

Cedar City

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

Mayor

Garth O. Green

Council Members

Robert Cox
W. Tyler Melling
R. Scott Phillips
Ronald Riddle
Carter Wilkey

City Manager

Paul Bittmenn

CITY COUNCIL WORK MEETING

JUNE 18, 2025

5:30 P.M.

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street. The City Council Chambers may be an anchor location for participation by electronic means. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comments
- IV. Public Agenda
 - Public Comments

Business Agenda

Public

1. Consider a Cooperative Access Management Agreement with UDOT. Chris Hall/Kent Fugal
2. Public hearing to consider an ordinance vacating easements for drainage, construction, and a public trail located at approximately 789 Cross Hollow Road. Watson Engineering/Randall McUne
3. Public hearing to consider modifications to Sections 26-I-4 and 32-8 and Engineering Standards Detail 4.6.1 pertaining to the definition of "site obscuring fence" and other fencing requirements. Don Boudreau/Randall McUne
4. Consider a vesting extension agreement for Fort Cedar Phase 4. Tom Jett/Randall McUne
5. Consider a vesting extension agreement for Fiddlers Canyon Hills Phases 4-10. Fiddlers Canyon Hills, LLC/Randall McUne
6. Consider a vesting extension agreement for Iron Crest Phase 3. Tracy Delnegro/Randall McUne

Staff

7. Consider bids for the Martins Flat Test Well Drilling Project. Shane Johnson/Jonathan Stathis
8. Public hearing to consider a resolution for the revision of the 2024-2025 fiscal year budget. Terri Marsh

Administration
586-2953

Airport
867-9408

Building and Zoning
865-4519

Economic Development
586-2770

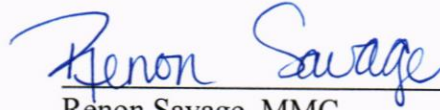
City Engineer
586-2963

Parks & Recreation
865-9223

Public Works
586-2912

9. Consider the certified tax rate. Terri Marsh
10. Consider granting a power easement for Rocky Mountain Power on City property at 7218 N 2300 W. Randall McUne

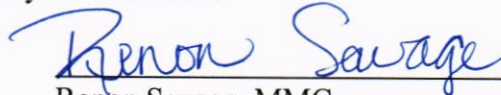
Dated this 13th day of June, 2025.



Renon Savage, MMC
Cedar City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 13th day of June 2025.



Renon Savage, MMC
Cedar City Recorder

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

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

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

To: Mayor and City Council

From: City Engineer

Council Meeting Date: June 18, 2025

Subject: **Consider an Access Management Cooperative Agreement with the Utah Department of Transportation**

Discussion: Staff has been working over the past year or so with UDOT regarding a proposed cooperative agreement for access management along State Routes 130 and 56 in Cedar City.

The agreement establishes standards for access management control along the state routes, including identification of potential future signalized intersections and potential raised median locations. Access management is a critical part of maintaining safety and efficient traffic flow as the area continues to grow and traffic volumes increase.

Chris Hall from UDOT and I will both be at the June 18 meeting to present information about this agreement and answer questions.

Action Requested: Approval of the proposed access management cooperative agreement.

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT, made and entered into this _____ day of _____, 2024, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**"; and **Cedar City**, a municipal corporation in the State of Utah, hereinafter referred to as the "**LOCAL JURISDICTION**".

RECITALS:

WHEREAS, the parties hereto desire to preserve a corridor and establish an existing and future signalized intersection plan and an access management control plan along the SR-130 corridor from MP 0.0 to the border of Cedar City and Enoch (approximately MP 6.7) and along SR-56 corridor from MP 61.5 to the border of Cedar City (approximately MP 55.4). The purposes are to facilitate traffic flow, maintain safety, be in accordance with Cedar City's future plans, and to be in accordance with **UDOT's** current Access Management Standards and practices.

NOW THEREFORE, it is agreed by and between the parties as follows:

PART A: ACCESS MANAGEMENT CONTROL and SIGNALIZED INTERSECTION PLAN

1. As development occurs and the **LOCAL JURISDICTION** believes a change in any access categories along the SR-130 or SR-56 corridors is necessary, a request shall be submitted to **UDOT** through the **LOCAL JURISDICTION**. The request shall include an explanation of the need for the change. A request for reassignment in the access category shall not be made solely to accommodate the planned growth of an entity, a specific access request, or to allow the permitting of access connections that would otherwise not be permitted. SR-130 as referenced herein is a UDOT Access Category 3/Category 5/Category 6 facility. SR-56 as referenced herein is a UDOT Access Category 3/Category 4 facility and changes to access locations are not guaranteed and are required to follow the **UDOT** policy and procedure process for access change, along with other applicable laws, which includes approval from the **Central UDOT** Director of Right of Way and payment for the appraised value of the change in access.

UDOT Policy R-930-6

(<https://drive.google.com/file/d/1a0YNDy9Z8bFxuE121JP5XJNW0rw9Ft3/view>)

Access Category Map

(<https://experience.arcgis.com/experience/63eebcecf51848fd977c22f6fa396462>)

ACCESS MANAGEMENT ALONG SR-130 & SR-56

2. All parties will maintain signalized intersection, street, and access management control spacing according to this agreement.
3. **UDOT**, as part of this corridor and access management control agreement, requires the following conditions/requirements be met and maintained:
 - a. Offsetting of existing and future streets is discouraged. The streets should be accessed perpendicular to the mainline corridors and align with the local street across the intersection. Should there be a need for any variation from this standard, an allowable skew of no greater than 15 degrees will be accepted.
 - b. Every effort possible should be made for existing non-street accesses onto SR-130 and SR-56 to be combined and access made to internal roadway systems in the development and not directly onto SR-130 and SR-56 under **LOCAL JURISDICTION'S** Master Transportation Plan. This is to help facilitate the traffic flow onto and along SR-130 and SR-56 by limiting access points to SR-130 and SR-56 from roadway systems and not individual accesses. It is recommended that these individual accesses onto the local roadway system be set back from the SR-130 and SR-56 intersections consistently with UDOT's road classification standards. Right in/right out accesses may be permissible as allowed under current Access Category along the SR-130 and SR-56 corridor based on an engineering study.
 - c. Any local right-of-way that is intended to be a road accessing SR-130 and SR-56 that does not meet spacing standards shall be right-in/right-out, and **UDOT's** approval of the right-in/right-out is not guaranteed.
 - d. If existing **UDOT** roadway right of way, including easements, are proposed to be used by any new development for the construction of acceleration/deceleration lanes; additional property will be required to be dedicated to **UDOT** to preserve the right of way for future **UDOT** projects such as roadway widening, shoulders, drainage features, etc.
 - e. When practical, and where consistent with local zoning regulations, the **LOCAL JURISDICTION** should work to provide for all permanent improvements above ground to have a setback of 15 feet from the existing ROW line or perpetual

ACCESS MANAGEMENT ALONG SR-130 & SR-56

easement line to facilitate future widening of SR-130 and SR-56. If the **LOCAL JURISDICTION** believes it cannot maintain that set back distance, it will notify **UDOT** not less than ninety days before issuing an approval without that setback distance.

