

**SKETCH / PROJECT REVIEW**  
**MINUTES**

January 4<sup>th</sup>, 2024

The Sketch & Project Review Committee held a meeting Thursday January 4<sup>th</sup>, 2024, at 8:30 a.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

Staff in attendance: Drew Jackson-Building Official; Don Boudreau-City Planner; Jonathan Stathis-City Engineer; Clay Tolbert-City Surveyor; Randall McUne-City Attorney; and Amber Ray-Executive Assistant

Others in attendance: Dale Patrick, Marshall Jackson, Pallin Pead, Dave Clarke, Greg Orloski, Michael Platt, Terrence Mitchell, Farah LeFevre

<b><u>ITEM/PROJECT</u></b>	<b><u>LOCATION/PROJECT</u></b>	<b><u>APPLICANT/PRESENTER</u></b>
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**SKETCH**

- |   |                       |                             |
|---|-----------------------|-----------------------------|
| 1. Amendment-<br>Transportation Master Plan | 1700 S Old Highway 91 | ONG Partners/ Platt & Platt |
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Dave Clarke: My client was under the understanding that the road was coming through their property. The city changed the plan. The owners gave up the property. Destroys their property to bring through there. They want to bring down to Old 91.

Jonathan: The intent when it was changed was to help circulation. I agree it cuts through the property. We talked about running through the south end. It would be nice to have access to the south end. We can talk about it. For the property it is better because it opens through the property. Makes sense to follow the property line. Work to get with the other property owner. Staff's only comment is to have connection between two master planned road.

Don: With potential development, with more asphalt and better grid, it would help everyone out. Work with the property owner. Or else we will have major issues right there.

Jonathan: Will need to move on to Planning Commission. We will notice on the city end, none on your end.

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| 2. Zone Change<br>CC to R-3-M | 168 E College Ave | Ursini/ Platt & Platt |
|-------------------------------|-------------------|-----------------------|

Mike Platt: Owner wants to zone change. Do away with split zone on property.

Don: Consistent with general plan.

Jonathan: This will bring it into the same zone as the other half. We will need an owner's consent letter, legal description, send out notices prior to Planning Commission, and a radius map.

## PROJECT REVIEW

### 1. Building - Sign

355 E 3000 N  
Corner Crossing

Obering/ Rainbow Sign

Carson: Our concerns- our customer wants a 30-foot pole sign. We have the utility easement. Utilities are above and underground. We are in a pickle to where we can relocate sign to be out of the easement. The owner was wondering if the lines can be moved, or put underground. We will need to get a new approved location for the sign.

Drew: Anything inside the easement, you will have to clear through the utility company. We need to see approval.

Carson: Proposed location is about 15 feet off the curb, so if we can move closer to road, but then there is a gas line.

Drew: Check with RMP. Dominion will get back to you.

Randy: There is an irrigation line right there. 36 or 48. It triangles right through there. It is underground. That is a state road. They own it for future development.

Don: If you decide to pursue location, you will need a sign off from all utilities and UDOT. Also ask for photo sim to ensure it doesn't interfere with streetlights. Do maximum height.

### 2. Building- Commercial

2560 Aviation Way  
Cedar City Airport  
Terminal Expansion

Tyler Galetka

Drew: Temp construction fencing. Relocating existing fencing. We will need Notice Criteria tool, Landscaping- we visited with City legal. Intensification of use it would trigger bigger landscape area needed. Talk with City legal to do a deferral. UDOT is green, so no issues, curb gutter sidewalk is in.

Robbie: There is a fire hydrant valve they will need to relocate. Not sure where it is. I will get will Tyler.

Drew: Expansion would get sprinkled as well.

Robbie: I was assuming they would tie into what they already have.

Randy: My main comes up, but the builds will be back to the north. Probably tie into existing.

Drew: Will need a code analysis.

Greg: They need to send a plan.

Drew: Prairie Dog survey report is in, they are working through that. Do you know if there are any changes to the water meter?

