVISION.
-AARON TIPPETS, MANAGING PARTNER OF AARON TIPPETS TWIN HOME LOTS LLC.



GEMINI MEADOWS SUBDIVISION

**CEDAR CITY
CITY COUNCIL AGENDA ITEM 7
STAFF INFORMATION SHEET**

To: Mayor and City Council
From: Jonathan Stathis
Council Meeting Date: February 5, 2020
Subject: **Consider bids for the Golf Course Pond Liner project.**

Discussion: This project involves the completion of the Golf Course irrigation pond on the front nine.

Three (3) bids were received for the Golf Course Pond Liner project. The low bidder for the project is Mel Clark, Inc. of Cedar City, Utah.

The following table shows a summary of the bids that were received.

Bid Summary

| Name of Contractor | Bid Amount Without Add Alternates | Bid Amount <u>With</u> Add Alternates |
|----------------------------|--|--|
| Mel Clark, Inc. | \$201,970.00 | \$207,970.00 |
| John Orton Excavating Inc. | \$279,127.25 | \$290,052.25 |
| Meadow Valley Contractors | \$289,500.00 | \$299,500.00 |

The alternate bid items are for hydroseeding areas around the pond and additional excavation.

If this bid is awarded it would be on the condition that the Contractor provide the required executed bonding, insurance documents, immigration status verification, and that the Mayor be authorized to sign the agreement with the Contractor.

Additional funding will be needed to complete this project. The project funding will be discussed in the City Council work meeting.

**CEDAR CITY
COUNCIL AGENDA ITEM 8
STAFF INFORMATION SHEET**

TO: Mayor and Council
FROM: Donald Boudreau
DATE: February 5, 2020
SUBJECT: Consideration of ordinance change as related to the definition of a bedroom for parking calculation purposes.

SUMMARY:

Parking regulations within a city's municipal ordinances are established to ensure that an adequate off-street parking is provided to meet the parking needs of various uses within the City. As related to the number of parking spaces required for residential uses Section 26.V-2 of the Cedar City Zoning Ordinance indicates the following:

SECTION 26-V-2. Required Parking; Residential Uses

(A) One unit dwelling per lot: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.

(B) Two unit dwelling per lot: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.

(C) Three unit dwellings: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.

(D) Four unit dwellings, or more: One and one third (1.30) parking stalls per bedroom.

As indicated above depending on the type of unit and the number of bedrooms, the parking ratio required for residential development becomes based on the number of bedrooms per unit. Currently City ordinances do not have a definition of what constitutes a bedroom, nor does the building code contain such language.

Recently it has come to the City's attention that there have been townhome projects which are platted as two-bedroom units, with the appropriate parking calculations applied but have three bedrooms labeled as a den or other type of use. There is nothing in the ordinance that prevents this, and ultimately the built environment ends up with three-bedroom units built and marketed as

such with parking for a two-bedroom unit. It is the intent of the proposed language to address this issue.

PROPOSAL:

At the regularly scheduled Planning Commission Meeting of January 21, 2020 the Engineering Division presented modifications to Section 26-V as follows:

SECTION 26-V-2. Required Parking; Residential Uses

(A) One unit dwelling per lot: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.

(B) Two unit dwelling per lot: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.

(C) Three unit dwellings: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.

(D) Four unit dwellings, or more: One and one third (1.30) parking stalls per bedroom.

(E) When determining the number of bedrooms for parking calculations only, a bedroom shall be considered as follows: Any separate habitable room providing separation for sleeping purposes regardless of proposed use or designation that is a minimum of 70 square feet and a minimum of 7 feet in any horizontal dimension that is not a bathroom, closet, hall, storage, utility space, kitchen, living room, or dining room. Bedrooms as defined herein include habitable rooms so designated as a den, study, office, exercise room, sewing room, loft, playroom and other similar designations. In addition, an unfinished basement shall be counted as at least one additional bedroom.

CONCLUSION:

As indicated and underlined above, the proposed change is intended to only define a bedroom for the purposes of calculating parking spaces for new residential construction, and provide staff a tool to ensure adequate parking is provided. The purpose is not intended to regulate the use within the property.

I. Staff Items

1- PUBLIC HEARING

Ordinance Revision regarding required parking. Section 26-V

(Recommendation)

Don B.

Don B. presented and said this is to provide a definition of a bedroom as it ties to parking. This would be in determining parking only. With multi-family developments, they need 1.3 parking stalls per bedroom. They have had at times, had construction plans that appear to have 3 bedrooms. It says 2 bedrooms and a den. He quoted the addition to the ordinance.