- f. The following locations are identified as existing, warranted, or potential signalized intersections locations along SR-56, from East to West:

1. SR-130 (Main Street)
2. 300 West
3. 800 West
4. 1225 West
5. 1400 West
6. College Way
7. Cove Drive
8. Aviation Way
9. Lund Highway
10. 3900 West (Future Signal if warranted)
11. 4500 West (Future Signal if warranted)
12. Approximately 4900 west New intersection (Future signal if warranted)
13. Iron Springs Road (Future Signal if warranted)

- g. The following locations are identified as potential median locations along SR-56, from East to West:

1. SR-130 to 500 West (Priority location from SR-130 to 200 W)
2. 500 West to Lund Highway (Priority location from 600 W to 1600 W)

- h. The following locations are identified as existing, warranted, or potential traffic signalized intersection's locations along SR-130, from south to north:

1. Exit 57 interchange
2. Old Highway 91
3. Cedar Knolls
4. 800 South
5. 600 South
6. 400 South (Future Signal if warranted)
7. 200 South
8. Center Street (SR-14 / SR-289)

ACCESS MANAGEMENT ALONG SR-130 & SR-56

9. 200 North (SR-56)
10. Coal Creek Road
11. 900 North (Future Signal if warranted and 100 E is extended to 900 N)
12. 1045 North
13. 1325 North
14. 1600 North (Future Signal if warranted)
15. 1925 North / Fiddlers Canyon Road
16. Nichols Canyon Road
17. Canyon Center Drive (Future Signal if warranted)
18. Canyon Ranch Road
19. Exit 62 Interchange
20. 3000 N

- i. The following locations are identified as potential median locations along SR-130, from South to North:

1. Old Highway 91 to 400 South (Priority location 800 West to 535 South)
2. 400 South to 1045 N (Priority location Center Street to 1045 North)
3. 1045 N to DL Sargent Drive (Priority location Fiddlers Canyon Rd to DLSargent Drive N intersection)
4. North interchange to 3000 N (Priority location 2400 N intersection)

4. Proposed signalized intersections listed in paragraph 3.F and 3.H above will not be installed unless warranted and approved by **UDOT**. It may be necessary to restrict certain types of traffic movements at any intersection or access to maintain traffic flow and improve safety through the corridor.
5. All access spacing requirements (Category 3, 4, 5, and 6) will remain in force throughout the SR-130 and SR-56 corridor, except as noted in paragraphs 2 and 3.B above.
6. Segments of the highway that are currently designated as No Access, Limited Access, or Right-of-Way are unchanged by this Agreement.
7. The parties shall consider the concepts contained herein during the development of any master plans in this area and work towards the common goal of this Agreement.

ACCESS MANAGEMENT ALONG SR-130 & SR-56

8. In the event there are proposed changes in the provisions covered by this Agreement, a modification to this Agreement approved in writing by all parties is required to place them into effect.
9. The failure of any party to insist upon strict compliance with any of the terms and conditions, or inability to delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.
10. Each party represents that it has the authority to enter into this Agreement. This Agreement does not create any agency relationship, joint venture, or partnership among the parties.
11. If any provision or part of a provision of this Agreement is held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision. Each provision shall be deemed enforceable to the fullest extent under applicable law. This Agreement shall not be interpreted or applied to require a violation of any applicable legal rights or obligations. This Agreement may be executed electronically and by counterparts.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

CEDAR CITY

Municipal Corporation in the State of Utah

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

(IMPRESS SEAL)

**RECOMMENDED FOR APPROVAL: UTAH
DEPARTMENT OF TRANSPORTATION**

By: _____
Region Four Traffic Operations Engineer

By: _____
Region Four Director

Date: _____

Date: _____

**APPROVED AS TO FORM: COMPTROLLER
OFFICE**

This Form Agreement has been previously
approved as to form by the office of the Legal
Counsel for the Utah Department of

By: _____
Contract Administrator

CEDAR CITY COUNCIL

AGENDA ITEMS – 2

DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: June 13, 2025
SUBJECT: Request to vacate easements for drainage, construction, and a public trail near 789 Cross Hollow Road.

DISCUSSION:

Please find an ordinance vacating easements for drainage, construction, and a public trail near 789 Cross Hollow Road. Tim Watson Engineering, on behalf of Art & Vada Armbrust Family Properties, LLC, seeks to modify these easements within and near its property (across from Silver Silo). Essentially, they want to move the trail and drainage easements and shrink the construction easement from 50 feet wide to 40 feet wide. I've included a map and other documentation detailing the changes.

The Planning Commission gave a positive recommendation for all vacations contingent upon the establishment of the new easements as described.

Please consider whether to pass this ordinance vacating these easements contingent upon the establishment of new easements.

CEDAR CITY ORDINANCE NO. 0625-25

**AN ORDINANCE OF THE CEDAR CITY COUNCIL VACATING EASEMENTS FOR
DRAINAGE, CONSTRUCTION, AND A PUBLIC TRAIL LOCATED
APPROXIMATELY 789 CROSS HOLLOW ROAD**

WHEREAS, Cedar City Corporation has numerous easements to serve the public welfare for numerous purposes; and

WHEREAS, the easements being vacated herein can serve the required purposes by being modified as proposed; and

WHEREAS, the owners of parcel numbers B-1857-0041-0000 (Art & Vada Armbrust Family Properties, LLC) and B-1763-0001-0000 (Development Team), intend to modify the easements as more particularly described in Exhibit A, Legal Description dated April 11, 2025;

WHEREAS, Cedar City staff from the departments of Public Works, Engineering and Legal have reviewed the proposal and find the requested modifications appropriate; and

WHEREAS, the Cedar City Planning Commission reviewed the original proposal and provided a positive recommendation for all vacations contingent upon the establishment of replacing easements; and

WHEREAS, prior to holding a public hearing before the Cedar City Council public notice has been published in accordance with the applicable provisions of the Utah Municipal Land Use Development and Management Act; and

WHEREAS, after receiving public input during the public hearing, if any, the Cedar City Council determines, in accordance with UCA §10-9a-609.5, that good cause exists to vacate the public drainage, construction, and public trail easements as contained in the legal descriptions attached as Exhibit A, and that no material injury to any person or the public interest will occur by the proposed vacation of the easements as long as the new easements are established first.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah that the drainage, construction, and public trail easements are hereby vacated as more particularly described in Exhibit A contingent upon (1) the dedication of new easements as also described in Exhibit A.

Council Vote:

Phillips -
Melling -
Riddle -
Cox -

Wilkey -

This ordinance, Cedar City Ordinance No. 0625-25 shall become effective immediately upon passage and publication as required by State Law.

Dated this _____ day of June, 2025.

