

COUNCIL WORK MINUTES
JULY 21, 2021

The City Council held a meeting on Wednesday, July 21, 2021, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; W. Tyler Melling; Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Sewer Collections Operator Skyler Rember; Leisure Services Director Ken Nielson.

OTHERS PRESENT: Blaine Nay, Teri Kenney, Rayan Talbot, Laura Henderson, S. Henderson, Ron Riddle, Tim Watson, Farah LeFevre, Paul Monroe, Phil Schmidt, Jesse Carter, Aleese Cardon, Tom Jett, Carter Wilkey, Terry Curfman, Michael Radebaugh, Tammy Vogt, David Clarke, Maridon Nielson, Derek Morton, Kayo Skandunas, Jon Dimond, Krista Longhurst, Dallas Buckner, Garth Green, Dorothy Loris, Kaewn Darro, Nick Ripandelli, Ryan Howard, Jason Valentine, Susan Lee.

CALL TO ORDER: Pastor Radebaugh of Mountain View Baptist Church gave the invocation; the pledge was led by Jason Norris.

AGENDA ORDER APPROVAL: Councilmember Isom moved to approve the agenda order for both work and special meetings; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■ Phillips – I have a few, I have had a number of citizens contact me regarding the striping of the roads in the Providence Center. Mayor – Jeff has reached out to the contractor, and he should be here the first part of August. Phillips – I have had a number of citizens reach out, what can we do about the big semi's and large trucks that park there, people cannot see pulling out of Home Depot and Costa Vida. Tyler – we can amend to make it a no parking zone. Phillips – I don't know if they are sleeping or what, I saw a woman come out of Costa Vida and she almost got hit. Tyler – I will look at the ordinance and give you some options. Phillips – on the interchanges, who is responsible for the maintenance? Paul – what part of the maintenance? Phillips - weeds, paint on the bridge. Paul – the weeds and landscape is our responsibility. I talked with the P&R Director to have the weeds hit when the rain subsides. Phillips – I received a letter from a citizen, the letter was read and is attached as Exhibit "A". ■ Mayor – follow up on Providence Center, a few meetings ago we were talking about the turn lane, we have been in contact with UDOT and are waiting to hear back to see if the City or UDOT has the jurisdiction and how far we can cut the island back to give more room for the turn lane to make it feasible, so we don't have so much backup. They are looking long term and it is included with the Transportation

Master Plan. This is to help the traffic flow better in the meantime. ■ Paul –the County has received an allotment of COVID money, and they would like to leverage it to make it better in helping projects around the cities. The County would take about \$619,000 if the City would match that and put it towards the “Y” to interconnect with the waterlines with the Water Conservancy District (WCD). We would take that money and the State has a COVID Grant Fund and we would try and double that and ask the state to kick in \$1.2 million and we would purchase property and do design and start with the infrastructure to interconnect with WCD. The long-term plan with the Beaver County water, that is where it will connect. The benefit for the city is we have a need for a tank in the vicinity, we can pump wells from Quichapa to that tank and reduce head pressure and then pump the water into the City. It is not on the agenda; we want to get your ideas to see if it is a good idea and work with the County to apply for the grant. The application period is from August 15 to September 15th. Mayor – one of the things with the State is the projects with State funding move up on priority list with multi-jurisdictions, it would be collaboration with the County, City and WCD. Paul Cozzens, Iron County Commission – we have noticed and been aware of water issues, with Kanaraville, Brian Head, and New Castle. We were going to receive ARFA but when we found out about 1005 bill for matching infrastructure, we want to look at it. We wanted to carve some of the funding from ARFA, we want to be consistent, we put together a formula, the smaller communities, Brian Head, Kanaraville, New Castle, so we moved large cities down and small communities up, we called Kanaraville and said we would match up to \$50,000 if they would match for a water project. We are hoping the cities will match. We are hoping the State would match. We want to be consistent and a little firm. Initially it was to give the WCD \$750,000 but all cities, Enoch, Cedar City and Kanaraville all have projects, they are the cities in the WCD. If we carve cities individually so it helps the valley, but we want it to be a combined effort with the WCD equal partners, so it helps everyone in the valley. If we give money just to Cedar City, we leave out the unincorporated areas in the valley.

Mayor – two of the council members were in the meeting with the WCD last week where we talked about doing things at the “Y” and how we will need some of these things, so some of this makes sense to scale it together to coordinate. And then the funding with the County came through and it has all been building on each other. Cozzens – we just got the email two days ago that the application period starts on August 16th, so as a County we would like to get this done quickly, and we thought that if we put a packet together with everyone together and produce a nice document that they can look at as a whole, they might just say wow, Iron County has their stuff together, there are some great projects and they will match it. That is what we are hoping. It may happen, it may not. \$50 million will go really fast, if you divide that among 29 Counties, that is \$1.7+ million dollars. I think it would be fair to divide it equally. Some of the bigger counties, Salt Lake County is getting \$250 million dollars, Utah County about \$150 million, so they are getting so much money I think they should divide it by 29, and that would almost match. I have talked with Evan Vickers and Rex Shipp about that.

Phillips – the water projects, whatever they are in Parowan, Enoch or Kanaraville, I want to make sure there is a connectivity, so it is addressing the long-term water issues for the entire basin. Is the WCD going to be the quarterback for all of this, how do we make sure the end

goal is for everybody? Cozzens – we would ask that Paul Monroe works with Cedar City, Enoch and Kanarraville, it is a small amount of money. Technically Kanarraville has been paying into the WCD and there are not any lines to them, so I don't think we will be as firm with them, but with Enoch and Cedar City we will. I would think Paul Monroe would work with Cedar City and Enoch on that. Paul – we will have something on the agenda next week.

PUBLIC COMMENTS: there were no public comments.

HISTORICAL MARKER PROGRAM PRESENTATION. ALEESE CARDON,

HISTORIC PRESERVATION COMMISSION: Aleese Cardon – I am the current chair of the Historic Preservation Commission. Exhibit "B" was handed out to the Council. It has been a while since I have been here to talk about what we are doing. We have had some sign placements, we have looked at the flagpole on Main Street, we have had downtown Main Street surveyed, we have been really busy. Our Mission Statement "the Cedar City Historic Preservation Commission welcomes smart, economic lifestyles, heritage with authentic character preserving a community we can be proud of for generations to come. With this said, we as a commission want to recognize our past instill a sense of pride and preservation in all our community members." We want to showcase this historic and cultural resources of our community for residents and visitors of Cedar City.

We are proposing historical marker placement plan. The markers would be a standard bronze marker in keeping and complementing the markers that are already in existence. They are designed to have little to no maintenance. Depending on the site they will either be wall mounted or a simple pedestal. Private property owners will be asked for permission at the beginning of this process when needed. Information about the time period, location and historic persons would be on each marker as well. An application has been created to encourage the Community to take part. Application can also be submitted for buildings, sites, persons or historic events. As a commission we have selected six locations that we would like to start with. The first one is the fluffy bundle, this is where Fred and Barbara Adams while doing their laundry envisioned and penned on a napkin their vision of the Utah Shakespeare Festival, this marker will be in conjunction with the 60-year anniversary. These markers would be a way for our community members and visitors to know how we came about and the history that got us to here. We may think we are passing history along to the next generation but are we really. Example, my 27-year-old son did not know what Fort Cedar was. I thought I had done a good job in telling our children Cedar City's history and our family's involvement. I will attest that at least one of our children has stopped at every historical marker in Cedar City and Iron County. We want people to know the history. Second is the Cedar's Hotel, which is the Jolley's Ranchwear building; the old train depot, the Old Escalante hotel location; the City Office; Cedar Theatre; and the Wells Fargo Bank. We love Cedar City and the history that created and made it what it is today.

Phillips – I set on the commission and like thinking this through with the people. We have funding for 6 this year, but identified 13. Aleese – in traveling a lot of time they have markers or a picture. As fast as Cedar is growing, we need to recognize our past, but not get stuck there.

Laura Henderson – is there a possibility of having a walking tour regularly. Aleese – we did that, not last summer because of COVID, but the year before and they were well attended. Phillips – we would do a self-guide tour brochure and an occasional walking tour. Paul – did you see the markers SUU put by the statutes? Yes. Paul – are these different? Aleese – yes, they will be written out. They are more like the DUP or Sons of Utah Pioneers, but they will be bigger. Phillips – it will be standardized with the City's logo.

CONSIDER VICINITY PLAN FOR LIBERTY COVE PUD. PLATT & PLATT/DONALD BOUDREAU: Jesse Carter – Liberty Cove at Jefferson Park PUD is the name. we have come a long way. We have 28 units, open space with guest parking in two locations. There are 14 lots, 28 units. It will be a one way in and out with a hammerhead at the end. 30-foot-wide road. We wanted to do it a little wider than the minimum of 26 feet. All setbacks are there, we are ready to break ground.

Phillips – I know there was discussion about sewer capacity and how it feeds, I want to make sure we have the capability to handle the 28 units. Also, the storm drain. Jesse – the sewer line will not tie into Interstate Drive; it will come out the vacant lot and onto 1175 West. Jonathan – we have not run it in the sewer model yet, but we will review it for next week. Phillips – what about storm drain? Jonathan – we have storm drain down Interstate Dr. We have been working with Jesse and Platt & Platt to bring it through their project and it will go into the culvert and have it pass through the project properly. Currently it drains onto that parcel. Phillips – will that coincide, or will the projects coincide? Jonathan – the storm drain will go in with the project and the city will reimburse.

Phillips – I appreciate you created a wider road, that is a nice addition. Is there any opportunity that a sidewalk could be on the other side as well? Jesse – currently there is a sidewalk on one side, the setback starts after the sidewalk. The property narrows as you go to the north. Starting the setback even 4' back would create challenges. We are meeting the ordinance.

Hartley – is there on street parking? Jesse – if less than 30 feet you cannot have on street parking in the CC&R's, so technically they could, but it cannot be used for guest parking, that is why we added guest parking. The City would require no on street parking otherwise, but with 30 feet wide there is a possibility. Mayor – 6 guest parking stalls? Jesse – yes. The hammerhead is 180 feet width so a few on the end shouldn't be a problem.

Phil Schmidt – where this goes through it brings water down and crosses the interstate the box culverts have maxed out. When this property floods, this acts as a holding pond, all the water doesn't go under the freeway all at once. The box culverts we put in across John Dalton's apartments are 6x4 and there has been enough water that they have backed up. This now acts as the basin. Whatever we do we need to be mindful. The freeway drainage pipe is not large enough to handle it all. It then crosses College Way, and that drainage pipe is not large enough either and it is a big pipe. This section gets overwhelmed. You need to be careful what you do. You may have to put additional under the freeway. Phillips – are the apartments directly across the freeway? Phil – there is a set of apartments before you get to John Dalton's apartments.

Mayor – for full disclosure, some of those apartments are owned by my family.

Paul – we design our storm drain system. We design for 100-year occurrence, sometimes they get overwhelmed. Sometimes we get those a few times a week during the monsoon, and we have rains that exceed the 100-year storm, so time to time we have infrastructure that backs up. Phillips – yes, but we will have more hard surface to drain there.

Jesse – I spoke with Jeff Hunter, he wanted me to mention that because of the nature of the street we will use a private garbage company for the trash pickup. Phillips – will you talk about the fencing? Jesse – along freeway will be a 6 foot block wall. Where there is fencing we will use the existing fencing. In the northwest corner there is a significant fall so there will have to be a retaining wall built and a fence on top of that.

Mayor – the side that abuts houses are you doing a fence along them? Jesse – we will use the current fences; two fences create an alley way and gets graffiti and trash. Mayor – do they all have masonry block walls? Jesse – I don't know for sure. I think there is one fence with stucco. Paul – we will get into that detail with the Preliminary Plat stage. Phillips – are they required to have a detention pond? Jonathan – it is based on the drainage study, and we will get that with construction drawings.

Hartley – will they all be 2 story? Jesse – that is to be determined, but there is a good chance they will be, but we don't know for sure yet. Originally, we thought the rear setbacks would be tighter, but we are required to have 20 feet, so it squeezes that down. Consent.

CONSIDER VICINITY PLAN FOR ROSE VILLAGE PUD. GO CIVIL/DONALD BOUDREAU:

Dallas Buckner, Go Civil – the zoning from last week's meeting. The property approach zone cuts through this. It is on Northfield Road; the School District building is across the street. We have twin home PUD with phases 1 & 2 but will enter off Northfield and have looped roads. We have 40 lots, 80 units and several lots undevelopable that will have guest parking and a park. There are 46 lots, 6 are not developable. Hartley – where is the master planned trail? Dallas – we are adjacent to the Old Farm Subdivision, and it has the trail system and drain system recorded. The masonry fence is 5 feet into that. I assume during construction drawing we will figure how much property we need to deed to that. Phillips – does that connect from Fiddlers Canyon? Paul – that is significantly west of that trail.

Phillips – does the same person own all of this? Dallas – yes, but the residential component is under contract. Phillips – people need to know they are living next to the Industrial zone. Dallas – we will have a wall against that.

Chris Uchman – is this single access only? Yes. Chris – that is against fire code, he needs emergency equipment access, people need to be able to escape and emergency equipment. Dallas – the second access is if it is greater than 80 units. It will not exceed 80 units.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING LOTS 23 AND 24 IN THE FINAL PLAT OF THE CANYON AT EAGLE RIDGE SUBDIVISION

PHASE 1. GO CIVIL/TYLER ROMERIL: Dallas Buckner, Go Civil – back in May the legislature changed a lot merger to amending lot amendment. We are combining the two lots into one lot so they can build a house on the lot line. Phillips – so that he can build in the middle of the two lots? Dallas – correct.