“E- When determining the number of bedrooms for parking calculations only, a bedroom shall be considered as follows: Any separate habitable room providing minimum separation for sleeping purposes regardless of proposed use or designation that is a minimum of 70 square feet and a minimum of 7 feet in any horizontal dimension that is not a bathroom, closet, hall, storage, utility space, kitchen, living room, or dining room. Bedrooms as defined herein include habitable rooms so designated as a den, study, office, exercise room, sewer room, loft, play room and other similar designations. In addition, an unfinished basement shall be counted as at least one additional bedroom.”

They are trying to make certain they have the parking for multi-unit complexes. If they see a bedroom labeled as a sewing room, they can count that.

Tyler explained they have had multiple townhome projects come thru and they have 3 bedrooms. They come back and it is only 2 bedrooms and a den. There is nothing in the ordinance to say they cannot do that. They build them and do the parking for 2 bedrooms, and then they advertise them as 3 bedrooms and this would be to address the parking.

Mary opened the public hearing.

Mary asked what defines a closet. If they are cleaning this up it may be more specific.

Carter Wilkey had a question; at least in the real estate world, the term bedroom is used loosely. It does not mention to be a bedroom it has to have a closet. It does not specify that.

Ray said a bedroom usually addresses the egress issue. It would need a window.

Don said there is no definition of a bedroom in the building code.

Matt Phillips has been managing property for 30 years. He has seen houses and apartments with small rooms, that have to have a window; 4X4 window of a slider, as long as that is a 4X4 he assumes that is code. He thinks this is putting too much stuff in there to say what a bedroom is or is not. When you think bedroom, that is proper egress and maybe a closet. Most apartments around town have no closet and people will put in a wardrobe for a closet. They might specify a 10 X 10 room is the smallest a bedroom can be. Any smaller than that it is hard to put a twin bed in there. Do they need to specify the room size? If parking is the issue, it would be hard to say. The problem is someone else manages all those for someone. He thinks that things go according to HUD guidelines. You can have a place with 2 kids, 2 adults and they only have 2 cars. The residence next to them has parents and all teen kids so they move in and have 5-6 cars. They don't have to apply in the permit, this is a rental with so many bedrooms. He was not sure of the solution. He thinks that too much can be specified.

Kit thought when putting the SHD zone in place, they specified the area a bedroom has to be. Don said they are not worried about the number of people in a unit, they are just looking to define this so they can accurately assess the number of parking spots needed. This will give them a tool needed

Liz Filch is also in property management. Thinks this would just overstate and complicate things. There are laws when renting; it has to have egress and a closet to be a bedroom. She has had developers talk with her about the size an area can be used as a den. That affects the quality of life. In the end, if a project is to be viable to sell and sell to renters, they will keep a balance in mind. The language used of 4 or more unrelated is good, and legally what has to be in place to call it a bedroom for renting or for renting income. Most are building to rent them or to sell them to investors. They need to consider the language used here rather than two sentences of what may or may not be a bedroom. Thinks it could be more clarified.

Mary closed the public hearing.

Jennie could see Don's point; trying to define things so you can address the issues. When they call it 2 bedroom for parking purposes then sell it as a 3 bedroom. She sees the need for this. It is a bit wordy, but maybe that is what they need. If there were any way to streamline the language so it were easier to understand as a member of the public. Tyler said they can go over this wording before it goes to City Council. They all agree with the premise. He and Don will go through this and see if they can streamline the wording a bit.

Craig moved to send a positive recommendation to City Council, seconded by Jennie and the vote was unanimous.

The meeting adjourned at 6:45 p.m.

Michal Adams, Executive Assistant

CEDAR CITY ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 26 ARTICLE V, OF THE ORDINANCE OF CEDAR CITY, UTAH, RELATED TO REQUIRED PARKING.