Garth O. Green
Mayor

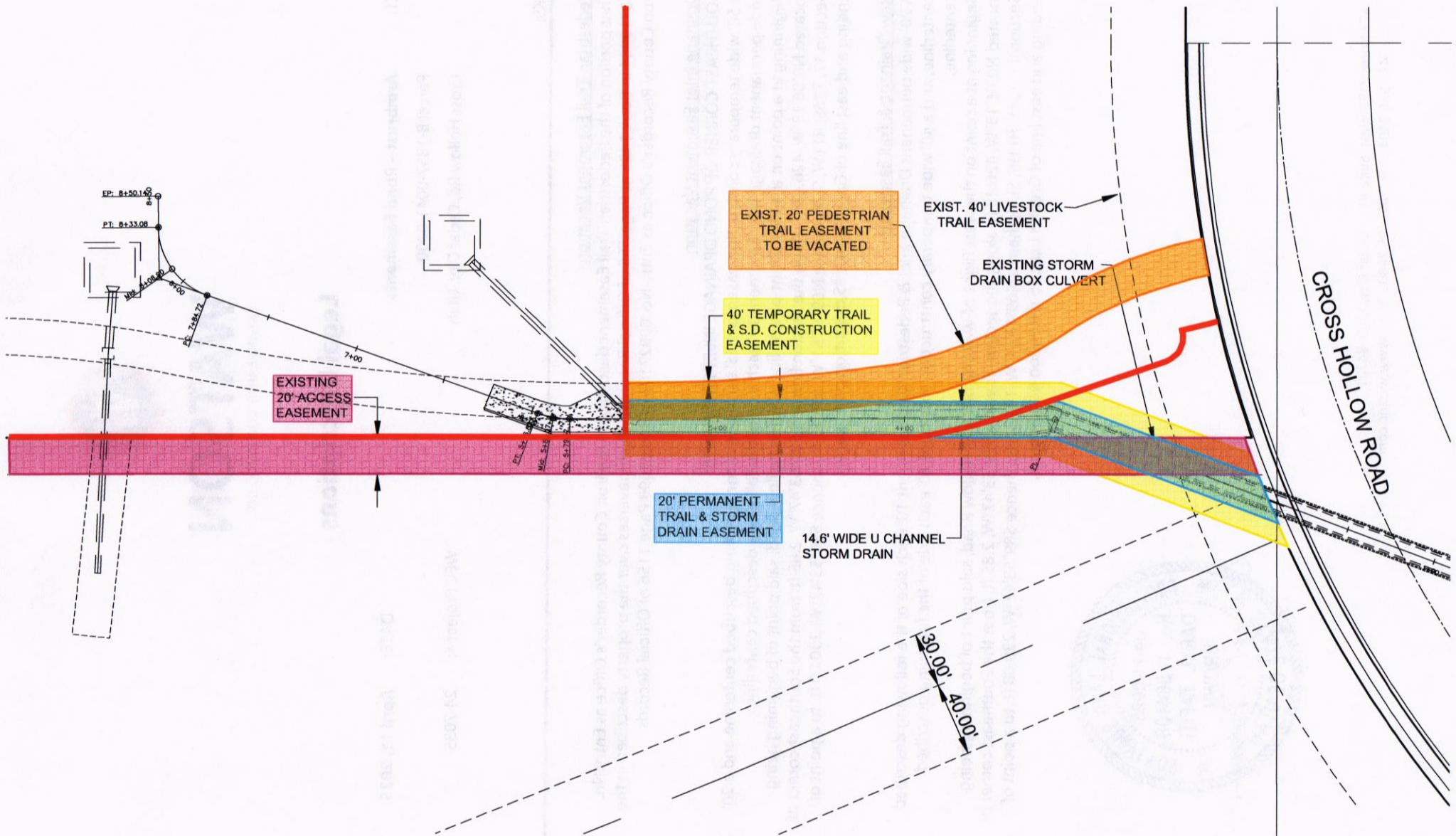
[Seal]
Attest

Renon Savage
Recorder

Exhibit A

Cedar City Ordinance 0611-25

- Legal Descriptions of Easements to be Vacated -





WATSON

ENGINEERING COMPANY, INC.

Legal Descriptions

PROJECT: **Armbrust – Pond Easements**
Parcel B-1857-0041-0000
Cross Hollow Rd, Cedar City, Utah

DATE: **April 11, 2025**
WEC Project #: 24-7035

REMARKS:

Pedestrian Trail Easement Vacation

That portion of the Pedestrian Trail Easement described in the Iron County Recorder's Office as Entry No. 00719984 in Book 1425 at Page 555 of Official Records, which traverses over the property described in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records.

Drainage Inlet Easement Vacation

SOUTHEAST CORNER OF POND DRAINAGE INLET EASEMENTS

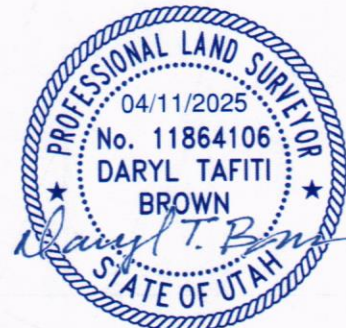
A 50' wide temporary construction easement 25' each side of the following described centerline and a 20' wide permanent drainage Inlet Easement 10' each side of the following described centerline:

Beginning at a point on the west Right-of-way line of Cross Hollow Road, said point of beginning being located N0°06'13"W, 426.48 ft. along the section line and S89°53'47"W, 2.85 ft. from the Southeast corner of Section 17, T36S, R11W, SLM; thence N69°17'51"W, 125.32 ft.; thence S89°53'47"W, 230.00 ft. to a point of ending and east line of Green's Lake #5 detention pond parcel.

New Drainage & Trail Easement

A 20' wide permanent Drainage Inlet & Pedestrian Trail Easement 10' each side of the following described centerline, and a 40' wide temporary construction easement 20' each side of the following described centerline:

Beginning at a point on the west Right-of-way line of Cross Hollow Road, said point of beginning being located N0°06'13"W, 426.48 ft. along the section line and S89°53'47"W, 2.85 ft. from the Southeast corner of Section 17, T36S, R11W, SLM; thence N69°17'51"W, 125.32 ft.; thence S89°53'47"W, 230.00 ft. to a point of ending and east line of Green's Lake #5 detention pond parcel.



WHEN RECORDED, MAIL TO:
Cedar City Corporation
10 N Main Street
Cedar City, UT 84720

APN: B-1857-0041-0000

Deed of Easement

(City as Grantee)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to Art and Vada Armbrust Family Properties LLC, an Illinois Limited Liability Company hereinafter referred to as GRANTOR, by Cedar City Corporation to hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant unto the GRANTEE, its successor and assigns, an easement thereafter construct, operate, inspect, repair, maintain, replace, and remove a Drainage Inlet Structure and related facilities and a Pedestrian Trail Easement over across and through the land of the GRANTOR situated in Iron County, State of Utah, said land being described as follows:

EASEMENT DESCRIPTION

SOUTHEAST CORNER OF POND

DRAINAGE INLET AND PEDESTRIAN TRAIL EASEMENTS

A 20' wide permanent Drainage Inlet & Pedestrian Trail Easement 10' each side of the following described centerline, and a 40' wide temporary construction easement 20' each side of the following described centerline:

Beginning at a point on the west Right-of-way line of Cross Hollow Road, said point of beginning being located N0°06'13"W, 426.48 ft. along the section line and S89°53'47"W, 2.85 ft. from the Southeast corner of Section 17, T36S, R11W, SLM; thence N69°17'51"W, 125.32 ft.; thence S89°53'47"W, 230.00 ft. to a point of ending and east line of Green's Lake #5 detention pond parcel.

This easement preserves to Armbrust, its successors and assigns, the ability to utilize the surface of the ground in the area burdened by the Easements for streets, roads, landscaping, parking, fences, and other such uses which do not include the construction of structures or that would otherwise interfere with the operation and maintenance of the storm water piping located within the Easement area (the "Armbrust Improvements"). The City agrees to repair and/or replace any of the Armbrust Improvements which are damaged as a result of the City's use of any Easement granted under this Agreement.

WITNESS, the hands of said Grantor, this ____ day of _____, A.D. 20____.

Steve Armbrust

Title

STATE OF _____)
)ss.
COUNTY OF _____)

On the date first above written personally appeared before me, _____,
the signers of the within and foregoing instrument, who acknowledged to me that they
executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Stamp

Notary Public

My Commission Expires:

WHEN RECORDED, MAIL TO:
Cedar City Corporation
10 N Main Street
Cedar City, UT 84720

APN: B-1763-0001-0000

Deed of Easement

(City as Grantee)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to DEVELOPMENT TEAM, LLC, a Utah Limited Liability Company, hereinafter referred to as GRANTOR, by Cedar City Corporation to hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant unto the GRANTEE, its successor and assigns, an easement thereafter construct, operate, inspect, repair, maintain, replace, and remove a Drainage Inlet Structure and related facilities and a Pedestrian Trail Easement over across and through the land of the GRANTOR situated in Iron County, State of Utah, said land being described as follows:

EASEMENT DESCRIPTION

**SOUTHEAST CORNER OF POND
DRAINAGE INLET AND PEDESTRIAN TRAIL EASEMENTS**

A 20' wide permanent Drainage Inlet & Pedestrian Trail Easement 10' each side of the following described centerline, and a 40' wide temporary construction easement 20' each side of the following described centerline:

Beginning at a point on the west Right-of-way line of Cross Hollow Road, said point of beginning being located N0°06'13"W, 426.48 ft. along the section line and S89°53'47"W, 2.85 ft. from the Southeast corner of Section 17, T36S, R11W, SLM; thence N69°17'51"W, 125.32 ft.; thence S89°53'47"W, 230.00 ft. to a point of ending and east line of Green's Lake #5 detention pond parcel.

This easement preserves to Development Team, its successors and assigns, the ability to utilize the surface of the ground in the area burdened by the Easements for streets, roads, landscaping, parking, fences, and other such uses which do not include the construction of structures or that would otherwise interfere with the operation and maintenance of the storm water piping located within the Easement area (the "Development Team Improvements"). The City agrees to repair and/or replace any of the Development Team Improvements which are damaged as a result of the City's use of any Easement granted under this Agreement.

WITNESS, the hands of said Grantor, this ___ day of _____, A.D. 20__.

G. Tyler Romeril, Manager
Development Team, LLC

STATE OF _____)

)ss.

COUNTY OF _____)

On the date first above written personally appeared before me, _____,
the signers of the within and foregoing instrument, who acknowledged to me that they
executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Stamp

My Commission Expires:

WHEN RECORDED, MAIL TO:
Cedar City Corporation
10 N Main Street
Cedar City, UT 84720

APN: B-1857-0041-0000

Termination of Easement

WHEREAS Cedar City Corporation, benefits from a Pedestrian Trail Easement previously set forth and recorded in that certain Deed of Easement recorded October 2, 2018, in the Iron County Recorder's Office as Entry No. 00719984 in Book 1425 at Page 555 of Official Records.