Mayor opened the public hearing. There were no comments. Hearing closed.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE CITY'S ROAD MASTER PLAN AT BENSON WAY AND WESTVIEW DRIVE. WATSON

ENG./JONATHAN STATHIS: Tim Watson, Watson Engineering – the application submitted indicated it is an amendment. We have worked with Jonathan and are asking a vacating of the master planned road. This is by the College Farm and Westview Drive, the large open space is the Iron Horse RDO. From the intersection through Old Sorrel Ranch. The power line is steep, it is difficult to even get ATV's there. Working with Jonathan, and Avenue Consultant agreed, we could abandon this road, there are approximately two 40 acre parcels owned by the same developer that owns Northridge Development at Cross Hollow. They have asphalt, but no curb, gutter and sidewalk. There is plenty of traffic coming from the County. Talking with engineering and staff they support us. Old Sorrel Ranch has 3 phases platted, both access points are completed with phase 1. We can't get a 66' road through there now without buying land or making non-conforming lots. That is why we are requesting vacating this area. Jonathan – this is a draft of the plan. Phillips – are you still planning the road that goes across the hill by the Cross Hollow Event Center? Tim – it is Center Street, we rerouted it through the commercial area and it will stay in place. SUU Observatory sets in the NW corner. We are vacating the small piece. Paul – how would the traffic go from Westview to Iron Horse? Tim – there is no connectivity even with the current plan through Iron Horse until you get to South Mountain Drive. Phillips – the topography is very steep. Tim – even if it went east, there are hills in the area where the City has purchased property for a new water tank, it is very steep. If the section is removed, we still have connectivity through Iron Horse to Providence Center and it would make sense to have the 66-foot road connect. This does not provide much more access. Phillips – the yellow dotted line and maroon line are they 66' roads? Jonathan – yellow is 55'. Tim – that is the one currently being cleared and grubbed.

Jonathan – based on the discussion with Avenue Consultants, they agree it can be vacated. They do recommend extending a 45-foot local road to the south out of Old Sorrel, it doesn't have connectivity out of the subdivision. If vacated it would not require a connection out of old sorrel. Phillips – no matter where it was, where would it connect, the 40-acre parcels are in the County. Does the RDO go to the County parcels? Jonathan – I don't have the RDO. Tim – the Iron Horse has the two 40-acre parcels next to it. Paul – did Avenue recommend an area for south road? Phillips – there is property to the east, if there is requirement to the south can it be factored in the next phase? Tim – there is a road in the valley that "U" shapes, Jonathan would like it to go through Old Sorrel Ranch. We would lose at least one lot in the area because it was not planned for connectivity. We are currently working on the plan for phase 4 & 5. It will go to the hills. The hilltop is preserved. The route that could happen

is to tie into the road adjacent to the southern portion. I haven't seen the master plan for Iron Horse. There is no physical way to get it over the hilltop without massive budgets. The current shows it to go over by the Observatory and that would be tough also. Adams – from prior discussion with the RDO, they have no plans to connect to Cross Hollow Hills because the people in Cross Hollow Hills don't want to connect. Tim – if they don't want to be connected to a city subdivision, why would my client be forced to do it as well.

Mayor opened the public hearing. Skyler Rember – congestion throughout the city is already a problem, and we are predicting to design for the future. There is a lot of undeveloped space in that area. the Northridge Subdivision roads are not 66' wide. They are residential roads 29 feet wide with burrow ditches. Tim – they are platted to be 66 feet. Skyler – it is a residential neighborhood, sparsely populated it is not meant to have high traffic go through there. Traffic can be handled, but when it gets overloaded, every car will cause more strain than the car before it. If you have a road designed for 1,000 cars and you have 200 cars in the first hour and 1,800 cars in the second hour you are going to have traffic jams. By vacating this road, I don't know how many of you are familiar with financial options, but right now the city has an option to have a large road running north and south in this vicinity, and by vacating the road the City is forfeiting the option forever to have this road go in. I'm not saying it has to be a 66' wide road, they could plat it for a 66' road even if it is not in it could be done at a later date. To vacate the road is to forfeit the option and you can never come back to that. To maintain a large arterial system for traffic to run north and south in this valley is important.

There were no other comments. Hearing closed.

Tim – what he is saying is right, but please remember that this master planned road is coming through a residential development, not commercial, there is nothing in commercial until we get more into the Cedar City air traffic pattern which is Center Street and north, that is why the council relocated a section of the road into the commercial and industrial area. Phillips – you have been working with the client for a long time, why did we wait until everything was platted? Tim – I can't answer why, we have had staff changes. We knew the road would be relocated, at that point they did not feel necessary in that location, it was not enforced during the master plan trials.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE CITY'S ROAD MASTER PLAN IN THE TIPPLE ROAD AREA. PLATT & PLATT/TYLER ROMERIL:

ROMERIL: Dave Clarke, Platt & Platt – the original city master plan has a 66-foot road along the section line, we felt unjustified to have a 75' and a 66' so close together. Eagle Ridge at South Mountain is across the freeway, Hamilton Fort to the south, Tipple Road goes to Kanarra Mountain. Our proposal, and when Johnathan and I had a conference call with Avenue Consultants, he said you don't need that road. Tipple Road is an existing 66' road and on the master plan for a 66' road. My client is willing to give 9' for a 75 road, I asked the difference and he said it gives a center turn lane. Shurtz Canyon Drive from Holiday Inn Express on the master plan it is a 75-foot road. In conversation with Jonathan and Avenue Consultants it doesn't justify a 75-foot road, it would be reduced to 66'. We are not requesting that, but we want to vacate the 66' and give property to make the other road 75'.

The south boundary of Cedar City and of the Annexation Declaration area also. It was 75' straight across and it is not feasible. We want a 66' cross tie and curve it to a 90-degree intersection and make the curve to tie into a 90 degree with Tipple Road. We want to vacate the 66' along the section line and change the other to a 75' road. My client will lose about a half-acre to make the tie in. Hartley – where would the water lines go? Dave – there is not a water line there. The map shows it along the mountain. Jonathan said we could upsize the line in Tipple Road. Phillips – there is a lot of acreage out there and could have a lot of homes. Dave – ours is 900 acres, the County has 20 acre lots, other property is going through planning processes. Then you get into BLM. Bauer Family owns a lot more property up the canyon and the road goes and ties into the HWY 91 in Kanarraville. Phillips – why would we want to vacate the north/south corridor? Dave – I think, it is my opinion, the overall master plan took a sharpie and just drew lines on the section line, that was in 2012. I think it was because of the section line. Phillips – are you going to put homes there? Dave – we will put homes there and they will back up along the corridor. City ordinance will not allow back out driveways on 66- or 75-foot roads. I am planning 3 approaches on the Tipple Road. We are working with SITLA to get another access to Highway 91, but that is not a guarantee. Hartley – there was a lot of discussion in Planning Commission about a traffic study, would eliminating that road handle the number of cars? Jonathan – the calculation was high based on the number of units. I calculated 500 units; they are planning half of that. Based on that and with discussions with Avenue Consultants that is why they recommended eliminating one and increasing the other road. Hartley – will that affect the approval for the west side of the road? Dave – it will help them, a wider corridor for them to tie into, it helps with a left turn lane and wider shoulders. If you turned at the Holiday Inn Express, that is a 75' right of way, that is what it will become. Jonathan – you are planning for the 9 feet to come of the east side? Dave – correct, it will not affect the west side. Jonathan – at the north end the 75-foot road passes through the adjacent property owners property. Dave - the property on the west, the road used to tie into the road at a bad angle, the county got the right of way, the triangle belongs to the parcel on the west side. We will work with them. In order for this project to happen, both projects need to happen because of the cost to bring water and sewer, that is the only way both projects can happen is working together. On the property on the south side, there are no houses, the houses intersect the 75-foot road, no planned driveways from that side of the project.

Mayor Edwards opened the public hearing. Chris Uchman – is the property R-1 or R-2 on the other side? Tim – R-2-1. Chris – does the road size take that into consideration with the increased density. Jonathan – I will verify with Avenue Consultants. Carter Wilkey – I checked, I serve on the General Plan revision committee, the draft continues the city proposed annexation past that down Shurtz Canyon Road.

There were no other comments. The public hearing closed.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE
GENERAL LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM
DENSITY RESIDENTIAL AND CENTRAL COMMERCIAL FOR PROPERTY
LOCATED AT 2901 S. TIPPLE ROAD, PLAT & PLAT/TYLER ROMERIL:** Dave Clarke, Platt & Platt – our proposal, it was annexed in 2006 and has been in AT since that

time. It is general planned for low density housing. We propose to take the north 15 acres and change to commercial zone and the south 75 acres R-2-1, it is similar to Mr. Watson's proposal, maintain the R-1 density but have flexibility with smaller and bigger lots. We plan to have a park. We have 3 access points on Tipple Road and hopefully one to Shurtz Canyon.

Melling – we talk about when a plan changes the City's hands are tied. In a situation like this, absent of a development agreement, when a decision is made on density. Tyler – the tool that holds the feet to the fire is the ordinance, that is as far as we can go absent a development agreement.

Paul – has anyone looked at the General Land Use Plan where we want lower density, 3-5 units per acre, has anyone looked at R-2-1. Don Boudreau, City Planner – 8 units per acre. Paul – with roads, how many units could you get per acre, and could it meet low density? Don – low density is 3 units per acre, the zoning ordinance is 10,000 for R-1. Paul – could we avoid general land use changes if the zoning tool is already there. Dave – if you take the 70 x 100 and put a 45-foot road, you can get 4.5 to 5 units per acre. We are proposing 3.5 units per acre. R-1 zone you can get about 3.5 units. We are talking 2 units different per acre, but it is a challenging piece of property. When you have sharp corners, you can't put a road into those. We are planning on a park, that will lower the density. We want to start with starter homes, we feel there is a market for that and then work up to larger homes. We will put roads in and have some nice curving/sweeping roads, not just a box for the length of the property. We are willing to work on a development agreement like Mr. Watson agreed to. We are not asking extra density, just flexibility in how we size the lots to make it pleasing, and a nice neighborhood. Phillips – is the road on the section line shown on the map? Dave – yes, when you put a 66-foot road you cannot front on it and you build your road plus 12 feet, so we will build a half road with no benefit.

Mayor opened the public hearing. Chris Uchman – for the R-2-1 proposals, there is no existing R-1 communities out there, it is open land? Correct. Chris – why not, it is a great idea, you will not encroach on anyone, it is a productive way to do this. Hartley – it does butt up against 20-acre residential parcels in the County. The hearing closed.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONE FROM ANNEX TRANSITION (AT) TO CENTRAL COMMERCIAL (CC) AND DWELLING SINGLE UNIT (R-2-1) FOR PROPERTY LOCATED AT 2901 S.

TIPPLE ROAD, PLAT & PLAT/TYLER ROMERIL: Dave Clarke, Platt & Platt – this is the same as the above, this is the zone change.

Mayor opened the public hearing. No comments. Hearing closed.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE GENERAL LAND USE PLAN FROM CENTRAL COMMERCIAL AND OPEN SPACE TO HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 1500 N. MAIN ST. PLAT & PLAT/TYLER ROMERIL: Dave Clarke, Platt & Platt – this is on north main by Jones Paint and Glass, Spirit Fitness across the street. The City owns property

with a detention pond. The property is zoned GC, and we are requesting a change to R-3. In Planning Commission, they asked us to follow the boundary, the 197 feet will remain commercial along Main street. It has access to 1600 North; they will have to construct the remaining road and have one access to Main Street. It is shared access for LeBar Cabinets and Jones Paint & Glass. We will put a block wall at the easement line. Phillips – how deep is the commercial property? Dave – 197 feet deep, 200 feet from the right of way will project it along Main Street.

Phillips – I agree with Planning Commission on keeping the commercial on Main Street. Dave – one point on the property is we need R-3, but no one wants R-3 in their back yard and there is no other residential in the area other than R-3. Melling – you are drawing a line to keep the CC and the rest is R-3? Dave – yes.

Mayor opened the public hearing. There were no comments. The hearing closed.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONE
FROM CENTRAL COMMERCIAL (CC) TO DWELLING MULTIPLE UNIT (R-3-M)
FOR PROPERTY LOCATED AT 1500 N. MAIN ST. PLAT & PLAT/TYLER**

ROMERIL: Dave Clarke, Platt & Platt – Tyler – this is the zoning component. Phillips – as we move to higher density, are we good with sewer capacity? Jonathan – we will check with the sewer model. Paul – water, sewer, storm drain, and roads are looked at construction drawings. Phillips – I just want people to know we are looking at this.

Mayor opened the public hearing. Chris Uchman – what is the school capacity for the area and what is it currently at? Schools are bursting at the seams. Higher density creates more kids. Hartley – the School District handles that. Chris – you make decision that affect them. It needs to be done at Planning Commission or City Council. Mayor – we have had a representative from the School District on the Planning Commission and that is who made the motion on this item. The hearing closed.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONE
FROM CENTRAL COMMERCIAL (CC) TO RESIDENTIAL MULTIPLE
DWELLING (R-3-M) FOR PROPERTY LOCATED AT 298 E. FIDDLERS CANYON
ROAD. PLAT & PLAT/TYLER**

ROMERIL: Dave Clarke, Platt & Platt – we did a survey on this for the owners, Canyon Park Apartments. We did a survey so they could make improvements and additions. Their lender is requiring them to have the development within the proper zone. It is a CC zone and apartments were allowed and can continue in that use. The lender requires them in an allowed zone. The addition will not add units, but some bedrooms to existing units, laundry improvements and recreation items.

Mayor opened the public hearing. There were no comments. The hearing closed.

**PUBLIC HEARING TO CONSIDER A RESOLUTION AMENDING THE CITY'S
GENERAL LAND USE PLAN AND AN ORDINANCE CREATING THE
RESIDENTIAL NEIGHBORHOOD ZONE (RNZ). COUNCILMAN TYLER**

MELLING: Tyler Melling – we first started this about 2 months ago, we made it shorter.