WHEREAS, Cedar City has adopted Chapter 26 of the ordinance of Cedar City, Utah, and said provisions contain the City's parking requirements; and

WHEREAS, Cedar City has the legal authority to adopt ordinances for the use and care of roadways and parking facilities in the City; and

WHEREAS, the purpose of regulating parking in the City is to ensure sound land management and orderly development of the city; and

WHEREAS, parking facilities that are designed and located appropriately create and provide sound and aesthetically pleasing residential neighborhoods; and

WHEREAS, as required by City ordinance the Cedar City Planning Commission considered the proposed amendments and gave a positive recommendation to the proposals; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety, convenience, order, appearance, prosperity, and general welfare of the landowners and citizens of Cedar City to amend the ordinance regulating the proper calculation of required parking spaces in the City.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah that Chapter 26, Article V of the ordinance of Cedar City, Utah, is hereby amended to include the below underlined red text and exclude all crossed out text:

SECTION 26-V-1. Parking Space Required

The number of off-street parking spaces required for each use shall be no less than the number set forth herein.

SECTION 26-V-2. Required Parking; Residential Uses

(A) One unit dwelling per lot: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.

(B) Two unit dwelling per lot: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.

(C) **Three unit dwellings:** Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.

(D) **Four unit dwellings, or more:** One and one third (1.30) parking stalls per bedroom.

(E) When determining the number of bedrooms for parking calculations only, a bedroom shall be considered as follows: any separate habitable room providing separation for sleeping purposes regardless of proposed use or designation that is a minimum of 70 square feet and a minimum of 7 feet in any horizontal dimension that is not a bathroom, closet, hall, storage, utility space, kitchen, living room, or dining room. Bedrooms as defined herein include habitable rooms so designated as a den, study, office, exercise room, sewing room, loft, playroom and other similar designations. In addition, an unfinished basement shall be counted as at least one additional bedroom.

Amended by Cedar City Ordinance 0113-16-1 and 0207-18-1 and _____.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah that City staff is authorized to make such non- substantive changes to the format and table of contents of Chapter 26 Article V as are reasonably necessary to facilitate this amendment.

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

Council Vote:

Ayes: ____ Nays: ____ Abstained: ____

Dated this _____ day of February, 2020

MAILE L. WILSON-EDWARDS
MAYOR

[SEAL]

ATTEST:

RENON SAVAGE, RECORDER

CEDAR CITY COUNCIL

AGENDA ITEM - 9

TO: Mayor and City Council
FROM: Nick Holt, Airport Manager
DATE: February 5, 2020
SUBJECT: AIP 036 Grant Application – Taxi Way A1, A Reconstruction, Pavement Maintenance on Helipad, and Rotating Beacon Reimbursement

DISCUSSION:

AIP 036 Grant Application-

Seeking approval to submit Grant Application 036. This project is projected to start construction on 7-1-2020 and End 08-31-2020. In this application Cedar City Corporation on behalf of the airport would be asking for \$1,146,242.00 This would be a 95% Federal at \$1,088,930.00 to 5% local match in the amount of \$57,312.00. This will be the same grant process that is followed for all Airport AIP projects. This Application has been submitted to city legal for review.

The improvements that Cedar City Regional Airport that will be able to be accomplished will include:

Taxiway A & A1 Reconstruction –

Pavement is over 50 years old and needs to be replaced

Helipad Pavement management –

Pavement is showing signs of being weathered and needs to be crack sealed and seal coat and new paint to preserve its life expectancy.