Tyler: I don't think so. I will get with Engineers today.

Jonathan: For the Landscaping it extends past overflow parking, the area of influence we are talking about.

Tyler: With edge of property, the whole airport is airport property. The overflow is gravel, we have sidewalks.

Drew: The intensification of use is the trigger. Get with City Legal. I understand it is a big boundary.

Jonathan. It would extend along Lund up to 1600 N.

Drew: Reach out to Randall to see how we will all proceed.

Tyler: The hydrant with remain. Three feet from the structure to hydrant, so we are relocating the structure, extending to the northwest. I don't think any of the utilities will move. No upsizing of utility feeds.

Everything will be on the airport side, from baggage claim to the northwest.

Greg: The plans show on the right lower corner, it says the hydrant will be relocated.

Tyler: I was told it was going to stay. But it looks like they are planning to move it.

Don: We will need a parking calculation. We will look for the closest use. Or we can use data from other cities.

## CITY ITEMS

### 1. Comprehensive Update to City Wide Sewer Master Plan

Jonathan Stathis

Jonathan: We have been working with Stantec. They will be on the phone.

Clint Rogers: What we have put together is a brief summary as what we identified for projects so far. The first phase represents anything that would need to be done before expansion of sewer plant. Up to the 4.8 million gallons per day annual average flow. 20-year plan. Heavily dependent on growth of the city and valley, particularly in the south and west areas. For the downtown area: Airport Road, additional line, particularly during wet weather. Pinch point in existing system.

Jess Jibrin: This is meeting the criteria for comparison for wet and dry capacity.

Clint: 4500 West line. Again, depended on growth in Iron Spring area and south. We broke it down with projects on the north end, smaller scale, smaller cost, to allow the city to phase and do work as needed. 5 & 6 depends on growth in the South, one of the recommendations is in the first phase put in some permanent flow meters.

Jess: Good locations would be 4500 West line. Especially if flow monitoring could be placed on it. Most critical in terms of area.

Carl Chan: Do 5a and 5b before you get 6.

Clint: The table follows the map. It identifies project numbers. There is a column for the triggers. As you move through the table, pipe length, parameter, etc. Cost estimate and comment to describe what the project is. We left the water mark because this is the first time the city has seen this, we also want to ensure that the cost are for the Cedar City area. This is the direction we are headed for the next 10-20 years. Depending on how fast the city grows to meet current capacity.

Jonathan: On the 4500 West line, upsizing existing or parallel line?

Jess: Parallel. Everything that is existing, we have as a parallel. You could upsize.

Clint: Page 3, beyond the size of the current WWTP, we have labeled it as build out conditions. These are projects that would be beyond capacity, so basically beyond 20 years. Depends on where growth occurs on the system. These projects and costs are pretty far out, but contingent on growth.

Jess: BO 1&2 would be full General Plan build out. Build out 11 is very long. Once the entire system is built out, we are seeing capacity on 4500 South. It does vary across there, but recommending continual planning and awareness of the flow that may trigger capacity restraints. The rest of the BO projects are expansion base. BO 4 and 3 upsizing lift station once flow is high enough to trigger. BO 5-10 for future service out there and sizing, is in the table. The trigger would be when the developer says he wants service out there.

Clint: Future lift station is unnamed. The projects are identified, given the future nature, we did not try to put a cost to those. Continue to watch flow rates in system and continue planning.

Jonathan: We have started PI 1 Hunter Glenn to 4500 West. We have not started PI 2. We might need to get more information regarding pipe size and other information on that project. The sewer division wants to start that soon. We want to put it in the budget for the next fiscal year. We are seeing a lot of growth in that area. We appreciate all your work on that. Staff would like to meet again this week before Planning Commission. Shane will set up the meeting.

Clint: We will work on the write-up and finalize costs.

The meeting was adjourned at 9:12 am.

*Amber Ray*  
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Amber Ray, Executive Assistant