See Exhibit "C". All uses are reduced to single family, only uses that are permitted in R-1. The units per acre are reduced, the subdivision size minimum is reduced, and occupancy had clarification and garage width language didn't make it in the packets. I am presenting, it is land use, and I didn't want to throw staff under the bus. Not permitted in RE zone, and 30 feet is the smallest width you could do.

Don Boudreau – it requires 2 parking spaces for a single-family unit, it does not require them to be enclosed.

Hartley – there are some of the things I continue to have issues with you have put a lot of good work, I still struggle with it in R-1 neighborhoods. You did reduce the density, but I am concerned that it allows accessory dwellings. A question on the 20 acres, does it have to be a new subdivision or adjacent? Tyler – if adjacent it can be smaller. If we want to remove the guest house, we can remove that, the uses were taken from R-1 or lots below a certain size. Hartley – the 2,500 square foot lots, the 5-foot setback and adding a story after 1 year. I am worried about safety. If you are trying to go to affordability, I am not sure it does that. Melling – the goal is to have it attractive enough. My neighborhood is 7.5, I love it, but it's not for everybody. Hartley – the HOA or CC&R's I have a problem with. If you are in favor of limited government, I don't know how you would want them to control so much. HOA's increase costs for people. I wondered, it was discussed it creates affordable housing. Affordable housing or lack of it is a national issue. Low interest rates help, but even with smaller lots, if the developers do this the market dictates the end price. I would focus more on job creation and wage increases. There has been a lot of talk this week to come support, because it creates affordable housing.

Melling –Council got an email from a Planning Commission member with home prices in different neighborhoods, one in Blackrock, one \$350,000 and one \$250,000, it is 20 years old. The one in Blackrock is in a HOA, they do common maintenance, that drives the prices on the sale down. They have occupancy restrictions, and it keeps the units nicer than other homes built in the same area and quality without that governance. As we keep going forward, we don't see the new construction as being in between. A lot of our new construction even in R-2-1 is not that. New construction is expensive, but over time we need to keep the starter homes in stock.

Phillips – he called me today about building size, I am concerned about a tiny house next to an R-1 neighborhood. This is a path that Councilman Melling and I went down two years ago, he shared similar views of livable, walkable areas. He spent hundreds of hours on this. I still struggle. I have concerns same as Hartley on the CC&R's and the City setting the rules and regulations. He addressed the concerns with garages, but I still struggle with that. I think it is a step in the right direction. We need comfortable neighborhoods.

Adams – I had some same concerns. One big concern is I will not allow this ordinance to pass for R-1. I don't think it is appropriate of an R-1 zone and I don't want to disturb the integrity of our communities. It has a purpose and I have discussed it with Councilman Melling. I say stick to R-2 and R-3. I have an issue with guest houses, it opens a rental nightmare with a dwelling and another dwelling in the back. I know the idea behind it, but I

was shocked that we have a lot of rental paragraphs in there. I thought it was owner/occupied subdivision that did not allow rentals. If they can put a guest house in the back it will be a big rental area which is a concern of citizens that have contacted me. The covenants, I believe the City should not be responsible for any covenants. Common areas in a PUD or non-PUD subdivision, they are owned by the owners of the subdivision, that is how they are drafted. I don't see how the City has any right to make decisions for the homeowners, they own an interest in the common area, and the owners should be able to change those. It is tough, I get in the first paragraph, and I am done.

Isom – Councilman Melling, thank you. It has come a long way in my opinion, simplified from our discussions earlier, this flexibility is desired. It continues to be a moving target. I wish I had a crystal ball to know what maintenance we would have 5, 10, 20 years from now, that is the piece I struggle with. Thank you for being creative and flexible. Adams – you have done a lot of work on this. One other point, a concern we bring up, I look at a developers perspective, they will not save any money, the infrastructure costs are what they are no matter the lot size. You will have double the costs with infrastructure, so I don't see the savings. The costs are about \$50,000 a lot, could be a lot higher now, that was about 5 years ago. It is tough right now, it is the economy, the buyers are driving the price through the roof. The news did a story with real estate broker in Salt Lake, the medium home price in Utah right now is \$450,000, three years ago it was \$250,000. We are at a pushed rate. I have seen the trends happen, money comes in and buys things up. That hurts the first-time home buyers. That is hard now as well as the building prices. Phillips – I appreciate the open space, trying to capture that. Hartley – it seems like the other councilmembers are worried about the R-1. Could we work the good stuff instead of creating a new zone, work it into the medium density zone and give more options other than creating a new zone. Melling – it could, but factors would change. One of the things we have, because of the new zone we are not infringing on anyone's rights, it is new. If the Council wants to commit to changing some of the other zones and creating other requirements. The goal is to create something not permitted currently. If we want to implement some of the principals in other zones, I don't see a problem, but there will be other concerns. Mayor – thank you for simplifying this, it is substantially easier to read through. The accessory buildings, is there a height size? Tyler – it is straight from R-1. Don Boudreau – it can be accessory building, garage, but there is a height limit of 16 feet. Adams – is livability mentioned in an accessory building? Don – you can do a guest house of 800 square feet. You can't rent or sell it separately. It also has to meet the same setbacks. Melling – if that is a concern, we could remove a number of those things. Don – Mr. Melling explained it well.

Mayor Edwards opened the public hearing. Chris Uchman – in regard to the requirements for putting this between an R-1 and R-2-2, is that in regard to the general plan? Melling – the transitional is zoning parcel, independent of the general plan. If you have a parcel, developed or not, R-1 and R-2-2, Commercial or R-3 that is the transitional. Chris – if there is an ordinance that oversees an HOA, can they vote to change the rulings? Melling – they can do what they want other than the two portions. The occupancy, 30% is generous, when an HOA implements it is generally higher. We used to have a similar requirement for town homes, and we did away with it. Now we complain about the town homes. This is to substitute the other quality controls. Chris – we have an issue with VRBO, persons that are owner

occupants leave for weekends and rent out in R-1, R-2, they don't have insurance or business license. I have concerns with the HOA regarding VRBO, it is the loophole and people will find ways to do commerce and things not normally allowed. Tyler – the Air BnB, we have a separate ordinance. Owner occupied occasionally rented out is still owner/occupied. The City would not get involved in that, the HOA could be more strict. Chris – what if a management company comes in and buys it out like in Washington County. Duck Creek and Brian Head, Iron Springs Resort, I see this as a pathway with a loophole. Melling – it is not owner occupied if they are VRBO all the time. Coral Estates allows management company to schedule for them if not there it can be rented out. I see a lot more of them in this area. I would hate for this to be a tool. Is there any plan, this is to help with affordability? Are there requirements for access to public transit? Melling – nothing to that currently, that was initially in and there was a resounding no. Chris – great work on this, you put a lot of time into this. Thank you for trying to solve the problem. We have conversations where I said what are we addressing. I would love to see this in R-2 ordinance and R-3 so the communities can be benefitted, but not in R-1. There is a lot in R-1 community going for \$90,000 for ¼ acre. I don't think that is affordable in the R-1.

Adams –the HOA is set up and we are tagged with a few items, the inside they have other issues whether a common areas injury. Where homeowners enforce rules and the owners of the property, they don't take it to court because they are suing themselves. Does this open it up for liability to the city? Tyler – we require maintaining of open space, it is private property, I don't see the City getting drug into a lawsuit, we tell them to maintain their open space. 3-4 years ago, it was in the ordinance for % of rentals, I don't see liability.

Randy Clove, Cedar City Wastewater Collections – we have master planned lines in place. We see higher flows from houses torn down and I say with higher density we have more flows. If we put higher density people downstream could have issues.

Phil Schmidt – I need clarification, you are saying with bonus 5-foot setback on one side? Melling – both sides. Phil – unless a developer over excavates, that is also 1 to 1 going to the side. Eight foot over ex for your house you would not be able to do this. The developer would have to over ex the entire site and jack the price up. If you only have half the garage half the size of your house, you have 24 feet for a 2-car garage, you have to have 24-30 foot house, that is minimum of 50 feet and add 5 and 5 is 60 feet. It is hard to do a 70-foot lot, a nice size lot is 100. In the County we are trying to come up with ways for people to afford houses. The County is looking at 4,000 sq foot lots and still maintain setbacks and have a 45' road. If I drive past Cabela's, that is your project, a bunch of houses that look like that, I am not a fan. The lot width needs to be at least 70 feet. If you only have 5 feet, you cannot be an accessory building and you can't do a block wall either. I am opposed to the 5 feet. We are trying to be affordable, if you really want that and not turn to a junk yard you have to do subsidized housing, a developer get a lot of lots, people that buy \$400,000 and \$500,000 houses, they will wake up one day and it will be worth \$250,000 to \$350,000. My mom lives in a 900 sq foot house in St. George and bought for \$200,000, it is \$300,000 today. You talk # lots per acre. I agree with Ron, it is a good thought, we want to help people, but we need to look at a different way to do it. The subsidy will have to take place.

Melling – good thought on the garage. If you want to build mcmansions we have the R-1. Phil – you want 2 cars and open the door, average care is 8-9 feet to open the door, if the garage is to narrow you bang the other car or you can't get out, nothing less than 20. Melling – it is mandatory 2 car garage, you have the driveway. If a 1 car garage great, but terrible for anyone that buys it. Melling – my neighborhood is carports. Phil - same in St. George, and they don't have setbacks. Some lots you are talking 2,500 square feet. You can't even use that for an outhouse. It is good effort. We are trying to help people, but there are costs you can't control. It doesn't help to squeeze a neighborhood so tight you make a mess. I don't like south of town behind the two hotels, the apartments before the homes, that is the worst thing that happened to Cedar City, you walk 400-500 feet to take the garbage out, fire can't get in, kids have no place to play and cars hang out in the street. We like room, grass, kids to play. I appreciate your effort, but I am not for it.

Ryan Talbot, Iron County Home Builders Association – Exhibit “D” was read. I want to thank the time put in and the comments made. To us it is a good starting point. Thank you for including us in the conversation.

Ron Riddle – I think Councilman Phillips went into intermission. I appreciate what Councilman Melling has done. Since the first time I listened to what he was talking about I have done a little research. He likes to use Daybreak in South Jordan and it is a nice area, smaller lots, and homes and transitions. There are apartments, condos. There is one in Spanish Fork, one east of Lehi and I know two young families that live in that area, and they love it. Do I think there are a few things that need to be redone, yes. I can't believe that in Cedar City we can't work something, we are as intelligent as Travers Mountain or Daybreak. Some things need to be changed. Hartley has some viable points. I think there are things that could be changed, you are doing a good job, we will work through these things. I don't know that a developer will jump on this, but it gives an option.

Skyler Rember, Wastewater Collections – the existing sewer infrastructure and Jonathan's sewer model, throw them in the garbage. Infrastructure in the ground, I do inspections on these. Changing R-1 to high density or medium density is a road to disaster, some infrastructure is failing, north Cedar Blvd already needs to be upsized and it is in good condition, but undersized. I am not here to criticize your plan. If implemented in an existing R-1 it needs to be done with caution. Jonathans model shows and 8- or 10-inch line and everyone moving to low flow increases capacity of what the lines can handle. It is not the wastewater we have a problem; it is the solids. .03 causes back up, a very tiny fraction of solid to clear the pipe and if it can't it causes failure. The model does not have four-wheeler flags, shot put balls, flushable wipes, hot wheels cars, etc, not the wastewater. We dug 300 feet of landscaper carpet out of the sewer. I advise extreme caution if done in an existing R-1 zone.

Mauri Eddy – local realtor, but here for myself – I want to shed some light, I deal with buyers every day. There is a misconception of who the buyer is. Single, couples, newly married, older couple on a fixed income we cannot accommodate. I am not saying this fixes the affordable housing problem, but I think it will help. Blackrock, the home that came on the market is 900 square feet and \$215,000 and the HOA is \$115 per month, and we have 15

offers on it. These are not investors. If you go to a different phase 1,200 square feet going for \$350,000. I feel some provisions are naturally going to make it affordable, square footage and owner occupied. Few subdivisions that set a percentage of rentals. Three Fountains also have the percentage. It will make a little more affordable housing. People still have to qualify for loans, they have an income. Cedar Edge some people are thrilled about it, one car garage, people are thrilled to have a garage, they are excited about home ownership. Some people don't think it is ideal, but it is for some. Cedar Edge is 8 months out, but they can be rented. There is nothing being done that reflects the buyers that cannot just be for rentals. We have townhomes that have a single car garage. It would be good to have an additional option, it is not perfect, but there is a need. People can't move here and could be in the working force. Mayor – the seasons has a rental % also. Hartley – we don't have opposition to that, but we don't want the City to be involved in dictating the CC&R's so they ask for us to solve their issues. Tyler – we do in PUD's for open space and no parking if less than the 30 feet. Hartley – we are not opposed; I don't want the City to be involved in enforcing. This would require that by ordinance.

Chris Uchman – what is the current investor? I don't know. Chris - if we put it in ordinance and a developer wants to put it in ordinance, they have an open door to do it in R-1, City Council can't say no. What incentives do developers have to build R-1 communities. Phillips – some people don't want that. Chris – that would undermine the real estate. With low inventory are we incentivizing to build R-1 or R-2 in the R-1 areas. We should incentivize to do a variety. With an ordinance it creates a loophole that could damage the market.

Derek Morton – I think the best most recent correlation to the zone and issues and less than ideal solution is the student housing district, you had issues for lack of housing for students, parking and traffic. The City came up with the student housing district. I would think this needs to be modified a few times, there will be a lot of unintended consequences. One possible way to see is similar with the student housing overlays or the RDO, you have an overlay where we sample and get data, this is an area that fits this with higher density and Planning Commission will see an area it will work and see modifications. If we let it go, we made the mistake everywhere. This could be a compromise. The SHD has not solved all problems, it allowed flexibility and decreased the burden that would come.