WHEREAS the real property described as APN# B-1857-0041-0000 as recorded in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records is owned by the Art & Vada Armbrust Family Properties, LLC.

WHEREAS it is the desire of both the Art & Vada Armbrust Family Properties, LLC and Cedar City Corporation to terminate a portion of the easement.

Said Easement being terminated is described as follows and located in Iron County, State Utah:

That portion of the Pedestrian Trail Easement described in the Iron County Recorder's Office as Entry No. 00719984 in Book 1425 at Page 555 of Official Records, which traverses over the property described in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records.

NOW, THEREFORE, Cedar City Corporation, hereby extinguishes, terminates and vacates all of their rights, title and interests, in that certain Easement, described above, that was created over and across said property described in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records, being located in Iron County, State of Utah.

Garth Green, Cedar City Mayor

Date

STATE OF _____)
)ss.
COUNTY OF _____)

On the date first above written personally appeared before me, Garth Green, Cedar City Mayor, the signer of the within and foregoing instrument, who acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public
My Commission Expires:

Stamp

WHEN RECORDED, MAIL TO:
Cedar City Corporation
10 N Main Street
Cedar City, UT 84720

APN: B-1857-0041-0000

Termination of Easement

WHEREAS Cedar City Corporation, benefits from a Drainage Inlet Easement previously set forth and recorded in that certain Deed of Easement recorded January 11, 2016, in the Iron County Recorder's Office as Entry No. 00678692 in Book 1333 at Page 633 of Official Records.

WHEREAS the real property described as APN# B-1857-0041-0000 as recorded in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records is owned by the Art & Vada Armbrust Family Properties, LLC.

WHEREAS it is the desire of both the Art & Vada Armbrust Family Properties, LLC and Cedar City Corporation to terminate the easement.

Said Easement being terminated is described as follows and located in Iron County, State Utah:

SOUTHEAST CORNER OF POND DRAINAGE INLET EASEMENTS

A 50' wide temporary construction easement 25' each side of the following described centerline and a 20' wide permanent drainage Inlet Easement 10' each side of the following described centerline:

Beginning at a point on the west Right-of-way line of Cross Hollow Road, said point of beginning being located N0°06'13"W, 426.48 ft. along the section line and S89°53'47"W, 2.85 ft. from the Southeast corner of Section 17, T36S, R11W, SLM; thence N69°17'51"W, 125.32 ft.; thence S89°53'47"W, 230.00 ft. to a point of ending and east line of Green's Lake #5 detention pond parcel.

NOW, THEREFORE, Cedar City Corporation, hereby extinguishes, terminates and vacates all of their rights, title and interests, in that certain Easement, described above, that was created over and across said property described in the Iron County Recorder's Office as Entry No. 00827106 in Book 1699 Page 1156 of Official Records, being located in Iron County, State of Utah.

Garth Green, Cedar City Mayor

Date

STATE OF _____)
)ss.
COUNTY OF _____)

On the date first above written personally appeared before me, Garth Green, Cedar City Mayor, the signer of the within and foregoing instrument, who acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public
My Commission Expires:

Stamp

CEDAR CITY PLANNING COMMISSION
MINUTES – June 3, 2025

The Cedar City Planning Commission held a meeting on Tuesday, June 3, 2025, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Councilmember Robert Cox, Adam Hahn, Tom Jett, Jennifer Davis, Wayne Decker

Members absent: John Webster, Jim Lunt

Staff in attendance: Kent Fugal-City Engineer, Randall McUne-City Attorney, Donald Boudreau-City Planner, Faith Kenfield-Executive Assistant

Others in attendance:

<u>ITEM/REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/PRESENTER</u>
-------------------------------------	--------------------------------	-----------------------------------

- Pledge of Allegiance – the pledge was led by Adam.

I. REGULAR ITEMS

1. Approval of Minutes (dated May 20, 2024)
(Approval)

Cox motions to approve the minutes from the May 20th meeting; Jennifer seconds; all in favor for a unanimous vote.

- | | | |
|--|------------------------------|---|
| 2. Vacating a Drainage /
Construction Easement
(Recommendation) | 780 Cross Hollow Road | Daryl Brown / Watson
Engineering |
| 3. Vacating Public Trail
Easement
(Recommendation) | 780 Cross Hollow Road | Daryl Brown / Watson
Engineering |

Tim Watson: I am representing Daryl Brown tonight for Watson Engineering. For items two and three we have a vacation for a drainage easement and a public trail easement. Both items are on Cross Hollow Road to give you a reference. Cross Hollow Road is here on the East side; we have Silver Silo a little bit over here further to the East and then this is the city pond parcel. The city has been working with my client Steve Arbust on this for a while. This is the pedestrian easement. This orange piece is the pedestrian easement that we are proposing to be vacated because there is a new drainage easement that they want to combine with a pedestrian trail easement. They are going to combine the drainage easement and the pedestrian trial easement into one. That way we can get rid of the orange piece, which is the 20ft pedestrian easement and then also the drainage. The only modification that we making to this drainage easement is the construction easement. It is currently shown as a 50 foot wide and the city has come back

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and said that they only need 40 feet wide. We are trying to agree with what they have told us.

Cox: It makes good sense to put the trail over the drainage.

Jett: Is this where that new commercial is going?

Watson: I have no idea what you are talking about.

Jett: Where it makes that leg where the pond is.

Watson: There is a pond here. This is a zone commercial. I don't know what the Leavitt Land is doing on their property.

Jett: Oh, that is Leavitt, that is doing that. I thought this was Armbrust.

Watson: No sir. This property boundary right here stops here. The Armbrusts and the Leavitts. They completed a land swap and a parcel line adjustment several months ago. That is what we are asking for. We do have the new pedestrian trail and drainage easement in place, and it is ready. It has been agreed to be signed. We need to ensure that this area is vacated first, and then we will modify the construction easement.

Cox: That will be underground drainage. Right?

Watson: Somewhat subsurface. The drainage easement will be the box covert extension to here and then this section from the angle point to the pond is supposed to be opened to the top.

Cox: With the trail on the bank.

Watson: No, the trail is on the bottom. So don't walk while it floods.

Cox: Interesting.

Watson: It's dry 99% of the time. We are going to utilize that.

Kent: The advantage of utilizing that is that it gives a way for people to cross the road. Not being at grade crossing at the surface of the road for those who wish to use that. Some people won't wish to use that, but for those who do, it allows them to get across the road with a grade separation. That is the reason for having a trail down there.

Adam: The trail will continue through the box culvert across the road or under the road.

Kent: The trail will continue through the box culvert.

Adam: That is awesome.

Kent: There are plans for an alternate crossing of the road as well for those who do not wish to go through a long culvert, but the culvert would be available for those who wish to use it.

Adam: Nice. Anything else Mr. Watson?

Watson: No, only if you have a question.

Kent: My question is, regarding the vacation and the new easements, are you working with the Leavitt's also on their portion of it, or is this only the Armbrust portion?

Watson: We are working with both. The only that will affect if you will. The Leavitt's, are not the vacation of the items that are on the agenda but the new deeds. They have verbally agreed to those.

Kent: The intent is that we are running the whole thing through Planning Commission and City Council and the two property owners would both be executing their portions on the new.

Watson: I was hoping just for the Planning Commission.

Kent: The vacation must go through the City Council.

Watson: Does it? Okay.

Don: I think that we have the deeds from Leavitt's already.

Watson: The deeds from the Leavitt's are in your hands.

Don: I believe that is the case.

Watson: They didn't follow my instructions very well. I wanted to hold them until you guys approved of it. Because we know that sometimes things get recorded when they are not supposed to.

Don: Maybe I am mistaken.

Watson: Okay.

Kent: If we have them, we will make sure we hold them until it is approved.

Watson: That is the kids watching the cookie jar. Thank you.

Don: We haven't recorded anything.

Adam: Commission, do we have any questions for Mr. Watson?

Decker: I am familiar with trails down around Boulder City and other places where this is the case and it doesn't seem to be a problem to me, not in my mind. There are times you can't go through it, but it is very seldom, and it works fine. River Mountain trail around Boulder, Nevada. Maybe you have done it. There are other places. Crescent Cove Beach is next to Laguna Beach, that is the same thing in California, and it works fine.