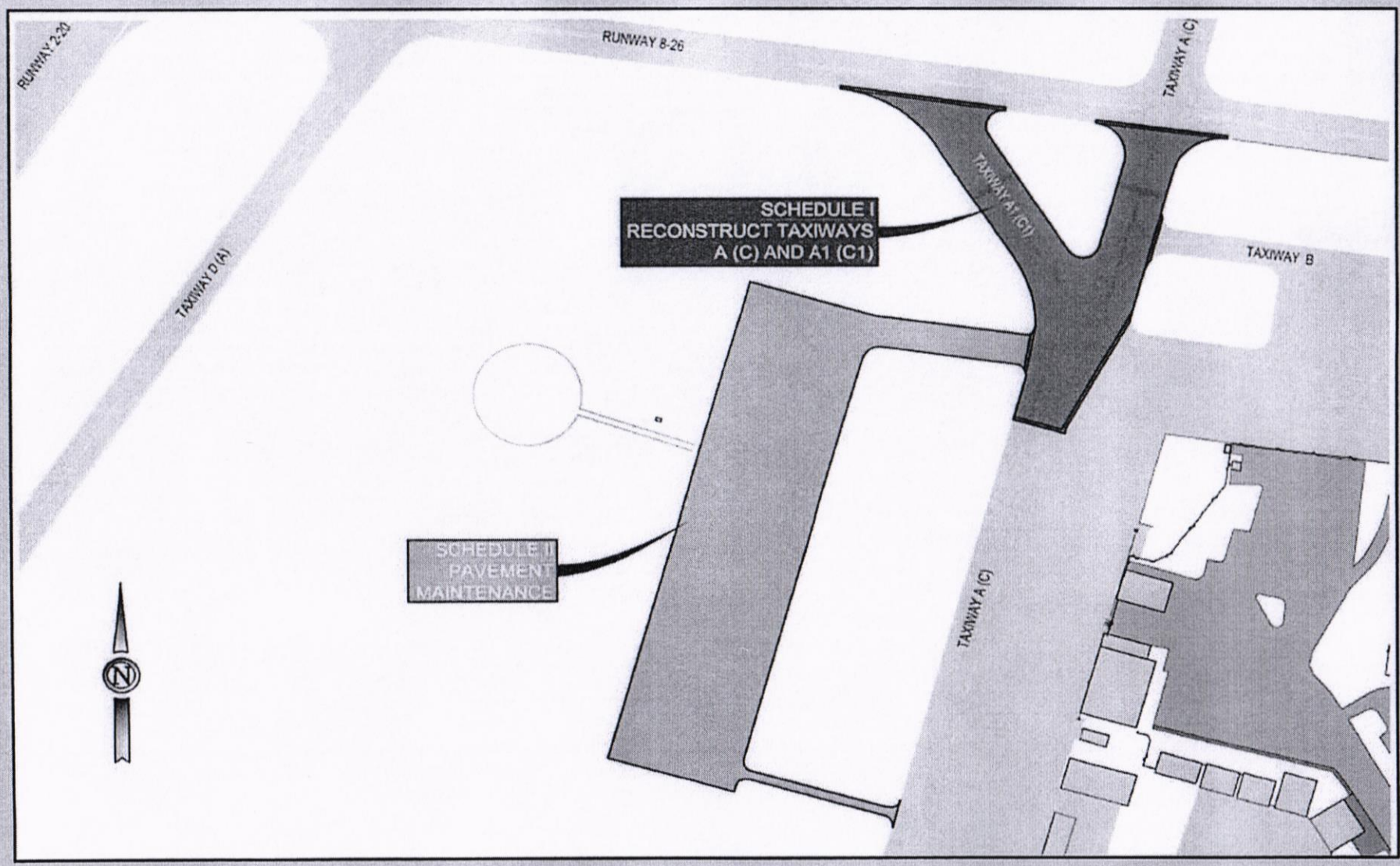
Rotating Beacon Reimbursement –

The Beacon has been replaced due to it being out of compliance. This project was paid for by on of our tenants. In our agreements, we agreed to pay the tenant back in full. This project is AIP eligible and will be the most practical way of paying for this project that has already been completed.

In addition to this grant application Cedar City will verify these fees are accurate by conducting an Independent Fee Cost Estimate.

CEDAR CITY REGIONAL AIRPORT**A.I.P. No. 3-49-0005-036-2020****SUMMARY OF PROJECT COSTS****December 30, 2019**

| Project Description | Project Cost |
|--|------------------------|
| SCHEDULE 1 - TAXIWAY A & A1 RECONSTRUCTION | \$ 820,000.00 |
| SCHEDULE 2 - HELIPAD PAVEMENT MAINTENANCE | \$ 51,000.00 |
| TOTAL CONSTRUCTION COSTS | \$ 871,000.00 |
| BEACON REIMBURSEMENT | \$ 73,242.00 |
| DESIGN & CONSTRUCTION MANAGEMENT | \$ 192,000.00 |
| ADMINISTRATIVE COSTS | \$ 10,000.00 |
| TOTAL PROJECT COSTS | \$ 1,146,242.00 |