Kayo Skandunas, Executive Director at Habitat for Humanity, we advocate for affordable housing. One of the biggest barriers is ordinances, it increases affordable, I am a college graduate, and I can't afford to buy a house. We think they graduate and can buy a house; they are not given the opportunity and it will increase intergenerational opportunity. This may not be perfect; it is a step in the right direction. When you sell a smaller lot, the lot is valued less. You have done a wonderful job. Cedar City needs to do something.

Kimberly Snow, Mortgage Lender for 10 years – I would say I am in the front line of people buying homes. When I bought my first home, I was a single mom. I now have people coming in both working college graduates and this is what you qualify for, and it is a townhome. People don't want to live in a town home. People want to live in Cedar City, we are not losing people moving here. People are working from home moving here and they are paid over \$100,000 a year. A 3% interest rate does not make up for a 400% increase in price. We

don't call with a problem without solves. I am turning down Cedar City residents, not people moving here. We are going to lose our community. Is it perfect, I am not sure, but it is a step in the right direction. People want to live in a community with parks and kids play with each other and create communities, that doesn't happen in townhomes. An average townhome is \$309,000. We have to allow an option to buy a home, or they will leave. I would love to see subsidized housing; this is a step in the right direction. I don't hear any other ideas or solves. I get to, every day tell young and old couples you can't afford to live here. These are the options we give you \$15 wage but you can't live here. Fanny and Freddie will loan these. I would love to see a new development built by a good builder to give people options.

Paul Cozzens – some of the issues, I applaud Councilman Melling for thinking out of the box. We bring factories, where will we put the people that work there. I am scared when we have to bring more sheriff deputies, public works, etc., but they can't afford a house. Is this perfect no, can we massage it as we go, yes. One thing not mentioned, if you drive to Parowan South of Ken Bettridge facility is a subdivision with 4,000 square foot lots and it is beautiful. If we have big lots, it is more lawn, and we are all concerned about water. These developments use less water. We need to look at this.

Marui Eddy – this will never kill R-1. People want all different things. People love R-1, but there are people we have nothing for.

The hearing closed.

APPROVE THE CITY COUNCIL CHAMBERS AS THE POLLING LOCATION FOR THE 2021 PRIMARY AND GENERAL ELECTIONS. RENON SAVAGE: Renon Savage – the only polling location for the 2021 elections in Cedar City will be in the City Council Chambers.

APPOINT POLL WORKERS FOR THE 2021 PRIMARY ELECTIONS. RENON SAVAGE: Renon Savage – the poll workers for the 2021 Primary Election are: Poll Manager Marie Thurston, Rhea Church (fill in if needed), Cindy Davidson and Cathy Bryant.

CONSIDER AN ORDINANCE AMENDING CHAPTER 32 OF THE CITY'S ORDINANCES RELATED TO GRADING PERMITS. JONATHAN STATHIS/
TYLER ROMERIL: Jonathan – this is related to an item further down dealing with engineering standards. Developers would like to start some construction prior to final plat approval. Require a developer or contractor to get a grading permit and then not be subject to the pre plat penalty. Clearing, grubbing and some rough grading only. Phillips – does it come before final plat? Jonathan – yes, they can apply after they come to Sketch meeting, they must provide a site plan. Phillips – not construction documents yet? Jonathan – possibly, it could come at any time after Sketch. Phillips – is bonding required? Paul – bonding comes with final plat. Hartley – if they start, they may run into lending problems, it would be a lien priority issue.

CONSIDER AN ORDINANCE AMENDING CHAPTER 38 OF THE CITY'S ORDINANCES RELATED TO RETENTION AND DETENTION BASINS.

JONATHAN STATHIS/TYLER ROMERIL: Jonathan – another item that came with discussions with developers. If the drainage passes through a detention pond. Currently the City requires detention ponds with release. This would allow detention for 48 hours so not having stagnant water. This allows developments to retain storm water on site. There would need to be overflow. This is an option. It would not be allowed where there are bad soils. It would be allowed in areas where a gotech engineer finds it allowed. Melling – this is an item you hear a lot about from the development community.

CONSIDER AN ORDINANCE AMENDING CHAPTER 23 OF THE CITY'S ORDINANCES RELATED TO SINGLE EVENT PERMITS. TYLER ROMERIL:

Tyler – State laws changed to allow a municipality to allow up to twelve 72-hour permits. Also added language to allow for three 73–120-hour permits.

CONSIDER AN ORDINANCE AMENDING CHAPTERS 11, 23, 27, AND 27A OF THE CITY'S ORDINANCES RELATED TO THE PROPER CLASSIFICATION OF CRIMINAL CHARGE FOR A PUBLIC OFFENSE. TYLER ROMERIL: Tyler – over the past few years Utah has updated the criminal justice system on various crimes. We have seen a decrease in drug offenses, if not identified it was a class B, Utah has gone away saying it is an infraction. Mr. McUne and I went through the ordinance and changed the misdemeanors to infraction such as not keeping a record of who stays in the hotels, flooding a sidewalk, not vaccinating a dog. The difference infraction is a max \$750 fine, class C is \$1,000 and 90 days in jail, class B, etc. we reduced them to infraction. Vicious animal is a class B.

CONSIDER MODIFICATION TO THE ORDINANCE FOR TRAFFIC & TRAVEL ON STREETS, SECTION 35-2 TO REDUCE THE SPEED LIMIT FROM 50 TO 45 MPH ON BULLDOG ROAD BETWEEN KITTY HAWK DRIVE AND 3000 NORTH.

JONATHAN STATHIS: Jonathan – this is in conjunction to the modifications at the intersection of Bulldog and Kittyhawk. There was a request by businesses to do a speed study and reduce the speed limit. We did a study and can reduce to 45, they wanted 40, but the study did not show based on traffic flow to reduce to 40. The main concern is to get large concrete trucks and large trucks onto Bulldog Road. Phillips – what is the master plan for the road width on Bulldog? Paul – if you look into the data of the traffic study, the tubes tell us what type of vehicles, 15-20% is heavy truck traffic. Jonathan – it is a 75-foot master planned road.

CONSIDER A BETTERMENT AGREEMENT WITH UDOT FOR THE SR-130/NICHOLS CANYON ROAD TRAFFIC SIGNAL PROJECT. JONATHAN STATHIS:

Jonathan – UDOT is working on a project for a traffic signal on Main and Nichols Canyon Road. As we got into discussions, the master planned trail through the intersection was discussed, this will go under Main Street through the existing culvert and a crossing at the intersection. Having a signal will help that and take pedestrians to CVHS. Melling as a pizza driver in college I would go out of the way to go to the light on Fiddlers to the light. Phillips – it does not have good site for left turn there, so this will help. When will it begin? Jonathan – soon, they are doing the design now.

CONSIDER A RESOLUTION FOR THE CEDAR CITY ENGINEERING

STANDARDS UPDATE 2021. JONATHAN STATHIS: Jonathan – there is a summary in the packet, a description of the change and information if it is an increase or decrease in cost. A lot of items are borne by developers in new subdivisions. It includes information on who initiated the proposed change. Also in the packet is the actual drawings that have changed. Highlights on the proposed changes are on Exhibit “E”. The Public Works Departments asked that I read a statement, it is attached as Exhibit “F”.

Isom – I took a tour of town with areas with planter strips, there is no in between, either a total disaster, or beautiful. I worry about allowing planter strips. Melling – on the other side of that, we need to have an option outside the PUD for this, I realize there are costs. I don’t think they should be mandatory, if what it takes is covenants and an HOA is maintain that we want a certain number of taxpayers within a linear foot, we need options, it is a totally different atmosphere. It is nice aesthetics, it cools the neighborhood, it calms traffic. I think we need to have an option beyond private roads. Phillips – I agree with Councilman Melling, I live in an older part of town, and I maintain it. I understand the concerns, I have seen the issues. I would like to see it considered and look at type of trees. Melling – it is a good step, mine is 4’ I know you recommend 6-8’ but I think 5’ is a good number. Adams – what does the PVC with wire do with costs? Jonathan – we have heard about half the costs, but I have heard it is hard to get PVC right now.

Skyler Rember – I have a strange specialty with risk management in complex systems that contain weighted multi-variant non-LaNier functions. You may have a new PVC waterline with half the costs, when they fail, they fail in spectacular ways, ductile fails in small ways. PVC fails elongated, the ductile iron will fix in small area, PVC will cause a long-term cost of failure. A lot of cities allow PVC, and they will tell you the same thing. The cost differential on the installation and maintenance, the maintenance may be 20% higher, larger leak crews, road failures and dips in sewer lines from the failure. Melling – do you have data from the failure rates on water lines. We won’t have many because we haven’t allowed PVC. I would think ductile iron will rust. Skyler – they don’t rust often; they don’t have the air and they have high pressure water in them. Melling – I would be interested in the data from other cities on the failure rate. Skyler – it is something you should look into before you put PVC all over in the ground.

Jeff Hunter – I am not against trees, they are nice, let the homeowners put them in and maintain them in their yards. I lived on 1050 West, trees are next to the streets. As an employee and deal with individuals, when they went away from the mow/park strips and put the sidewalk against the curb we had less problems. There is so much grey area, we want to trim the tree and they are mad and don’t want you to trim it, the next guy wants it cut down. I like to think outside the box, but some things we really need to look at, we could do other neat things, maybe we wind or do other things with the sidewalk. Melling – they are traffic calming measurers. There are pros and cons, it is unfortunate that it is not an option outside PUD’s. Jeff – we deal with trees ripping lights off garbage trucks. Who is responsible for trimming the trees? Melling – I put the garbage can in the driveway for that reason.

Ryan Marshall – each division head had concerns with the long-term damage. From the division that has to maintain and fix the problems, that is the problem. The meter boxes have issues and the sewer. We would like to not have it as an option. If you do, we need wording to control that and who is responsible and who maintains the roots. Distance from meter boxes and manhole lids. Robbie's guys have to get in a meter box and they trim a bush and the owner gets mad and say they own it, but if it is there problem, it is our issue. If you don't maintain they look terrible, and we have to enforce between two property owners.

Tom Jett – the plastic pipe versus ductile iron, I develop property and as a taxpayer. I hope that we get information that we need, it saves the developer money at the expense of a taxpayer in 5-20 years. Jonathan is doing a terrific job. Let developers bring ideas in, but don't let for profit manager the costs later on.

Phillips - #14 widening the borrow in RE but narrow the strip, why? Jonathan – we can keep it at 15, I was trying to keep it in a 66 foot right of way. The travel lane is 12 feet. Phillips – I don't want to have congested areas with roads so narrow. The other questions, why a huge difference on a temporary cul-de- sac from 150 to 30 feet? Jonathan – they are seeing driveways on that and when they plow snow there is nowhere to put them, it forces the developer to put in a temporary cul-de-sac.

Mayor – thank you for all your work and working with all the parties.

COMMITTEE APPOINTMENTS. MAYOR EDWARDS: Mayor Edwards – one change to the printout, Michelle Tullis no longer resides in Cedar so we will have a different name. see attached Exhibit "G".

ADJOURN: Councilmember Isom moved to adjourn at 9:48 p.m.; second by Councilmember Adams; vote unanimous.

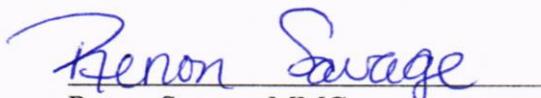

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – JULY 21, 2021

Dear Councilman Phillips,

I'm thankful for your dedicated service to Cedar City as a member of the city council. One of the things I appreciate most is your desire to help Cedar City put its best foot forward and make the city a place we can all be proud of.

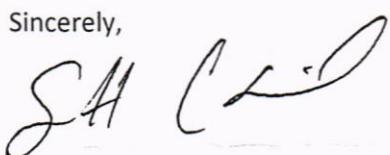
I'm writing in regards to the upkeep of the Cedar City Interchanges along I-15. As you know, these exits serve as a gateway to the city and provide a first impression to those who visit our beautiful town. Over the many years I've lived in Cedar City, I've noticed that the city has expended money several times to landscape and re-landscape these interchanges. It seems that we can do an excellent job of making them look good initially but we fail to maintain the landscaping over time.

The center interchange at 200 N is so overgrown that one would never know it was at one time landscaped with beautiful rock. I see both the South and North interchanges slowly following this same trend. Without corrective action in the near future, I expect them both to fall into the same fate as the center interchange.

Ideally I would like to see the city maintain these exits on a regular basis, preserving the landscaping that was done. If this simply isn't feasible, I would like to see a situation where exits could be modified; such that they could be easily mowed periodically to cut down the weeds and sage brush. A mowed weed patch always looks better than an overgrown weed patch.

I appreciate your dedicated service to Cedar City and hope there is some approach the city might be able to take to preserve and maintain the landscaping at our interchanges.