Jett motions for a Positive Recommendation for item 2 for Vacating the Drainage Construction Easement on contingent upon the establishment of the new one easements; Decker seconds; all in favor for a unanimous vote.

Jennifer motions for a Positive Recommendation for item 3 contingent upon the establishment of a new easement; Jett seconds, all in favor for a unanimous vote.

CEDAR CITY COUNCIL

AGENDA ITEM – 3

TO: Mayor and City Council

FROM: City Attorney

DATE: June 13, 2025

SUBJECT: Ordinance amending fencing requirements in Sections 26-IV-4 and 32-8 and Engineering Standards Detail 4.6.1

DISCUSSION:

By the request of Tyler Melling, the Planning Commission discussed multiple modifications to City ordinances and Engineering Standards. Many of those items will be addressed further by the Planning Commission in July. A few changes, all related to materials allowed for sight-obscuring fences, were given a positive recommendation and sent to you. Please find attached the proposed changes recommended by the Planning Commission.

Please note that a change in State law this year requires changes to Engineering Standards to follow the same process as a change to zoning ordinances, including a public hearing and an ordinance rather than a resolution. Since the current proposal requires changes in ordinance and standards, the process was simply combined here.

As is always your authority, you may consider each of these amendments separately and either reject or approve them in whole or in part. Please consider whether to approve these amendments to the fencing requirements of City ordinances.

5. **PUBLIC HEARING**
Ordinance Text Amendment **Section 26-I-4(B)152** **Tyler Melling**
(Recommendation) **Pertaining to the Definition**
 Of a Sight-Obscuring Fence

6. **PUBLIC HEARING**
Ordinance Text Amendment **Section 26-IV-4 Pertaining** **Tyler Melling**
(Recommendation) **To Fence Materials and**
 Requirements

7. **PUBLIC HEARING**
Ordinance Text Amendment **Section 32-8(C)6** **Tyler Melling**
(Recommendation) **Pertaining to Exceptions**
 To Fencing Requirements for
 Planned Unit Developments

8. **PUBLIC HEARING**
Engineering Standard Revision 4.6.1 Pertaining to Allowed **Tyler Melling**
(Recommendation) **Fence Types**

9. **PUBLIC HEARING**
Engineering Standard Detail **Storm Drainage D6** **Tyler Melling**
(Recommendation) **Pertaining to Fencing around**
 Detention Basins

Tyler Melling: I am here on behalf of Cottonwood Hollow LLC, we just have one very simple request, but because we were going to be opening the fence ordinance and talking with staff there were quite a few other things that needed discussion. Before we get into the weeds. What we are in the process of doing, the old Hershey Farm, north of Gemini Meadows, it is a little 8-acre subdivision it is 37 single family units and 32 townhome units. It is a hybrid public subdivision, and private development. In looking at that and then experience with some of the other units in that area. There is a lot of clay in the soil, which means as it gets wet and then dries out the soil moves a little bit. When it comes to masonry walls, it isn't exactly ideal. Especially because part of this is a public subdivision, an HOA is not going to be maintaining those walls long term. The private homeowners will be. When you are fixing a masonry wall, the fix is generally in thousands of dollars. Whereas something like vinyl fencing, you are looking at a few hundred for a panel or two, a Saturday, and unskilled labor. The current fence ordinance requires that those fences, depending on where they are, either be masonry or a composite like trex or factory inserted slats in chain link. We are asking for vinyl to be added to that. That is the crux of what we are asking for. However, in opening the ordinance, there are few places where the ordinance conflicts. If you recall last year, the city amended some aspects of the fence ordinance. One of those was related to changes in density. Some of those changes in density, however, were based on a gross unit count not a density per acre count. Just correcting some of that language. Since then, we have found a couple aspects. Especially when you deal with differences in elevation where there is a wall, but it is on the wrong side of the cars. You have required a wall, but the cars still shine on the neighbor's property. So, we could look at some

ordinance changes that way, as we dive into the discussion, if we can't address all the aspects tonight. I would asked we are here for kind of one thing and rest is a courtesy to the city, if we could get a yes or no on the issue of do we expand the materials allowed, if we require a lot more discussion and maybe tabling some of the nuts and bolts of the when and where's, that would not apply to our projects that we are working on.

Adam: Fantastic, alright with that we will start with item number 7. This is the one where you would add vinyl. Is that correct?

Don: I thought it might help kind of focus on all these moving parts, and this put together very quickly.

Tyler: This is the existing definition of site obscuring fence. There are some areas of the ordinance, for example the commercial industrial that does limit these options further to just masonry. Generally, a site obscuring fence in Cedar City is a fence 6 to 8 feet in height, that is either masonry, trex, or factory inserted slats. The language that I have proposed in the change. I looked through several jurisdictions and how they tackled the issue. We could simply add wood or vinyl to the definition. I do like the definition that was Wilcox, Arizona and they defined as any material and workmanship to permit vision of not more than 10% of each square foot more than 8 inches above the ground. Basically, it allows for the drainage area below, but not more than 10% light penetration above that. They are creative because they are contemplated like living fences, things like that. I don't know if 90% is a threshold we want to look at. This privacy link is 98%. If we look at, arguably one of the nicest PUDs, one of our oldest ones that aged well is Three Fountain PUD. That is just aftermarket slats probably. What is that, Don? Maybe 80%.

Don: Maybe 80, it has got a lot of shrubbery and stuff like that.

Tyler: To that point, a lot of fences become living over time and the fence itself is just chain link. Now from a market perspective and especially with tariffs and some of the issues with steel right now, the chain link isn't as cheap as it used to be. Vinyl is probably the most competitive. It is about half the cost of masonry to install. Before we go on, we will get into the where and when with some of these other materials. Philosophically, do we lean more to a broad definition that just says, any material that blocks the light or do we want to be specific as to wood or vinyl.

Then if someone else has a better idea and something else that they would like to use overtime. Then at that point, they can lobby for another material.

Adam: Who owns the fence?

Tyler: I am not aware of any city owned fences that would be required under some of these ordinances.

I think they are generally privately owned. It is just a matter of whether it is HOA or individual homeowner owned. That is when we get into some of these other questions and those do further restrict depending on the situation. There is a broad definition of what site obscuring fence is in the city; do we have preference. Do we want to name precise materials or do we want them broader. Also based on the function rather than the material.

Don: I am not fan of having name brands in a zoning ordinance. It doesn't need to be there. Engineering Standards are different. Fencing, services for many purposes. Some of the limitations we have whether it is height, 30 inches in our front yard, 6 feet in the rear yard, those are impact driven. Sometimes it is a concern for your neighbors, so you bury your neighbors, especially small lots, and small setbacks. As far as your materials go, if we take impacts out of it, you are more in the land of aesthetics. I think where aesthetics becomes more important. Let's say on subdivision and you are on a master planned road and the houses back up and you are going to see one long linear fence. Sometimes subdivisions are small, and sometimes you are

looking at a lot of linear footage. On those master plan roads is chain link one of those things we want to present along those master plan roads. Maybe it is, maybe it is not. In my opinion, it is not my favorite. As you guys drive around town. You see different applications. One that looks good is on Cross Hollow. It is block, one of the biggest things that makes that look nice. Just south of Genpact there is a nice PUD, it is not necessarily the block, it is the landscape that makes that whole area shine. Those are a couple of my thoughts for what they are worth.

Adam: Thank you, I appreciate that.

Cox: Is this ordinance talking about master, it is not long master planned roads.

Tyler: There is a part that gets into that. As far as to what is on the screen here. I thought maybe we could kind of piecemeal it at first, right? We are just philosophically as a general definition for a site obscuring fence, what do we do? Then as we get into some of these other ordinance sections that state whether it is industrial or commercial, do we want to further specify? If it is a PUD, do we want to further specify? If it is against a master planned road, do we want to further specify?

Cox: So, this is only for material of site obscuring fence where site obscuring would be required.

Tyler: Generally, unless otherwise specified in the ordinance.

Cox: I am fine with any material. If it is the site obscuring that is the issue, then you can do that with any material in my mind.

Jett: How site obscuring are we talking?

Cox: 98% or something like that.