CEDAR CITY COUNCIL
AGENDA ITEM 10

DECISION SHEET

TO: Mayor and City Council
FROM: Chief Darin M. Adams
DATE: 3 February 2020

SUBJECT: Parade Route Change Recommendation/Traffic Management Responsibilities

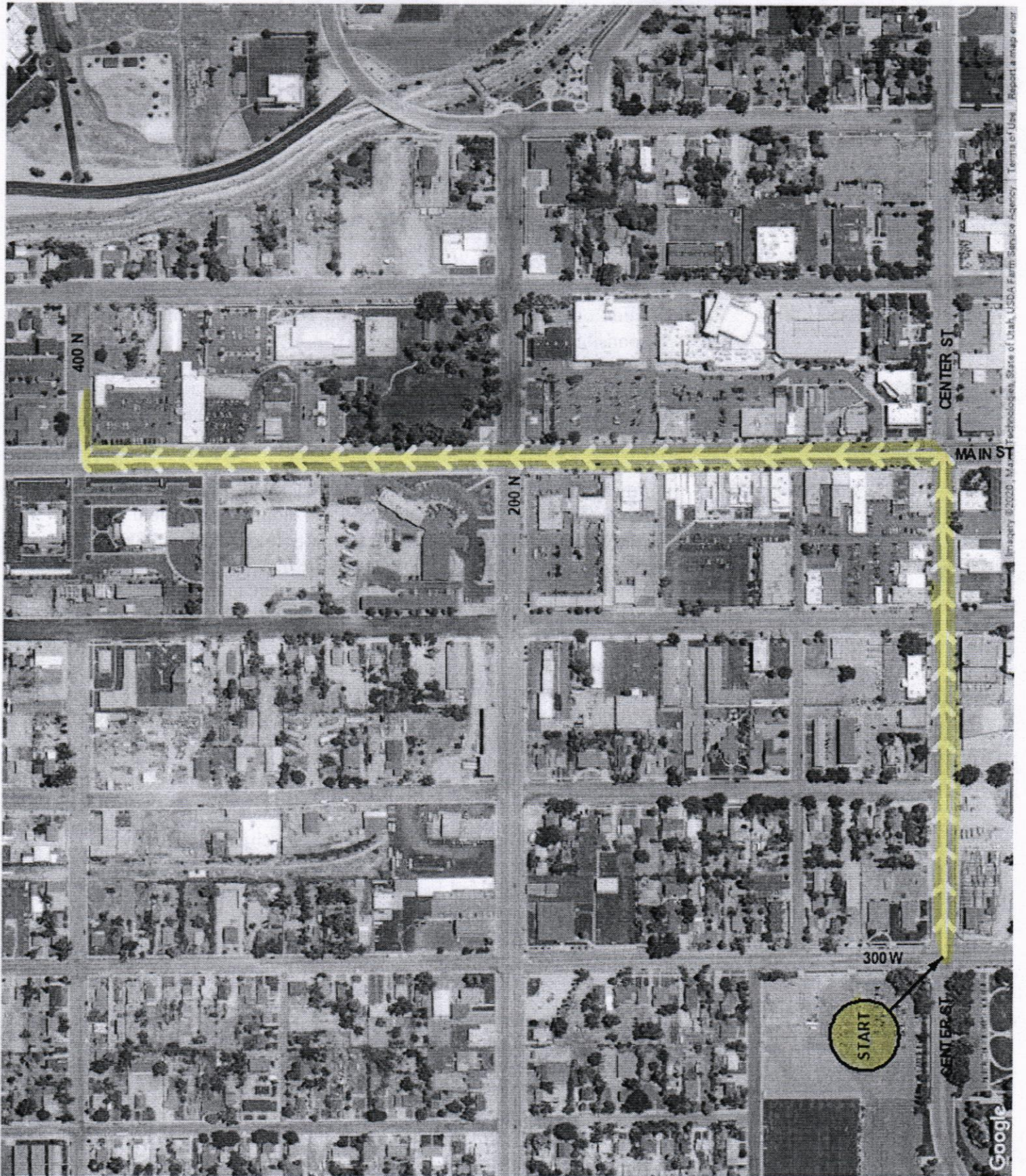
ISSUE: The existing parade route in Cedar City adversely impacts residents and tourists and a new route will enhance the experience for viewers and minimize disruption to traffic flow.

DISCUSSION: For many years, the parade route in Cedar City has run from 400 South to 200 North. Several years ago, we modified that route with the intention to stage floats and parade participants on Main Street between 400 South and 200 South with the official parade beginning point at 200 South. This was designed to minimize congestion of traffic on 400 South and 100 East.

There still exists an issue with traffic flow, particularly during the busy summer months with motorists trying to get to the east or west side of town, many of whom are intending to access SR-14 to travel up the canyon. As a result, our Police Volunteers are often on the receiving end of verbal frustration and the target of various complaints from citizens.

I recommend that the City Council consider a change in our parade route with the new route beginning at 300 W Center, with staging to take place on 300 West between Center and Harding Avenue. This change will open the south half of Main Street from 200 South to 400 South, allowing for residents and tourists to freely access both sides of Cedar City with no obstruction or frustration. Additionally, the change will draw more residents into the downtown area and around the University and will showcase more of our Center Street and downtown area.