Sincerely,



Scott Carlile

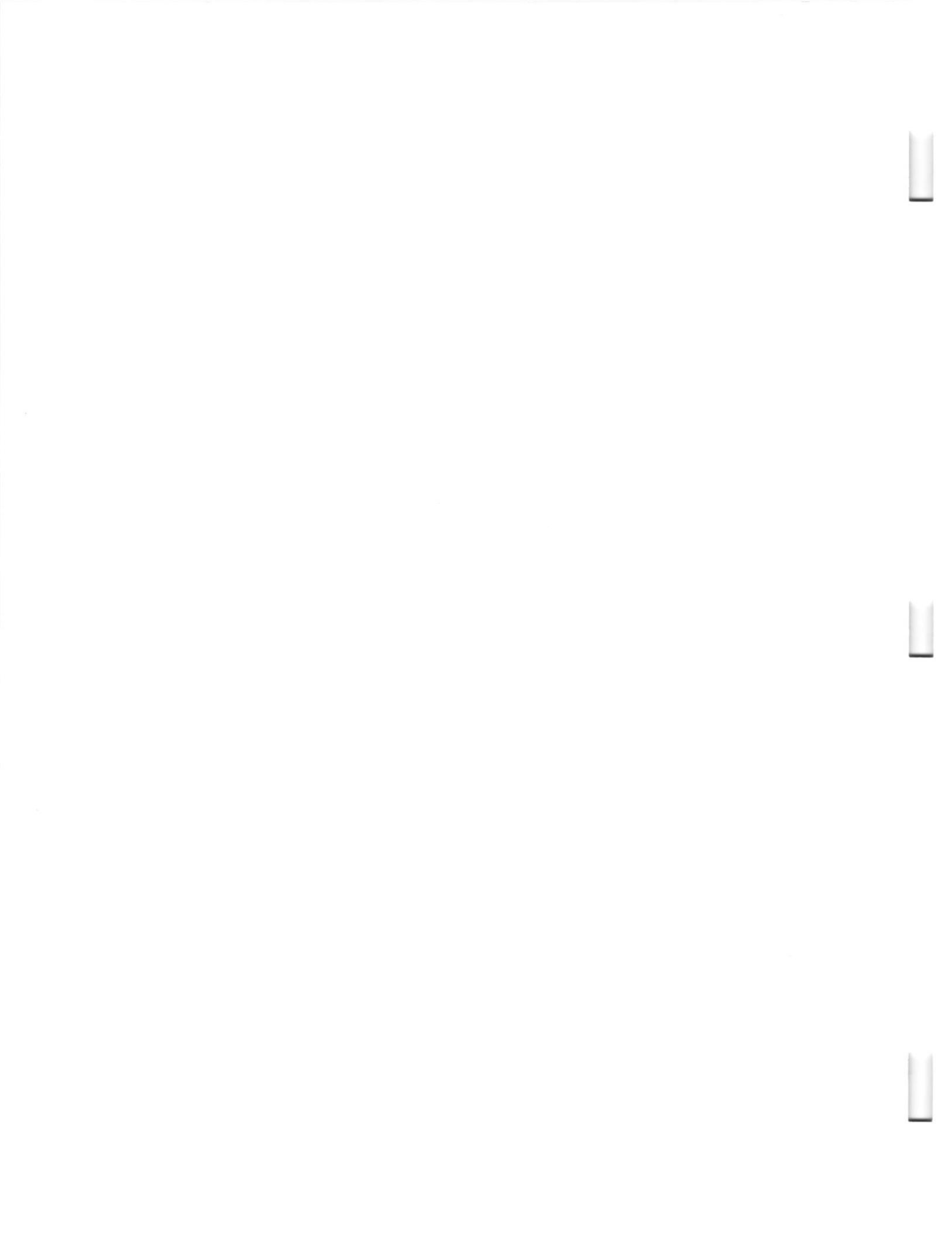


EXHIBIT "B"
CITY COUNCIL – JULY 21, 2021



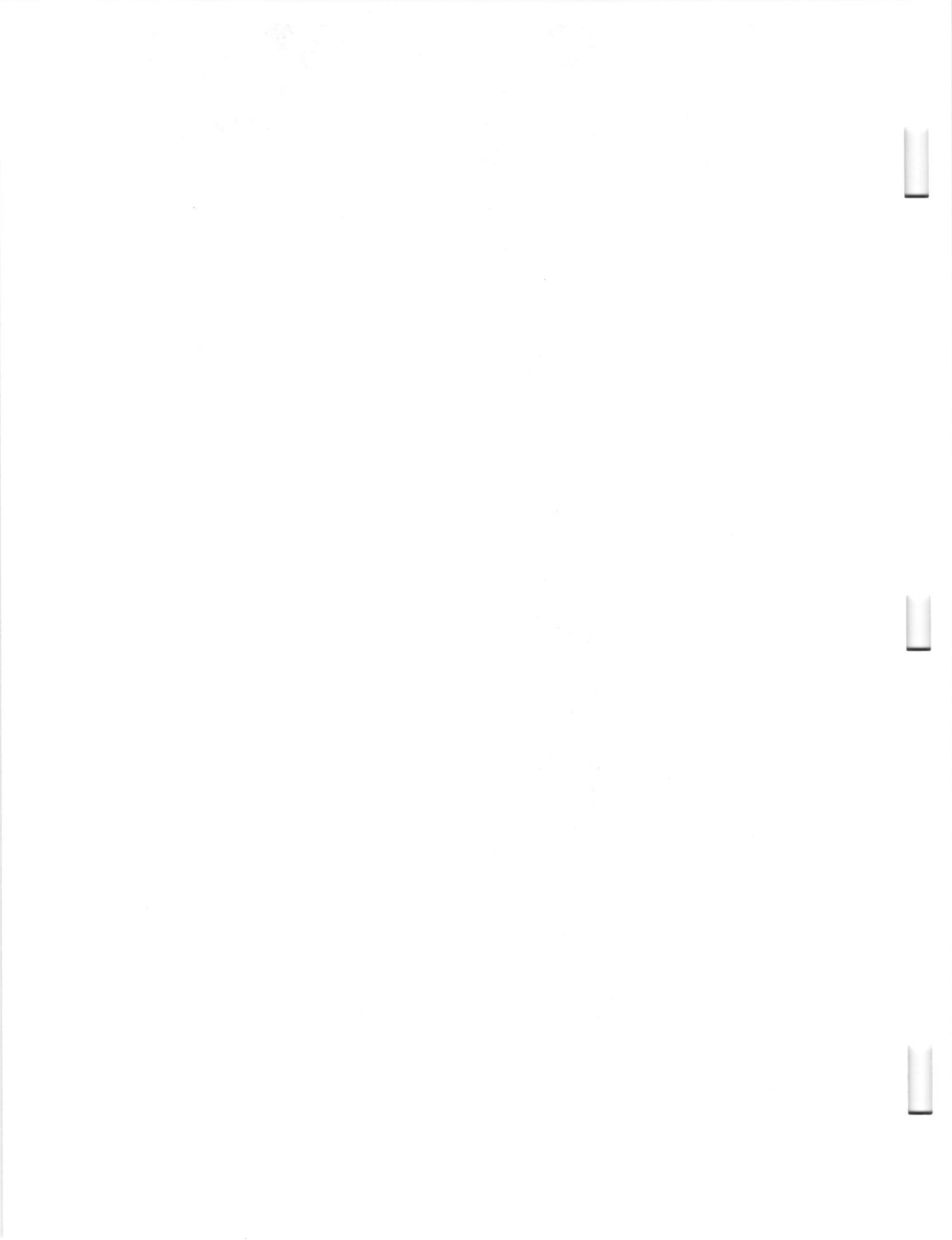


EXHIBIT "C"
CITY COUNCIL – JULY 21, 2021

New Zone Revisions since 6/2/21 City Council Version:

1. General plan and ordinance amendments reflecting uses restricted to single-family residential uses.
2. Substitution of subdivision border setbacks for R-2-1 lot size and setbacks near low-density subdivisions.
3. Primary and Secondary Interior Areas removed in favor of simplified lot area requirements subject to low-density buffer.
4. Removal of “agriculture” from zone characteristics
5. Minimum lot area corrected to 300-foot distance instead of using ‘adjacent’ standard to reflect Planning Commission input.
6. Setback language for adding a top floor adjusted from 3-year timeline to 1-year timeline
7. Added reference to zoning ordinance in front setback/alley language

General Plan Amendment:

SECTION VII-2-B Residential Land Use Classifications – notwithstanding the maximum densities for each residential land use classification, owner-occupied detached single-family housing at all densities is an asset to our community. Therefore, regardless of traditional density standards, a Residential Neighborhood Zone which is characterized by residential subdivisions of detached single-family housing and which zone uses owner-occupancy covenants and transitional standards when bordering lower-density residential subdivisions shall be considered in agreement with this general plan for all residential land use classifications except for land designated as Rural Estate Residential. Restrictions on a Residential Neighborhood Zone shall also apply to areas designated as Low Density Residential to limit the overall density of a subdivision in that zone to 68 units per acre in Low Density Residential areas, and the subdivision shall either: (1) be comprised of at least 40-20 acres in area including public dedicated roads; or (2) serve as a transition between a high-density and a low-density zone by sharing a boundary with: (a) a parcel which is zoned under the R-1 Residential or RE Residential Estate Zone; and (b) A parcel which is zoned under the R-2 Residential Zone (Dwelling, Two Unit), any R-3 Residential zone, the MU Mixed Use Zone, or any industrial zone or commercial zone.

New Zone Creation:

SECTION 26-III-23. RN Residential Neighborhood Zone.

Objectives and Characteristics of Zone: The objective in establishing the RN Residential Neighborhood Zone is to encourage the creation and maintenance of new subdivisions within the City which allow for smaller, more narrow building lots for owner-occupants. The standards of this zone are suitable for all residential areas of Cedar City, except for Rural Estate Residential areas, through the use of varied standards for new subdivisions which border low-density residential subdivisions. The RN Residential Neighborhood Zone is characterized by single-family, detached dwellings which are distanced from other dwellings based upon their proximity to existing subdivisions of low-density zones and upon building height. Representative uses of this zone are one-

family dwellings, parks, playgrounds, schools, churches, and other community facilities designed in harmony with the characteristics of the zone. An essential element of this zone is its use of mandatory covenants which place limits on non-owner-occupied uses to prioritize sustainability, affordability, and permanency. In order to accomplish the objectives and purposes of this ordinance, and to promote the characteristics of this zone, the following precise regulations shall apply in the RN Residential Neighborhood Zone.

Permitted Uses: The following uses shall be permitted in the RN Residential Neighborhood Zone:

- 1) One-family dwellings and the following accessory buildings and structures; guest house not to exceed 800 square feet and subject to the setbacks of a one-family dwelling, private garage and/or carport for the storage of automobiles owned by persons residing on the premises, greenhouse for private use only, private swimming pools, pergolas, arbors;
- 2) Bulletin boards not exceeding eight (8) square feet in area pertaining to the lease or sale of property; also name plates in connection with dwellings not exceeding one and one half (1 1/2) square feet in area and constructed and maintained in harmony with the residential character of the zone.
- 3) Fences, walls, and hedges. (See 26-IV-4);
- 4) Public schools, public libraries, public recreation buildings and similar public buildings and grounds, churches, but not including temporary revival tents or buildings. Public utility buildings and structures, providing that no storage yard shall be maintained on the premises;
- 5) A temporary building or yard storage of construction materials and equipment incidental and necessary to construction of a house development, utilities, or other community facilities, provided such temporary building or yard is located on the same tract of land on which the houses, utilities or other community facilities are constructed. A permit therefor shall be issued only to the contractor or builder and shall be valid for not more than two (2) years, at the expiration of which time the said building or yard shall be removed from the premises and said use discontinued;
- 6) A temporary office building used as an office in connection with the sale of property within a subdivision under construction provided that the temporary office is located on the same part of land as the subdivision. A permit therefor shall be valid for no more than two (2) years, at the expiration of which time said use shall be discontinued;
- 7) Customary household pets, including, but not limited to dogs, cats, and canaries, but not including the breeding of dogs and cats for sale;
- 8) Home occupations when approved by the Board of Adjustment;
- 9) Residential facility for persons with a disability, not to exceed four (4) residents (see Article XVI);
- 10) Public and private parks, playgrounds, green ways, trails, and open space;
- 11) Public and private golf courses; and
- 12) Public and private recreation centers.
- 13) Raising and keeping chickens for non-commercial purposes and subject to Article IV - Supplementary Regulations
- 14) Planned Unit Developments (PUD's) approved per this ordinance so long as Cedar City has determined that city-standard residential subdivision infrastructure is unsuitable for

the subdivision due to soils conditions. For such uses, all provisions relating to setbacks and lot sizes are as required in this Zone and not as permitted in the PUD ordinance.

Conditional Uses: There are no conditional uses for this zone.

Lot Area Requirements: Except as permitted in the Special Provisions of this zone, lots within this zone may be subdivided as follows:

- 1) Lot Area Low Density: An area of not less than seven thousand (7,000) square feet shall be provided and maintained for each dwelling and uses accessory thereto. For any part of a subdivision in this zone which is located more than 300 feet from an existing subdivision boundary which is zoned under the RE Residential Estate Zone, R-1 Residential Zone, or R-2 Residential Zone (Dwelling, Single Unit), an area of not less than five thousand (5,000) square feet shall be provided and maintained for each dwelling and uses accessory thereto, so long as the area of a subdivision in this zone which is designated as Low Density Residential in the general plan does not exceed an average of ~~eight-six~~ (68) units per acre
- 2) Lot Area Medium Density: **Medium Density Residential standards:** In areas of this zone which are designated as Medium Density Residential in the City General Land Use Plan, an area of not less than three thousand five hundred (3,500) square feet shall be provided and maintained for each dwelling and uses accessory thereto. For any area of a subdivision within this zone within 300 feet of an existing subdivision boundary which is zoned under the RE Residential Estate Zone, R-1 Residential Zone, or R-2 Residential Zone (Dwelling, Single Unit) an area of not less than 7,000 square feet shall be maintained.
- 3) Lot Area High Density **Residential standards:** In areas of this zone which are designated as High Density Residential in the City General Land Use Plan, an area of not less than two thousand five hundred (2,500) square feet shall be provided and maintained for each dwelling and uses accessory thereto. For any area of a subdivision within this zone within 300 feet of an existing subdivision boundary which is zoned under the RE Residential Estate Zone, R-1 Residential Zone, or R-2 Residential Zone (Dwelling, Single Unit) an area of not less than 7,000 square feet shall be maintained.

Lot Width Requirements: This zone shall not require any minimum lot width. However, garage and carport openings shall not comprise more than one-half of the width of ~~any dwelling, a one-story structure or more than 2/3 of the width of a two-story structure.~~ Landscaping, parking, setbacks, and covenants required in this zone and under this ordinance may impact lot width and still apply.