Tyler: The existing for the privacy link is 98 and I think what they were trying to do. Again, I am trying to imagine what council was thinking. This would have been, I know, the trex was added about 6 to 7 years ago. I am not sure when the privacy link was added in, but they were trying to avoid the look of the chain link with the aftermarket inserted slats. So, this privacy link is a 98% obstruction. I was looking at a lot of the ordinances, generally it was about 90%. With wood slats for example or even trex for that matter a lot of times with trex you still would leave a gap, so there is some light penetration.

Don: This was driven by Engineering at that time. I knew wood was in there. I don't remember anything else or any other exclusions. I think a big thing in Engineering mind was durability. I remember vinyl specifically just because of the durability aspect. I know that privacy links are supposed to be bulletproof. The slats don't fly out and for trex at the time was seen as durable. Although some of those things are thin.

Cox: They have made some good ones now with more of your vinyl type material in them.

Tyler: The difference is when vinyl was new for fences, the UV protection wasn't there.

Especially in our high altitude, it was flimsy. The stuff we see now is quite more durable. Any fence is going to have maintenance over time, and we have an HOA that we are working with. There was a fence repair, and it took about 10 months to get two different Engineers to agree on the fix because masonry is different animal. If that falls over, someone is dead if they are next to it. Whereas the vinyl or wood you must replace it arguably more often, but it doesn't necessarily take skilled labor to fix it either.

Cox: Do we have a situation where a site obscuring fence would be required one lot at a time. In other words, I would buy a lot.

Tyler: Only in a commercial setting, usually it is on a subdivision basis.

Cox: Okay so we don't have a situation where we have lot owner A, hey they can't afford a block wall, so they are just going to do nothing and then the one next door, hey I want a block wall. So, I am going to put a block wall. Site obscuring is more along a major thoroughfare that

is a separate code from other fencing, on your subdivision.

Tyler: Yeah and will get into that in just a bit. As far as how we will define that. I agree with Mr. Boudreau; we may not want to be wed to one material only on master-planned roads. Certainly, we would want continuity through a subdivision.

Cox: On the master plan roads? I would agree with that. If it is subdivision wide approach, if it is lot by lot, you aren't going to have the same people who can afford the same thing. If you want a fence and a vinyl fence, then, place.

Don: On your newer subdivisions, wherever the commission and council lands, you will have consistency. The older ones, in my old neighborhood, it looks hodgepodge. You have all different types of fences. To me it is more specific on the different applications.

Adam: Tyler, if you don't mind let's look forward to the application.

Randall: Can I ask one thing? This is just a thought. I think partly, I don't know if how much we enforce it. Picture your typical masonry wall and a large percentage of those have almost kind of a decorative top. It is not a solid brick, it is maybe kind of cross where half of it is see through and other half is not. Technically, that would violate our ordinance.

Cox: Because you can see more than 90% through it.

Randall: Correct. I have never seen us deny one on that basis, but I am one of those nerds that says, why not have the ordinance say what we do. You have it where you exclude the bottom 8-inches. Can we also exclude the top 8 inches? That would be about a typical break.

Tyler: I don't see a problem with that one bit.

Cox: That bottom 8 usually let drains and some other.

Randall: The bottom's drainage, the top is decorative. Those are standard for a lot of fences, even the ones that we haven't approved of right now.

Tyler: On the next slide, this is some of the requirements. In my ignorance, anywhere where it specified something like this with commercial and industrial masonry just struck it to go back to the site obscuring. However, Don made a good point, where it is less about aesthetics with commercial and industrial against residential and more, there is noise abatement things like that. I would not be opposed; this is more of policy consideration. Do we require masonry there? Generally, that does help with noise in a limited number of circumstances, it could make it worse. It just depends.

Jennifer: For the most part. I feel like the masonry should stand. Because it does look better and it is a better separation from commercial and industrial to the residential. It is almost a courtesy thing.

Tyler: I see that. If you ignore that top half, the bottom half, you will see that last year there was clarification when to put this in. When there is a change of density. Basically, if we are going from anything but an R-1, 3 unit per acre type of approach. Into any other type of density, there is a site obscuring fence requirement. However, it just stated, dwellings of 3 or more, but it didn't specify it, as far as density per acre. It would be correcting that language there into a per acre analysis. If you recall this letter C has some added language, this is to address a concern that came up about a year ago. It was that Rose Bradley Development. Where you had a city master planned trial, and the way the ordinance was written. I think what they ended up doing in practice as well is you had a master plan trial bounded on either side by a site obscuring fence for a quarter mile or more and the concern then is well if you've got masonry wall on either side of you. For a quarter of a mile if there is any kind of safety concern. There is nowhere to go and there is no one who can see or hear you. That also ties into, about 3 years ago, the DR Horton project on Cross Hollow, where the back of that PUD abutted to a public trail. They didn't want

to put up a block wall to block the trail, they said, hey, if our people want to go out of a low fence or some kind of iron bar fence or whatever. Be able to enjoy nature and see that. Some people want privacy and want the site to be obscured. Those people are not going to buy these lots from us. We would rather have the ones that prioritize access to the trail do that. It turned out nice in my opinion. I believe at that time they asked for a variance and the council granted. This letter C is an attempt to kind of get after that. You would not necessarily require the site-obscuring fence. Now from a marking standpoint you would probably want some kind of fence, not necessarily site obscuring if it is against a drainage channel public recreational amenity and then borrowing from the PUD ordinance regarding the required common open space. Basically, if it is a nice landscape area, why block it off?

Randall: I have a grammatical question for you. The last part of it you have measuring at least 10 feet wide. What does that modify?

Tyler: That modifies the private common open space area. It is from that ordinance. I know Don doesn't like that ordinance and how it is written. If you recall when we amended the PUD ordinance and the required open space, to make sure that open space wasn't unusable land and it was nice, landscaped stuff that people could use. We required that be to be at least 10 feet wide.

Randall: Okay, and that makes sense. The only fear would be is a court would interpret that last phrase to apply to all three parts. You may want to reword that.

Tyler: We can do that.

Don: Was the main intent on this one because I was not quite sure. When you do at DR Horton where it backs up against that nice hillside. You would not have to do that.

Tyler: You wouldn't have to do a site obscuring. Now someone might still want to. It kind of just depends on what they are selling. Some of these master plan subdivisions up north that are along these recreational amenities. They will have the little 30-inch picket fence and that is it.

Don: I am trying to think of situation where we would require a fence that is not a PUD.

Tyler: I think you are right, it is only for PUDs.

Don: I think this is only applicable to PUDs, where you must surround the whole thing. I don't think we would require it.

Randall: Theoretically you could have it for an apartment complex because we are talking about density differences.

Don: In my mind's eye that was when you are adjacent to other residents.

Randall: Right, if you had an apartment complex next to an R-1 or even a R-2-2.

Don: That is when you comprise.

Randall: I am thinking of Old Farm, the apartment complex that is next door. We would require a fence.

Tyler: Yeah, I guess that is the question. Is that somewhere we would still require. If you are going to have hose units right next to that one public amenity, why do you wall it off? Just because you live in an apartment doesn't mean you should have to walk.

Don: A couple of years ago we did stick an exception in the PUD ordinance. Where they must come to city council. This would codify that exception.

Tyler: I think of a time when the council was inclined to deny that when that was the case. Because that is really the analysis we were looking at. If it is aboding these amenities, then why shield it.

Don: Where it says, public when you are adjacent to a recreational amenity of a recreational amenity where the proponents. Where I get a little confused too is when we are talking about the private open space. Are we saying you must have private open space next to the public

recreational facility or?

Tyler: I guess what I meant there is if you had that landscaped nice, private open space. Then, likewise we would not want to shield that from the view of the public either.

Don: Okay, maybe we can tweak it. I am not coming to conclusion.

Tyler: No, this was 3 hours of looking through the ordinance and while we have it open, can we address some of the other issues.

Don: If it is a PUDs dumpster area, we would still want that fence?

Cox: I think we get caught up in fences. Up in Provo, they have it very open and zero-scaped and there are no fences in between. It is a very awesome cozy feel in a tight density community. They are all single families.

Don: I think there are some points to be made there.

Cox: I don't know that we need to have fences as much as we think we do.