Additionally, I request for your consideration to place the responsibility on the event sponsor/organizer to submit a traffic management plan and to work with Utah Barricade or similar vendor to place traffic management tools in place to more safely direct traffic. Police officers and volunteers would still close streets for the vendor to place the equipment and would staff intersections to ensure safety to parade participants and parade attendees.



Imagery ©2020, Mapbox, Technologies, State of Utah, USDA Farm Service Agency, Terms of Use, Report a map error



**CEDAR CITY
COUNCIL AGENDA ITEM** ||

DISCUSSION PAPER

TO: Mayor and Council

FROM: Ken Nielson

DATE: January 30, 2020

SUBJECT: "Canyon Ranch Multi-Purpose Complex". Property is located on the north end of the City beyond Fenwick Way and east of Main St/Canyon Ranch Drive.

DISCUSSION: Sunrise Engineering has submitted a rendering and cost estimate for the Canyon Ranch Multi-Purpose Complex which is associated with a 40-acre parcel on the north end of the City. Included in the agreement with SITLA is that at least 20 acres of that parcel are to be designated for Recreational purposes.



ENGINEER'S OPINION OF PROBABLE COST

Canyon Ranch Sports Complex January 29, 2020
 Cedar City TLN

| NO. | DESCRIPTION | EST QTY | UNIT | UNIT PRICE | AMOUNT |
|--|--|---------|------|---------------|-------------------------|
| GENERAL CONSTRUCTION - ON-SITE IMPROVEMENTS | | | | | |
| 1 | Mobilization | 4% | LS | \$ 378,500.00 | \$ 378,500.00 |
| 2 | Project Sign | 1 | LS | \$ 2,000.00 | \$ 2,000.00 |
| 3 | Traffic Control & Site Security | 1 | LS | \$ 40,300.00 | \$ 40,300.00 |
| 5 | Materials Sampling & Testing | 1 | LS | \$ 68,900.00 | \$ 68,900.00 |
| 6 | Dust Control & Watering | 1 | LS | \$ 43,900.00 | \$ 43,900.00 |
| 7 | Construction Staking | 1 | LS | \$ 57,900.00 | \$ 57,900.00 |
| 8 | SWPPP Compliance | 1 | LS | \$ 24,000.00 | \$ 24,000.00 |
| 9 | Stabilized Construction Entrance | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| 10 | Clearing, Grubbing & Demolition | 1 | LS | \$ 37,700.00 | \$ 37,700.00 |
| 11 | Earthwork & Grading | 1 | LS | \$ 600,000.00 | \$ 600,000.00 |
| 12 | Culinary Water Improvements | 1 | LS | \$ 147,700.00 | \$ 147,700.00 |
| 13 | Sewer System Improvements | 1 | LS | \$ 49,300.00 | \$ 49,300.00 |
| 14 | Storm Drain Improvements | 1 | LS | \$ 196,900.00 | \$ 196,900.00 |
| 15 | Electrical System Improvements | 1 | LS | \$ 600,000.00 | \$ 600,000.00 |
| 16 | Drainage Structures | 1 | LS | \$ 500,000.00 | \$ 500,000.00 |
| 17 | Parking Improvements (Includes Curb & Gutter, Signing, Striping, ADA Access, etc.) | 250,000 | SF | \$ 3.75 | \$ 937,500.00 |
| 18 | Roadway Improvements (Includes Curb & Gutter, Signing, Striping, etc.) | 100,000 | | \$ 4.50 | \$ 450,000.00 |
| 19 | Post-Tensioned Pickleball Court | 12 | EA | \$ 30,000.00 | \$ 360,000.00 |
| 20 | Concrete Flatwork (Sidewalk, ADA Ramps, Flatwork) | 90,200 | SF | \$ 5.00 | \$ 451,000.00 |
| 21 | Rock Walls | 6,000 | LF | \$ 125.00 | \$ 750,000.00 |
| 22 | Chat Path | 15,000 | SF | \$ 2.00 | \$ 30,000.00 |
| 23 | Restroom Building | 3 | EA | \$ 150,000.00 | \$ 450,000.00 |
| 24 | Pedestrian Foot Bridge | 2 | EA | \$ 50,000.00 | \$ 100,000.00 |
| 25 | Playground & Appurtenances | 2 | EA | \$ 325,000.00 | \$ 650,000.00 |
| 26 | Pavilion | 5 | EA | \$ 100,000.00 | \$ 500,000.00 |
| 27 | Pickleball Shade Structure | 10 | EA | \$ 6,000.00 | \$ 60,000.00 |
| 28 | Site Amenities (Signs, Benches, Picnic Tables, Trash Receptacles, etc.) | 1 | LS | \$ 200,000.00 | \$ 200,000.00 |
| 29 | Landscape & Irrigation (High) | 137,800 | SF | \$ 3.00 | \$ 413,400.00 |
| 30 | Landscape & Irrigation (Medium) | 332,000 | SF | \$ 2.00 | \$ 664,000.00 |
| 31 | Landscape & Irrigation (Low) | 64,000 | SF | \$ 1.00 | \$ 64,000.00 |
| 32 | Turf Grass & Irrigation | 578,000 | SF | \$ 1.75 | \$ 1,011,500.00 |
| Subtotal | | | | | \$ 9,840,500.00 |
| On-Site Construction Contingency | | | | 15% | \$ 1,476,000.00 |
| General Construction Total | | | | | \$ 11,316,500.00 |
| Professional Services & Incidentals Expenses | | | | 12% | \$ 1,358,000.00 |
| On-Site Improvements Total | | | | | \$ 12,674,500.00 |