Building Setback Requirements:

- 1) **Setbacks at subdivision boundaries:** Notwithstanding all other side, front, and rear minimum setbacks, those parts of new subdivisions in this zone which are located within 300 feet of an existing residential subdivision which is zoned under the RE Residential Estate Zone, R-1 Residential Zone, or R-2 Residential Zone (Dwelling, Single Unit) shall

use the side, front, and rear minimum setbacks of the R-2 Residential Zone (Dwelling, Single Unit),

- 2) **Side Setback:** A minimum side yard of any building shall be five (5) feet for structures not exceeding one floor above grade. For structures exceeding one floor above grade, the minimum side yard for any building shall be eight (8) feet and the total width of the two required side yards shall be not less than twenty (20) feet. The minimum side yard for a private garage shall be eight (8) feet, except that private garages and other accessory buildings, located at least six (6) feet in the rear of the main building may have a minimum side yard of one (1) foot, provided that no private garage or other accessory building shall be located closer than six (6) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, shall be not less than twenty (20) feet for main buildings and not less than twenty (20) feet for accessory buildings. A carport may be built within one (1) foot of the property line, except on the street side of corner lots. However, all walls must comply with side yard regulations for buildings. Mechanical equipment including air compressors, control boxes, and similar equipment shall not be located in the required side setback. Nothing in this section shall prohibit a second floor from matching the setbacks of the first floor of a structure if all or part of the second floor is added to the structure more than 1 year after a certificate of occupancy is issued.
- 3) **Front Setback:** The minimum depth of the front yard for any main building shall be ten (10) feet from the required Public Utility Easement. The minimum depth of the front yard for projections, porches, or other permitted structures shall be five (5) feet from the required Public Utility Easement. The minimum depth of the front yard for required driveway access to a garage, carport, or parking pad shall be twenty-five (25) feet. Other private garages and all accessory buildings other than private garages shall be located at least six (6) feet in the rear of the main building. No structure, fence, or barrier, shall be constructed in a front yard where said structure, fence or barrier would be perpendicular to the street which the front yard faces, so as to divide the front yard into two different yards. If private alleys in the rear of the lot are governed by covenants, provide access to a carport, garage, or parking pad as required for each lot, and are otherwise compliant with this ordinance and with fire and building code, then no front yard driveway is required.
- 4) **Rear Setback:** The minimum rear yard for any main building shall be ten (10) feet for structures not exceeding one floor above grade, and twenty (20) feet for structures exceeding one floor above grade; however, minimum rear yard for main buildings on corner lots may be reduced to eight (8) feet. For accessory buildings the minimum rear yard shall be one (1) foot, provided that on corner lots, accessory buildings shall be set back from the rear lot line a distance of at least eight (8) feet. Nothing in this section shall prohibit a second floor from matching the setbacks of the first floor of a structure if all or part of the second floor is added to the structure more than 1 year after a certificate of occupancy is issued.

Building Height Requirements: The maximum height of any building shall be two (2) stories, not to exceed twenty (20) feet.

Building Size Requirements: There is no minimum dwelling size requirement in this zone subject to the building code.

Special Provisions:

- 1) **Definition of Existing Subdivision:** For purposes of this Zone, “existing subdivision” and “existing residential subdivision” is any subdivision which has obtained final plat approval before the submission of the applicant’s vicinity plan under the requirements of this zone. For adjacent subdivisions which obtained final plat approval after the submission of the applicant’s vicinity plan under the requirements of this zone, the applicant’s plan, plat approval, and any subsequent building and use permits in conformity of the applicant’s final plat shall be evaluated as if the new adjacent subdivision does not exist. However, any subsequent revisions of the final plat established as part of this zone shall be evaluated based on the existence of the new adjacent subdivision.
- 2) **Minimum Subdivision Size:** for new subdivisions in this zone which are located in an area designated as Low Density Residential in the general plan, no subdivisions shall be permitted which are smaller than ~~forty-twenty~~ (420) acres in total subdivision acreage, including public dedicated roads, unless the subdivision shares a boundary with:
 - a) A parcel which is zoned under the R-1 Residential or RE Residential Estate Zone; and
 - b) A parcel which is zoned under the R-2 Residential Zone (Dwelling, Two Unit), any R-3 Residential zone, the MU Mixed Use Zone, or any industrial zone or commercial zone.
- 3) **Required Covenants:** All subdivisions in this zone must have Covenants, Conditions, and Restrictions which must include the provisions specified below, which specified provisions may not be subject to change except by a change in this ordinance. Provisions not required or specified in this section may be amended as permitted by the Covenants, Conditions, and Restrictions and by applicable law. Such required provisions shall include:
 - a) A statement limiting non-owner-occupied rental uses, whether short-term rentals or long-term rentals, to thirty-percent (30%) or fewer units in the subdivision. In addition to any exceptions required by state law, this statement may allow rental exceptions on an individual basis for up to two (2) years to account for sickness, military leave, and other factors, which exemptions must be counted toward the rental limit; and
 - b) A statement of maintenance responsibilities and estimated maintenance budget for all private common areas.

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4) **Open Space:** All subdivisions in this zone must comply with the following requirements regarding Open Space:

- a) Open Space Defined: Common Useable Open Space shall be defined as planned common outdoor improved landscaped areas suitable for relaxation and recreation. Open space areas shall include one improved amenity per required 2 acres of open space, to include but not be limited to patios, gazebos, picnic pavilions, pools, and other amenities suitable for appropriate public or private gatherings. Open space does not include roads, driveways, parking areas or linear sidewalk adjacent to vehicular access roads.
 - (1) Common open space shall be provided at a minimum of 250 square feet per residential unit with a maximum requirement of 3% of the total subdivision acreage. No requirement in this section shall preclude open space in excess of the minimum requirements. Open space shall be exclusive of any required setback areas.
 - (2) Thirty-percent (30%) of all open space area shall be within 30 feet of a shade tree, defined as a tree which would be expected in our climate with modest irrigation to exceed at maturity a height of 30 feet and a canopy width of 20 feet.
 - (3) At least one open space area shall be accessible within 1,000 feet by foot by public right of way from all residential lots smaller than 10,000 square feet in size which are located within the subdivision.
 - (4) Open space areas shall be fully developed prior to the last phase of a development, with at least one-half of required areas completed upon completion of 60% of the subdivision.
 - (5) The minimum amount of open space shall be provided in the master plan of the development.
 - (6) No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than 50 feet wide unless:
 - (a) The dimension is part of a landscaped pathway or trail, so long as no more than 20% of required open space area falls under this exception; or
 - (b) the subdivision is less than 5 acres in size.
 - (7) Open space shall be separated from streets, service and parking areas by landscaping, low level walls, or other decorative treatments.
 - (8) Detention areas may be counted as common open space when designed for open space purposes.
 - (9) A developer may approach Cedar City to determine if common open space, once developed, should be owned and maintained by the city, dependent upon the amenities provided, number of residences served, access, parking, and other factors subject to the discretion of the City Council.
- 5) **Non-Severability:** If Subsection 26-III-23I(3)(a) of this ordinance pertaining to owner-occupancy covenants is ever found to be unconstitutional, unlawful, or otherwise void or unenforceable for any reason, then, unless modified by the City Council, then this zone shall become unavailable to new subdivisions that have not received final plat approval. Any subdivision platted under the standards of the RN Residential Neighborhood Zone may continue to use the provisions of the zone for future development.

EXHIBIT "D"
CITY COUNCIL – JULY 21, 2021



The Iron County Home Builders Association supports the initiative for the new zoning designation called the Residential Neighborhood Zone. We feel the measures put in place by this ordinance are a good start and offer another tool that can be used to give more options for Cedar City to address land use issues. It offers the strong potential to improve housing affordability by giving flexibility to lot size and overall density while preserving detached single-family homes.

We appreciate the many discussions on this topic and the continued willingness on the part of the City's elected officials and staff to continue to make us a part of the process as we all move forward.

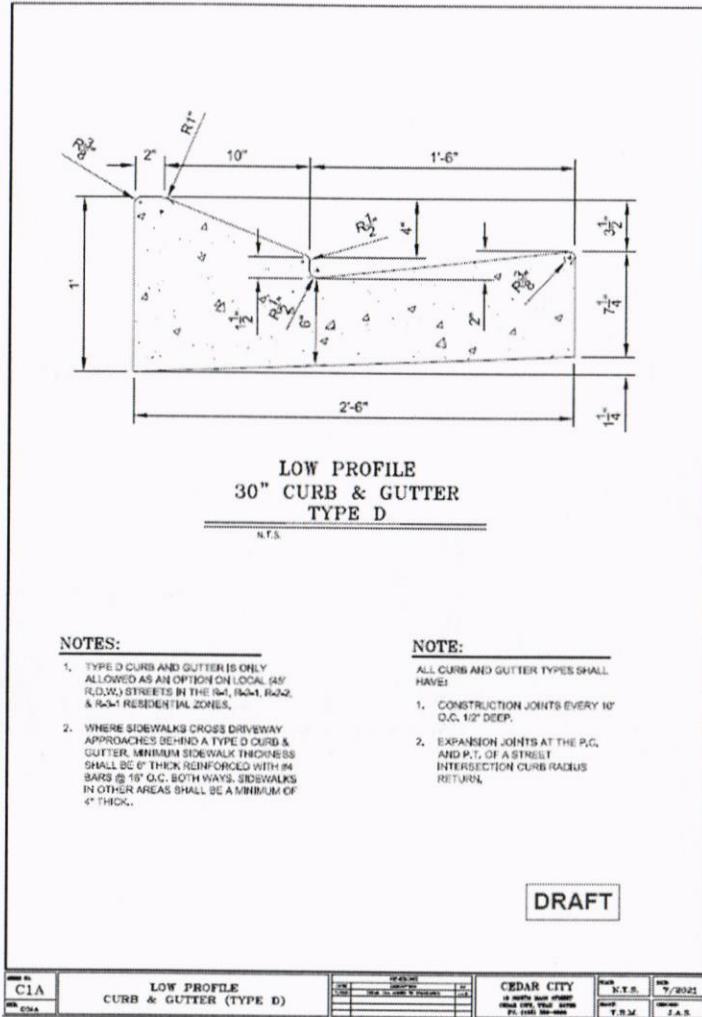
Thank you.

Cedar City Engineering Standards Update 2021

City Council Meeting
July 21, 2021

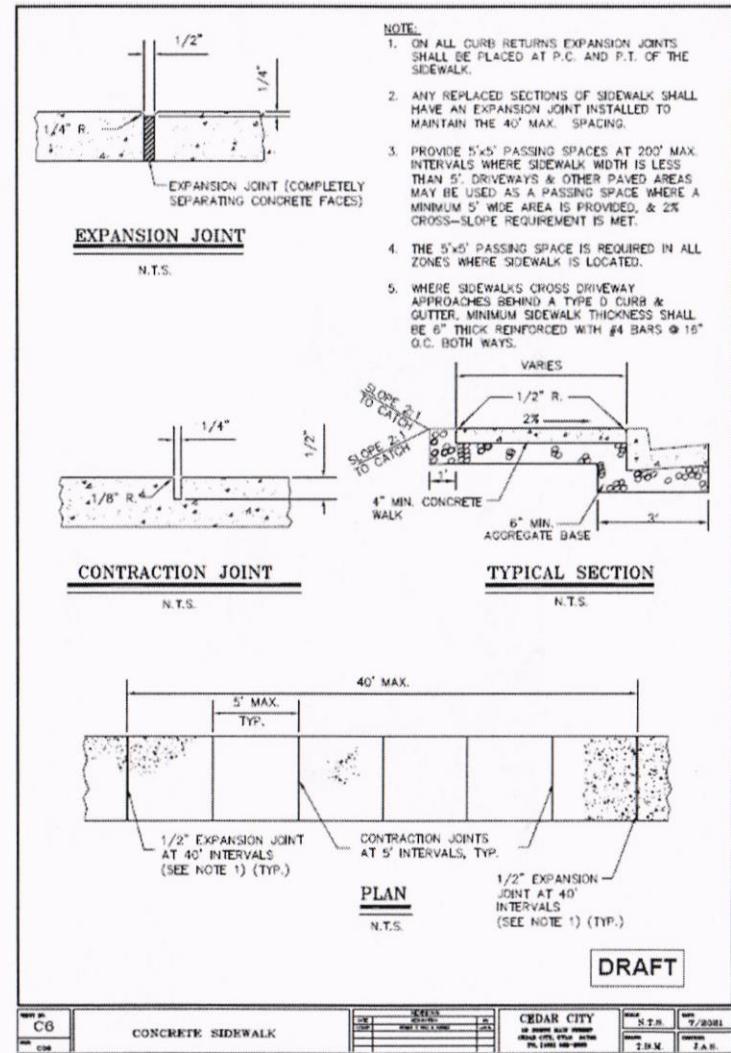
Detail C1A

- New detail for 30-inch low-profile Type D curb and gutter.
- Allowed on Local (45' wide) streets in R-1, R-2-1, R-2-2, and R-3-1 residential zones.
- Sidewalk behind curb can be 4 inches thick, except at driveway approaches where 6-inch thick reinforced is required.