Don: I would go back to more of the impacts and density changes. Like the commercial versus the residential. I think the fences are necessary, they jive with our general plan. I can read that stuff to you just on section 1, which I think you are agreeing to a certain degree. On the changes of density when we talk about units per acre. There is an apartment building next to an RNZ. Where we have our density is 8 units per zone, but they are single families. If I have one lot sitting on 5k lot, that is dense. Would we require the fence in that case next to a single-family home. Because, that home is at 8 units per acre.

Tyler: The way I read the ordinance as it is currently written is you wouldn't have to put a fence that it seems that the changes we made last year and maybe we want to tweak that some more.

The way it is written now if that less dense property says, will not apply when the less dense property already exhibits four or more units per acre.

Don: Could be single family home. I just want to be clear on that. To me the impacts are when you are multiple-family developments. In Cascade Springs comes to my mind, where you start to change from a duplex single-family. Where your lots, the parking, densities, you are trash enclosures start to morph into a commercial nature. You have touched on this with some of the fencing, headlights, and things like that. That is where I think fencing is more important. We did change it, and we went with use. To be clear if you have a small lot, small single-family lot and the apartment comes in next door, they are not on the hook in this case.

Tyler: Right, per the changes last year. That is not part of this proposal. The changes last year do away with that.

Don: Well the changes last year would have said, if you had 3- or 4-units next to a single-family. You would have to put the fence. If it is based on acreage.

Tyler: Oh, I see what you are saying. If it is just one house and 4 units. So maybe we would think that second per acre is what you are getting at.

Don: I just want to clear if I read this and Randall, you tell me if I am off base. If I have a small lot and I'm a 5K lot with a single-family home and a single-family neighborhood. Then an apartment comes in next door to me, and it was vacant before. Then that lot is technically at a higher density. That is why I am reading it, unless I am off base.

Randall: You are correct. If you are thinking of all your R-2-1s, for example your wording is if the wall would long apply even if a large apartment complex came in next to it. Versus right now if you didn't do it per acre, it is just a total of four units. Those would all be one unit. Each property would only have one unit.

Tyler: I see, we can take it out.

Adam: This is why I say we don't let two lawyers discuss something in Planning Commission

anymore. Tyler: Again, my initial reading of that was something different. I was thinking more of the overall density and thought the per acre was just something that we missed last year, but that you explain that. I am okay with taking that proposed amendment out.

Jett: One of the worse experiences I have when dealing with our Building, Engineering, or any other department, is when they use the word, well I interpret it this way. If a 6th grader can't read it needs to be rewritten. So, we can take the word and interpret it out. Because as staff changes it happens. Well, they interpreted this way, and they interpreted something different. That is what makes people go bonkers. So, whenever we write this stuff. If we could write in such a simplistic 6th grade manner. We don't have interpretation, we have can remove it or add. Just make it so everybody can prepare the same thing.

Tyler: As far as changes on this page, it would be just the kind of looking at this letter C after Randall can fix some of the grammar there. To put into ordinance what the council already grants in variances to not obscure the nice stuff.

Tyler: The next slide is to illustrate.

Don: Regarding masonry commercial versus residential building. In my opinion this is where the masonry makes the difference. Since Randall won't let me do any CUPS, the masonry comes into play. I have worked in the city, when these self-service carwashes started to blow up in Southern California. I think they are quieter now than they used to be, but they were a major a roar. In this case, it is angled right at someone's windows. These are the types of cases I think that masonry is important. I don't know how late Jimmy Johns stays open, but some places are open all night. You have that squawk box next to your window.

Adam: Not only that but also the headlights from cars driving. I think we should make them redo their wall, since it doesn't comply with the ordinance. Next slide.

Tyler: This one is to address some of the concerns about headlights. It has been about two years ago that Leavitt's came through and asked for a variance. Which I think was a development agreement for their project because they were worried about headlights. The city ordinance prohibited a fence where they wanted to put it. To block headlights from neighbors. We have another one up on the hill. If you could advance slide, that bottom is the one in question. Fiddlers' Canyon area where that retaining wall meets the site obscuring fence ordinance provisions. However, the head lights all shine on to the neighbor's property still. How do we kind of balance and again where this is residential, I don't think you need masonry. Other than being a major health hazard and liability. I don't think it needs to be masonry, but something that shields those lights from the neighboring properties.

Jett: Still the 90%?

Tyler: Yes. If we could back a slide to that language. The proposed language here would be that any property proposing new construction or drive aisles, or parking areas designed for 8 vehicles. Basically 4 units or more give or take. Our designed such as vehicle headlights will shine onto neighboring properties used for residential purposes. We will require the construction of a 6-foot-high site obscuring fence along the affected property lines or between buildings. Again, it doesn't quite address the differences in grade, which will get to later. At least here it is stating, look the purpose of this is to mitigate the light intrusion from the parking lot. That gives staff something to hang onto. If we want to amend, in some other way to beef that up or whatever else. There is a reduction of the 30-inch height in the front yard setback areas. Again, maybe we want that to have a little taller. I don't know what that would be. I am trying to think like some of these bigger trucks 48 inches, I think. I don't know the best way to address that. The goal here is to have language in there that staff can lean on saying, look we want you to mitigate lights

shining onto other properties but without being overly prescriptive either. This is an attempt to thread the needle.

Adam: This would only apply to areas where there are 8 parking spaces?

Tyler: Right, basically higher density projects because again not all high-density projects are PUDs. A lot of them are common ownership, so it is an apartment building or something like that. So, it is not subdivided, PUD ordinances do not apply. This would be a goal to address that.

Don: This could be commercial too, right? The way it is written.

Tyler: Yes. Commercial parking lots as well.

Don: This one is tough. I certainly understand the intent. Melling, you may want to touch on grading down the road, but when we raise the grade. In this case if this was a PUD without that big change in grade, you would have that 6-foot fence there anyway. It would never have been an issue. When we retain up to 6 feet like is the case in some of this or some spots in this project. Your site obscuring is no longer there as we interpret the 6-inch retaining wall. To hide it further, you would probably at least be adding another 4 feet. No, we have more of a prison look going on in our front yards. Without landscape setbacks, which I don't even know I can do there now, with some of the state law changes. It becomes a difficult situation. I don't have a good answer to this now, but I certainly get the intent. What the Leavitt's did here worked out nice. They have hidden that parking lot from all those homes across the street. Landscaped it nicely, saved a couple big trees out there. I think it serves its purpose and still looks pretty good.

Tyler: Maybe one of the ways to address that is amending, rather than along property lines that are around the parking area.

Don: I still think your fences if you are going to go taller in those front yards should be set back further, like what the Leavitt's did. If we get into retaining situations, there may be cases where if we want to additional site obscuring, especially in the front yards. Where we want those fences tiered back, so we don't have 20-foot walls in our front yards. There are a lot of moving components on this one.

Tyler: I am just here for one thing, but while it is open we wanted to have a broader discussion on some of these issues.

Don: Engineering may want to seek having these big retaining walls in our PUEs as well. In this case there is only a 10-foot PUE on this town home project to the right. In some cases when we do a lot of retaining in the front yards, our PUEs become unusable. There are a lot of little nuances to this situation.

Jett: All I ask this body and any other body that has input, to keep in mind we are already pricing out well over half the population in being able to buy a home. From a development standpoint and think most people will understand this. The more we force it on the developers, additional costs, the more we eliminate the larger percentage of people being able to own a home in our town. Eventually, we are only going to have the wealthy that can afford to live here. That is going to be very tough and sad for our children. That would like to stay here and take care of us as we get older. And still living with us when they are 45 years old.

Randal: Along those lines, I know when The Leavitt's did theirs that was voluntary. We only put that in agreement because they needed to put it where they wouldn't otherwise be allowed to put it. This is one of those and I think mentioned during the sketch meeting. Where you may want to change the word. One we may want to table to bring back with some more details, but it also may be one of those where it is a may, not a shall. Where you don't require it. It doesn't add to the expense if it is not necessary. But a developer is hoping to not cause that impact. Would have an option to do what a PUD is required to do which is put a fence 10 feet from the property

boundary, but a normal subdivision maybe be prohibited from doing the same thing. That is what they ran into, it was just a single property. So, they couldn't even do what they wanted to do. Just a thought, the one thought; table it so we can get more details to cover some of these other areas. Again, don't table everything else. Just three, that subsection three that we could have further discussion on, but let the other parts that sounds like we have some similar agreements on. To bring those back and like I said it is maybe more of a may.