11 North 300 West, Washington, Utah 84780

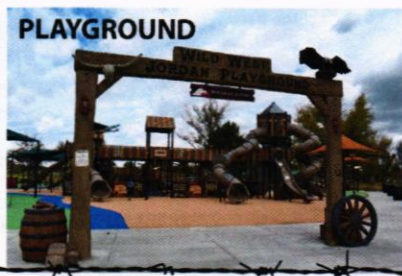
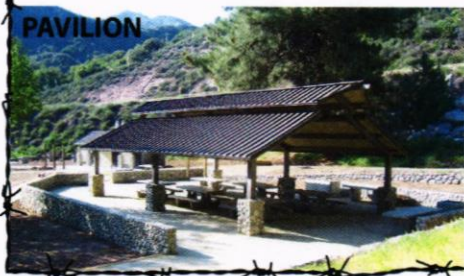
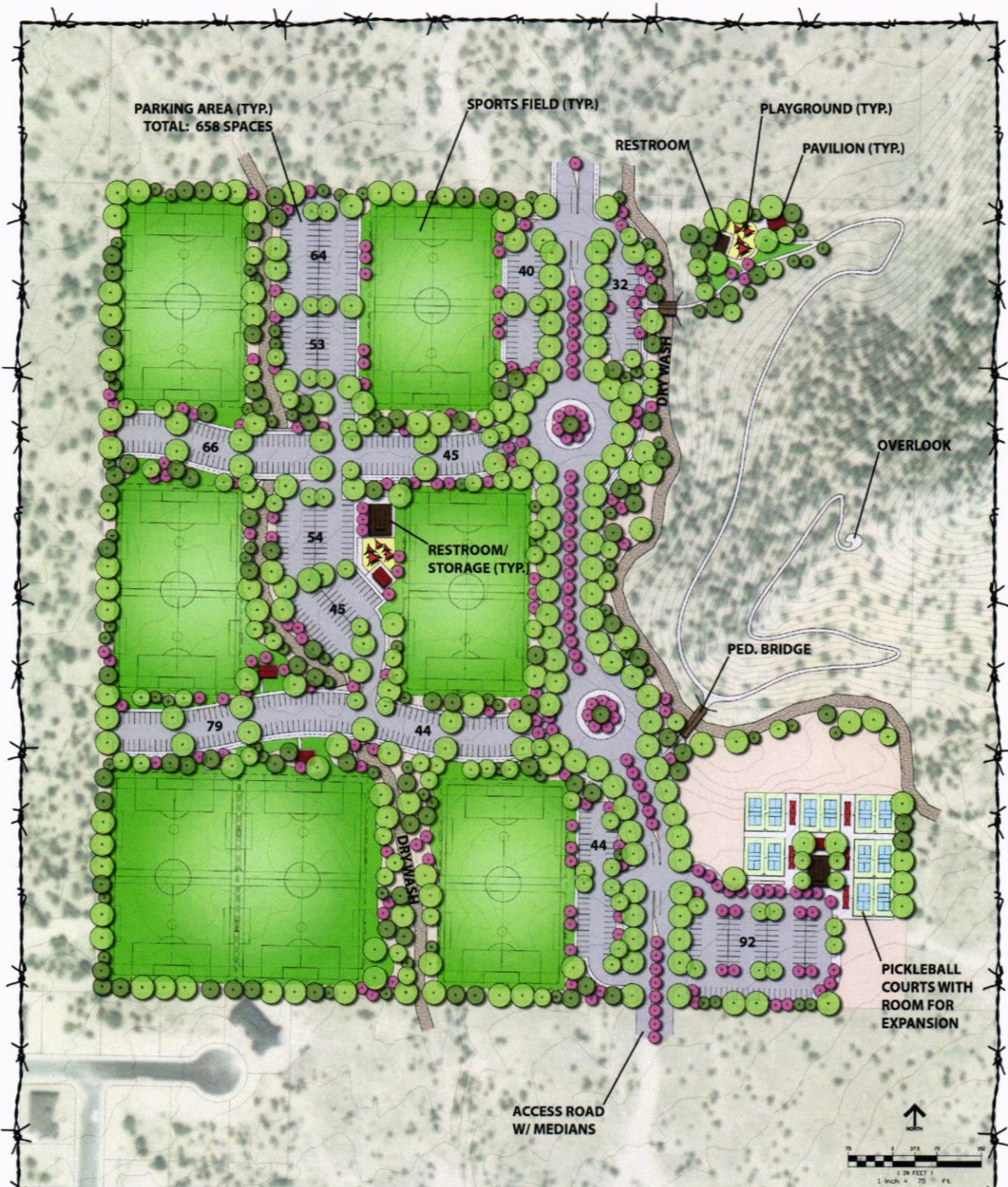
TEL 435.652.8450 | FAX 435.652.8416 | sunrise-eng.com