Detail C6

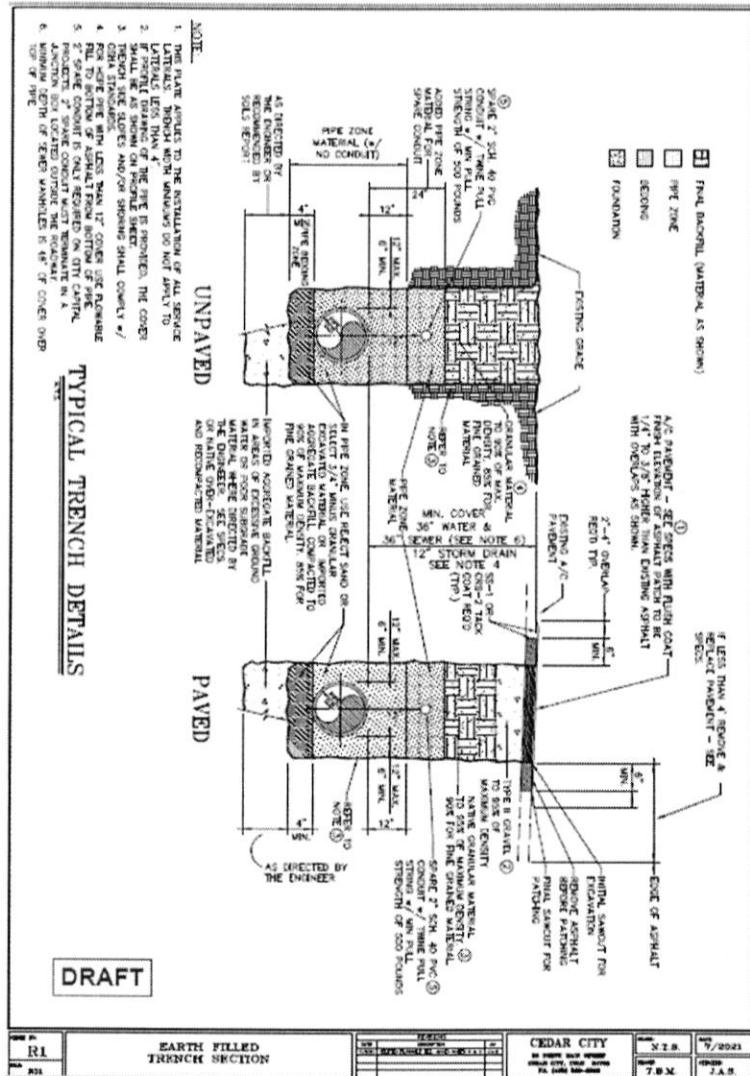
- Note added regarding 5' x 5' passing spaces at 200-foot max. intervals. Driveways can be used as passing spaces where 2% cross-slope is met. Passing space is required in all zones where sidewalk is installed
- Where sidewalks cross driveway approaches behind Type D Low-profile C&G, then min. sidewalk thickness is 6 inches (reinforced).



REF ID: C6	CONCRETE SIDEWALK	CREW REVISION DATE INITIALS	CREW REVISION DATE INITIALS	CEDAR CITY IN THE STATE OF UTAH CITY OF CEDAR CITY UTAH 2000	N.T.S.	9/2001
REV C6				2000	2000	2000

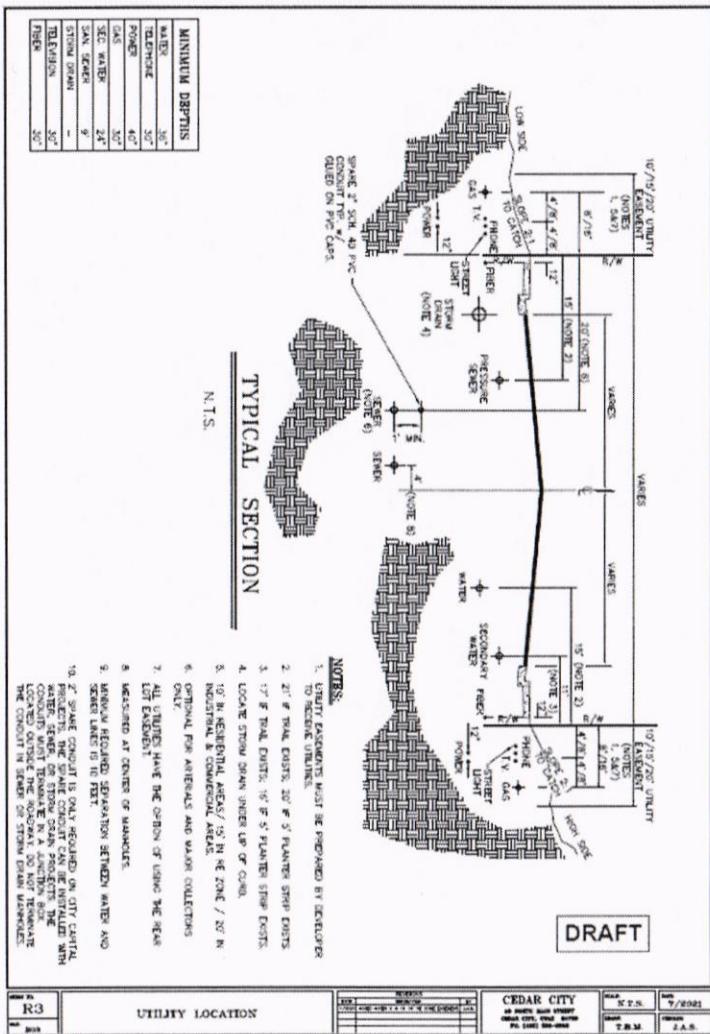
Detail R1

- Flowable fill requirement in the pipe zone has been deleted.
- Street Division has requested that the flowable fill remain as a requirement for concrete storm drain pipes larger than 24-inch diameter.
- Note added that minimum sewer manhole depth is 48 inches to top of pipe. With a standard ring & lid and vaulted concrete lid, then there would be 32 inches of clearance to top of pipe inside the manhole.



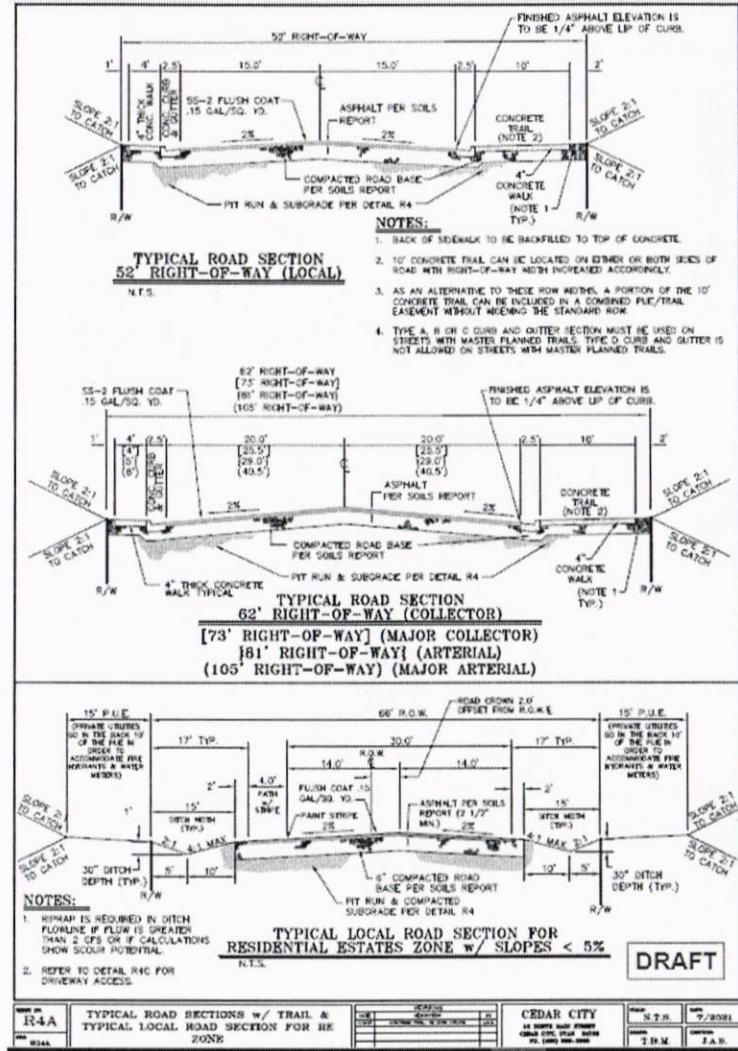
Detail R3

- Need to add a change on this detail to require deeper utility depth in the RE zone due to borrow ditches.



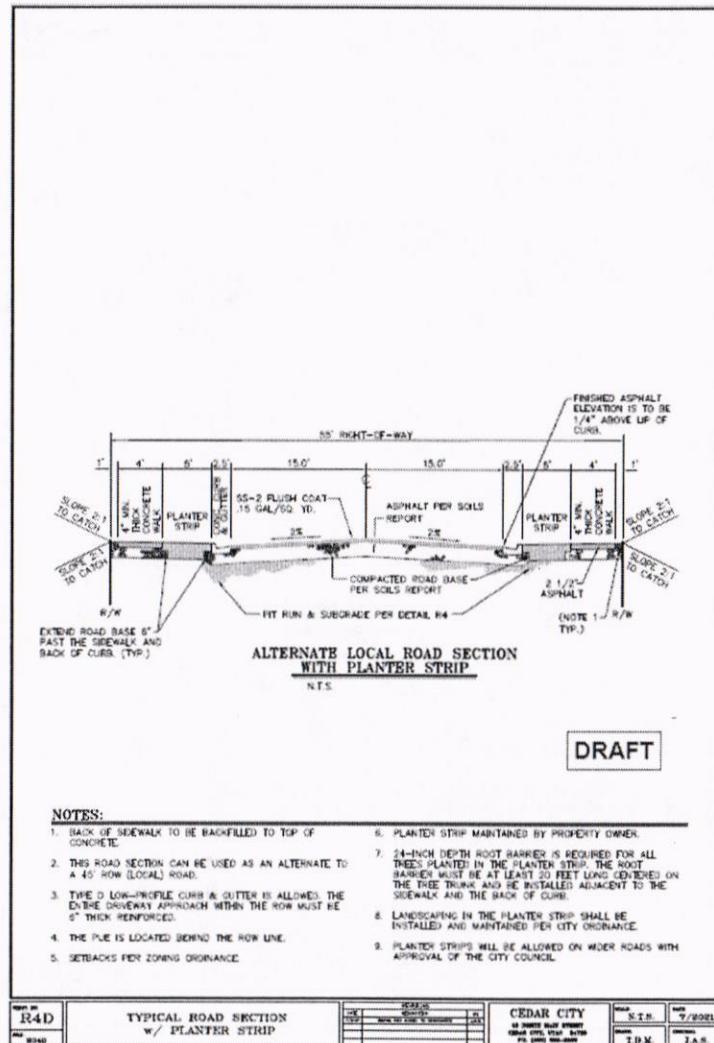
Detail R4A

- Asphalt trail changed to a 10-foot wide concrete trail.
- Road section for the RE zone has been updated to a 66' ROW in order to accommodate the borrow ditches and culverts. 15' wide PUE specified to accommodate water meters and fire hydrants.
- Discussion in Project Review meeting regarding vesting. Existing subdivisions that have already started in the RE zone would like to be vested under the current standard.



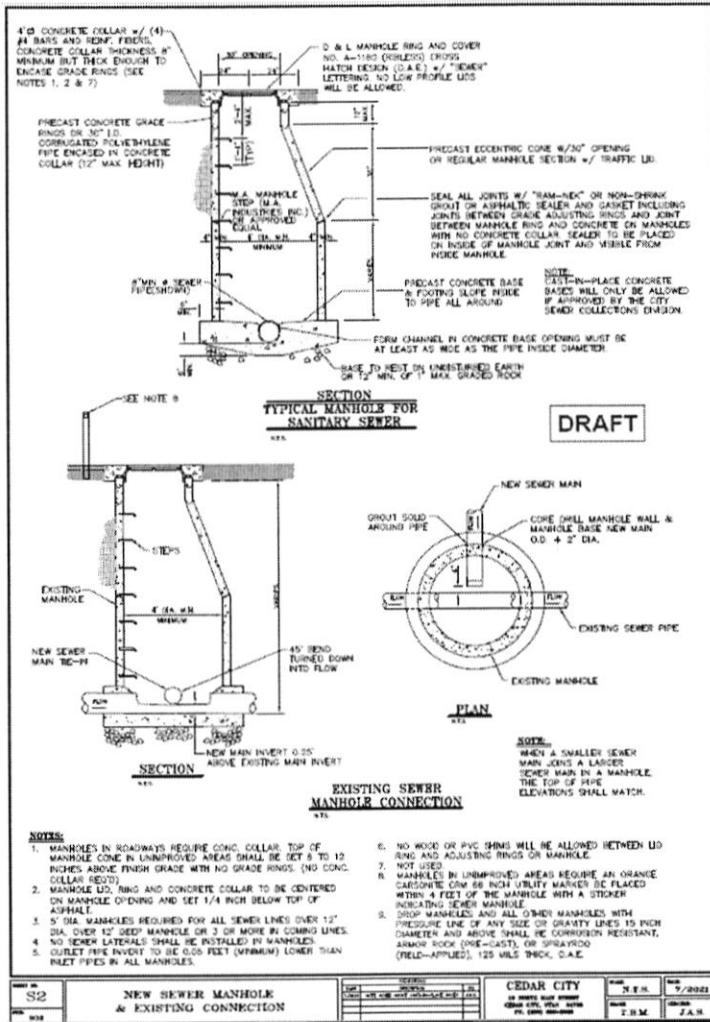
Detail R4D

- New detail added for a Local road (55' ROW) option with 5' wide planter strips.
 - This road section can be used an alternative to a 45' Local road section.
 - Landscaping in planter strip
 - Landscaping to be installed and maintained per City ordinance.
 - Tree root barriers for the root system are required.
 - Planter strips will be allowed on wider roads with approval of the City Council.



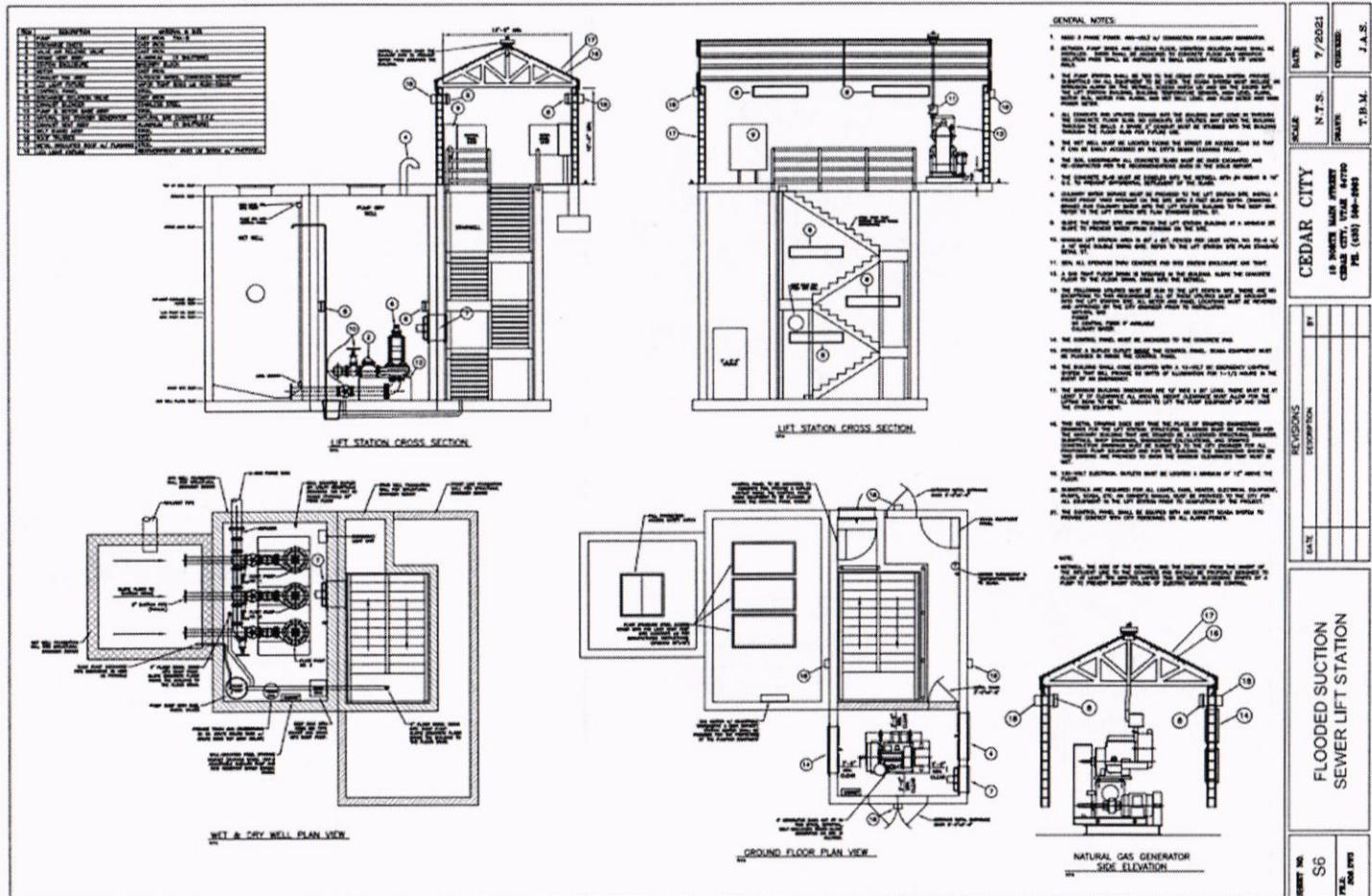
Detail S2

- Pre-cast bases are now required. Cast-in-place bases are only allowed if approved by Sewer Collections Division.
- Discussion in Project Review meeting about cast-in-place bases being allowed because the pre-cast bases are difficult to get.



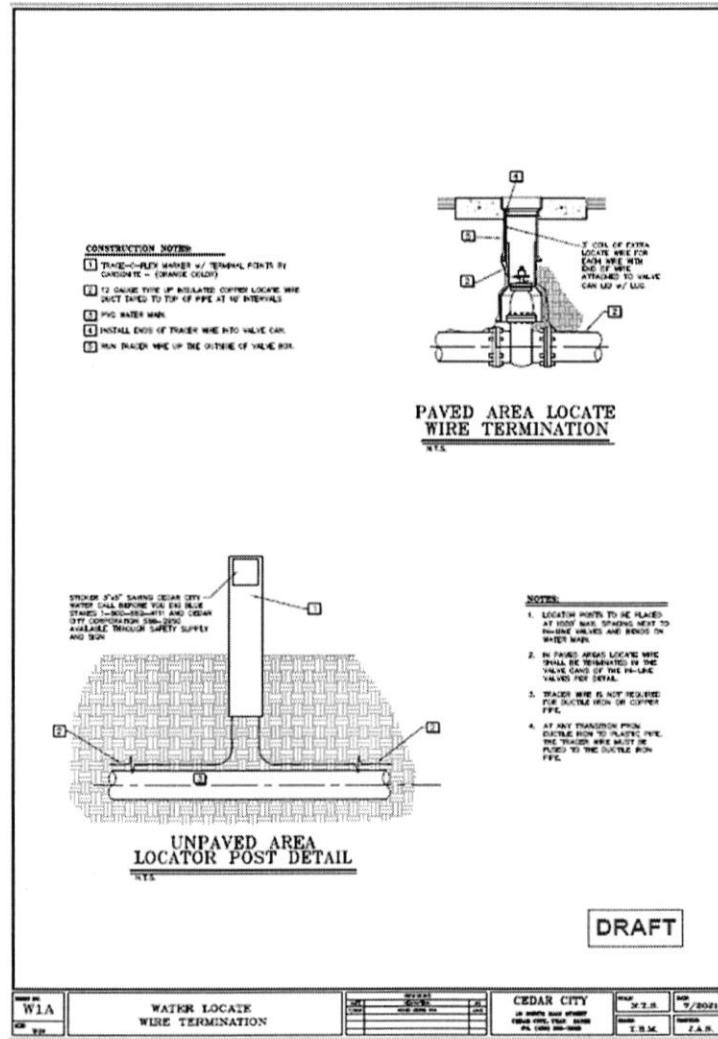
Detail S6

Replace submersible lift station with this detail.



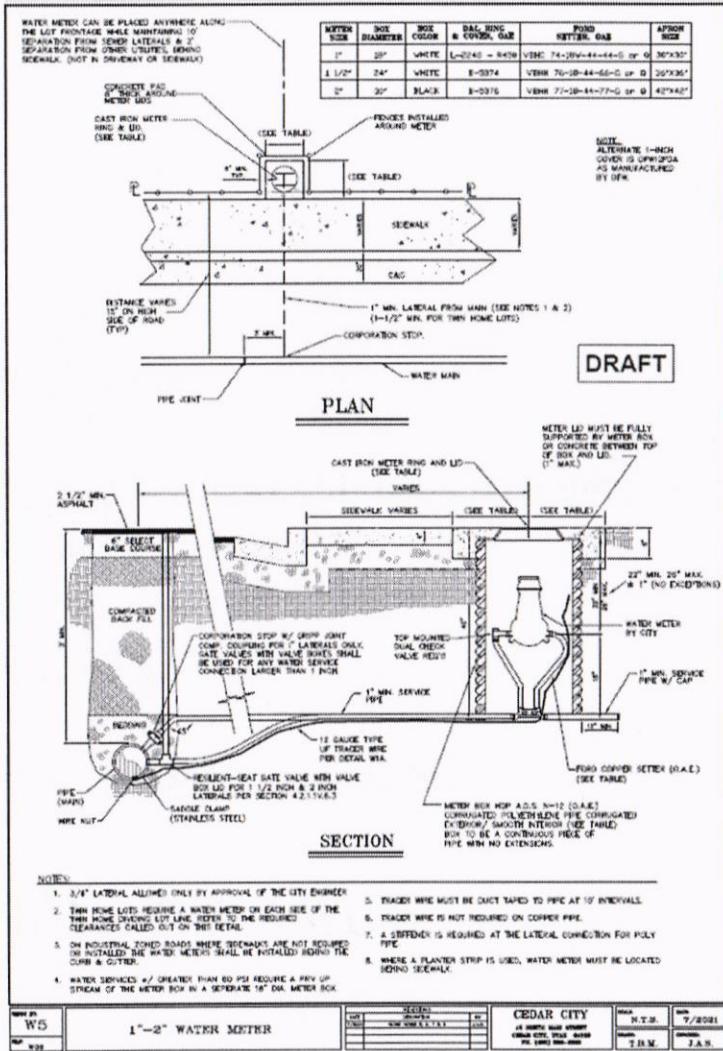
Detail W1A

- Detail added to show the details for tracer wire with PVC waterlines.



Detail W5

- Location of water meter can be located anywhere along the frontage as long as it is 10 feet from the sewer lateral and 2 feet from other utilities.
- Composite plastic lid is being added as an option for 1-inch meter lids.
- Tracer wire added for poly pipe service laterals.



Engineering Standards – Major Text Changes

- Minimum curb & gutter grade is proposed to be decreased from 0.5% to 0.4% slope.
- Poly pipe (SIDR-7) allowed for sizes $\frac{3}{4}$ " – 2".
- PVC C900 (pressure class 235, DR18) allowed for sizes over 2" – 12".
- Ductile Iron pipe required above 12" diameter.
- Poly pipe and PVC allowed in areas with less than 200 psi system pressure.
- Add language stating that no connections to City transmission lines unless approved by Water Superintendent.
- Sewer lift stations text changed to correspond with State regulations.

EXHIBIT "F"
CITY COUNCIL – JULY 21, 2021

To: Jonathan Stathis

From: Public Works Department

Jonathan:

Public Works has some concerns about Item #RFD in your proposed engineering standards which would allow developments to put a planter strip between the gutter and the sidewalk. Our concerns with this design standard have been expressed from the Water, Streets and Wastewater Divisions.

The first general concern is how will the easement and property ownership of the planter strip be addressed and who will be responsible for the maintenance of it. If the Streets Division is to be responsible to maintain the planter strips with the vegetation planted in them and the irrigation lines to this vegetation, this would be an undo strain on the resources within the Streets Division. If the homeowner would be responsible and own this planter strip, our concern is with each homeowner willing to be responsible for the planter strip in front of each of their houses. We are concerned with no consistency in how the areas would be maintained. Whenever an irrigation line to the planter strip breaks under the sidewalk would it just be clamped off and not fixed?

Another major concern that we have in the future would be what we are experiencing in some of the older parts of town where the trees that are planted in these planter strips cause considerable damage to our infrastructure along that planter strip including sidewalks, sewer laterals, water meters and water laterals, clogging of storm drains and gutters. Who would be responsible for this damage? Also, when you plant trees this close to the roadway, there tends to be a concern with the trees growing out over the road and having to trim and maintain them, so they don't do damage to vehicles and equipment traversing the roadway. Also, the roots tend to do damage to the asphalt on the roads. I know we can try to limit this with the type of trees that are planted, but we haven't seen it very successful in other areas, and, how would we enforce this.

Our concern is that allowing this as a design option, our future maintenance will be extensive and access to infrastructure limited.

EXHIBIT "G"
CITY COUNCIL – JULY 21, 2021

Mayor's City Committee Appointments FY 2021-2022				
Board	Member Name	Status	Board Member Replaced	Term Expires
Airport Board (4-yr. term/no limits)				
	Burt Poulsen	Reappointed		6/30/2025
	Vaughn Montgomery	Reappointed		6/30/2025
Board of Adjustments (4-yr. term/no limits)				
	Michelle Tullis	New Member	Replacing Ann Powell	6/30/2025
	Dorian Page	New Member	Replacing Phil Schmidt	6/30/2025
CATS (4-yr. term/no limits)				
	Peggy Green	New Member	Replacing Allison Bulloch	6/30/2025
	Brody Johnson	Reappointed		6/30/2025
Cross Hollow Event Center Committee (4-yr. term/no limits)				
	Rusty Aiken	Reappointed		6/30/2025
	Jean Lopour	New Member	Replacing Chad Reid	6/30/2025
	Ree Zaphiropoulos	Reappointed		6/30/2025
Downtown Parking Authority (3-yr. terms/can serve up to (3) consecutive terms)				
	Evan Vickers	Reappointed		6/30/2024
	Dan Dotson	Reappointed		6/30/2024
Housing Authority (4-yr term/no limit)				
	Margaret Miller	Reappointed		7/1/2025
	Georgia Beth Thompson	Reappointed		7/1/2025
	John Westwood	New Member	New Position	7/1/2025
Library Board (3-yr. term/can serve up to (2) consecutive terms)				
	Heather Munford	New Member	Replacing Connie Sowards	6/30/2024
Parks & Rec Advisory Board (4-yr. term/no limits)				
	Christy Hugh	Reappointed		6/30/2025
	Tom Higbee	New Member	Replacing Dave Holmes	6/30/2025
	Christy Florence	Reappointed		6/30/2025
Planning Commission (4-yr. term/no limit)				
	Tom Jett	New Member	Replacing Hunter Shaheen	6/30/2025
RAP Tax Arts (4-yr. term/no limits)				
	Linda Benson	Reappointed		6/30/2025
	Randy Allen	Reappointed		6/30/2025
	Neal Smith	Reappointed		6/30/2025
RAP Tax Parks (4-yr. term/no limits)				
	Mauri Bleazard	Reappointed		6/30/2023
	Mark Johnson	Reappointed		6/30/2025
	Chad Westwood	Reappointed		6/30/2025
	Vicki Christian	Reappointed		6/30/2025
Trails Commission				
	Mauri Bleazard	New Member	Replacing Maria Twitchell	6/30/2025
	Richard Dotson	New Member	Replacing Ben Davidson	6/30/2025