ENGINEER'S OPINION OF PROBABLE COST

Canyon Ranch Sports Complex
Cedar City

January 29, 2020
TLN

| NO. | DESCRIPTION | EST QTY | UNIT | UNIT PRICE | AMOUNT |
|---|---------------------------------|---------|------|---------------|-------------------------|
| GENERAL CONSTRUCTION - OFF-SITE IMPROVEMENTS | | | | | |
| 1 | Mobilization | 4% | LS | \$ 53,600.00 | \$ 53,600.00 |
| 2 | Project Sign | 1 | LS | \$ 2,000.00 | \$ 2,000.00 |
| 3 | Traffic Control & Site Security | 1 | LS | \$ 6,600.00 | \$ 6,600.00 |
| 4 | Subsurface Investigation | 48 | HR | \$ 250.00 | \$ 12,000.00 |
| 5 | Materials Sampling & Testing | 1 | LS | \$ 11,300.00 | \$ 11,300.00 |
| 6 | Dust Control & Watering | 1 | LS | \$ 7,200.00 | \$ 7,200.00 |
| 7 | Construction Staking | 1 | LS | \$ 9,500.00 | \$ 9,500.00 |
| 8 | Erosion Control Compliance | 1 | LS | \$ 3,900.00 | \$ 3,900.00 |
| 9 | Clearing, Grubbing & Demolition | 1 | LS | \$ 6,200.00 | \$ 6,200.00 |
| 10 | Earthwork & Grading | 1 | LS | \$ 96,200.00 | \$ 96,200.00 |
| 11 | 25' Roadway Improvements | 4,100 | LF | \$ 200.00 | \$ 820,000.00 |
| 12 | Drainage Structures | 1 | LS | \$ 100,000.00 | \$ 100,000.00 |
| 17 | Culinary Water Improvements | 1,000 | LF | \$ 25.00 | \$ 25,000.00 |
| 18 | Sewer System Improvement | 3,100 | LF | \$ 45.00 | \$ 139,500.00 |
| 21 | Electrical System Improvements | 1,000 | LF | \$ 100.00 | \$ 100,000.00 |
| Subtotal | | | | | \$ 1,393,000.00 |
| Off-Site Construction Contingency | | | | 15% | \$ 209,000.00 |
| General Construction Total | | | | | \$ 1,602,000.00 |
| Professional Services & Incidentals Expenses | | | | 12% | \$ 192,000.00 |
| Off-Site Improvements Total | | | | | \$ 1,794,000.00 |
| TOTAL PROJECT COST | | | | | \$ 14,468,500.00 |



Cedar City Canyon Ranch Sports Complex

Master Plan

January 29, 2020