Tyler: I will also add to in the development community, a lot of the push back on the fence requirement based on cost is because masonry is dang expensive, especially on slopes, depending on where it is. It is a nightmare to maintain. Short of a HOA or something like that if there is a problem.

Jett: Very expensive to fix when someone bumps into it.

Tyler: Right, and by opening other materials it is a lot easier to put in the site obscuring stuff with parking lots and things like that as well.

Don: I like vinyl a lot better than privacy link.

Tyler: There is the cost and marketability, too. We would like to allow vinyl. Wood is another 25ish% cheaper than that. We are not going to be putting up wood because you need to sell units at a certain price point to make a project pencil. Vinyl is not going to hurt that wood. Vinyl per unit you are looking for our project around 2 to 3 thousand and masonry would be 5 to 6 thousand. The vinyl adds that value. More than that value the wood you save a thousand dollars per unit you perhaps lose more than that in value. It depends on where you are at some places it blows to hard for vinyl. It is not just going to hold up. That is the private parking stuff for drive aisles. One more slide forward is the PUD. This is one of those places where it specifies masonry or composite. For the PUDs, it essentially eliminates the privacy chain link option from site obscuring. It just says masonry or composite. Where there are residential PUDs, I suggest eliminating that qualifier and just allowing any site to obscure a fence around a PUD. I know some folks would rather have razor wire; I just see a problem with townhomes myself. My parents live in a PUD on the golf course. There is no site obscuring fences around that one. That was before the ordinance change. Today no one would think of adding a site obscuring fence around those low life's that live on the golf course.

Cox: Heaven, forbid they must look at people living in high density housing.

Tyler: For PUDs that would be the case. The road one comes up later I think and then added in this language specifically to PUDs as well.

Cox: Isn't Utah a fence in state?

Tyler: It is a fence out State. You must keep livestock out of your property.

Cox: So, if you don't want to see then you can fence it out yourself.

Tyler: Don, on this slide it was added to just kind of bring back that language from the other two.

Don: Just to show the commission, what we have now. You had added to 32-8-C, right?

Tyler: Yes.

Don: 32-6-B is what you added.

Tyler: Yes, it is all there, you just skipped all the boring stuff. I see it now.

Don: There are some exceptions already there. This is what I was trying to convey is unites. We have exceptions when the unites front the streets. up the streets. They have individual driveways. You have seen some of those. We have exceptions when the density is less, that is subject to the city council. Proposed space between proposed building units. That is also subject to city council approval. Then geologic features between existing or potential development sites that provide for privacy. I think that was the DR Horton one where they have the big hillside back there.

Those are existing exceptions. B kind of, the one that is proposed to be added kind of replaces that geologic structure or is your geared more toward amenities?

Tyler: Yes, and maybe that was my attempt to encompass what we are some of those exceptions that we all already grant. I can't think of situations where we would deny, even though it is a variance where they need to go to council. If it meets these criteria area.

Randall: Don't tell Dave Clark that the council denied one for him next to the golf course and he met 2 of those 3 requirements.

Tyler: I do remember that, and I remember disagreeing with that decision.

Don: It was a posted rail fence, right?

Randal: That is what he ended up with. He didn't get a site obscuring fence anyway because the Board of Adjustment gave him a variance, and the council didn't give him this exception.

Tyler: I think maybe because of the way the variance language was written, it was, not necessarily a geologic issue or anything else. If you are next to an amenity, why obscure it? Unless you want to.

Tyler: On the next side, we have pictures of some of the applications that we have seen. You can see in the top left picture; they did have to put up the fence. They did a double fence. Is that a drainage area between the two sets of fences.

Don: I don't recall why that was done.

Tyler: The way I see it. Is they put that masonry fence because they had to per ordinance, but it didn't offer enough privacy in the backyards. They did the backyard privacy fences, as well. I could be wrong; it was a lot of wasted cost. They landscaped it beautifully. Let them landscape it and leave it open.

Cox: I would prefer that bottom left one over any of those others. I just think it looks nice and open.

Tyler: That one predates that ordinance back when PUDs.

Cox: Right, then we require a fence, and we have more cost. I don't think it looks good. I don't think the city should be into aesthetics. If the people want fence let them build a fence. If they don't let us not require them to build a fence, except for in some very slim circumstances.

Tyler: That is the challenge. Before we had the PUD fencing ordinance, we had developments like that. Then once required PUDs to be behind a fence, we started to get a work product that deserved to be behind a fence. Where you are allowed to have creativity, landscape nicely, and have the building orient the fence because at the end of the day you must sell your units. You are not going to have something that looks horrible unless the city says you must put in the \$150,000 fence. Then you must make cuts somewhere else to have a pencil out.

Jett: I agree with Robert. I hate the city being in the aesthetics business.

Tyler: In the bottom right, that is Three Fountains. That is the worst stretch of Three Fountains.

Don: I was looking for a chain link.

Tyler: In most areas of the Three Fountains that aren't naked. It is covered in vegetation in most of those areas except for that one stretch. That is a chain-link with aftermarket privacy slots, that is no longer allowed. Unless steel costs come way down, I don't think we will see that come back. Just because it doesn't pencil and it is not a perceived nice thing, especially when you have materials like vinyl as an option. This is an example of some of those situations where it was either required or where it wouldn't be. I believe the revisions we made, Don, that bottom left would allow again today, would it not?

Don: I was looking for that, and Robert I put that in for you.

Cox: Oh, thank you.

Tyler: I agree, there was about a 15 year stretch where that was not allowed. To that is hands down better than others. If the porches are articulated toward the street, if you have varying.

Adam: Can we please continue?

Tyler: The next is Engineering Standards. There are two spots that are discussed in the Engineering Standards. One is 4.6.1 about allowed fence types. Where the types of fences allowed to be installed around the developments listed 4.6 above. Like PUDs, Industrial Developments, things like that. There needs to be some kind of consistency between the standards to match our ordinance and vice versa. Whatever we allow and site obscuring fences unless otherwise restricted for like commercial or industrial. Just so it will match. If we are changing one, we need to change the other and vice versa. Then that last one that was a little funky is this D6 Detail. It is buried in there, but I found it just because I was doing control F search through the standards. It states for detention basins that are city-owned. 6-inch tall chain link fence with three strands of barbed wire, and it says per a UDOT detail. I am not sure that is something that we still want. Or if that is something that we want to amend. Either way as we were working on this subdivision plan with the city, there are some questions as far as the way the ordinance and the details written as to private detention basins. We just need to have that clarified whether it is city-owned or not. If there a site obscuring fence requirement or not? Does that standard change based on ownership?

Cox: I don't think we should require barbed wire on top unless there is a safety issue. Like a sewer lagoon would be one or maybe well housing. Where you don't want people on it.

Adam: Is that detail just for city infrastructure or is that privately held?

It says for city maintained only but then the question is, what do we do with private. Because we didn't update the detail to show what the spec for private.

Cox: In this case they couldn't put block walls. If they wanted to, we'd have to do the chain link with the 3 rows of barb wire.

Tyler: For our project we would like to be consistent using vinyl. It is a privately maintained basin.

Adam: For me, I am not of the opinion that this government should dictate what material you should use for a private project including your fence. The government has full authority to dictate what material they use for government infrastructure. I think if the city wants to say, we require this for our detention basin, fantastic. For you, unless for some reason city staff thinks it is a safety issue, which I don't think it would be.

Tyler: Generally, part of this scale? The city will only maintain a drainage basin if it services more than 160 acres. You are talking a fair deal of water. Whereas anything smaller than that must be privately maintained.

Jett: That eliminated about 99.99% of the subdivisions.

Randall: I think part of your question as you go through this, is it where water sits in it a lot?

Robert: Or it becomes a safety issue, right?

Randall: You think of your safety concern. You think of a standard swimming pool where they want 6-foot fences around them because that is just a standard safety concern.

Jett: My thought, you are better putting a chain link fence around it. If a kid did get into it, you can see and hear them.

Randall: The barbed wire on this is entertaining because we have a city ordinance that prohibits barbed wire in Cedar City. We have an ordinance that contradicts our standard. I couldn't find the UDOT standard. I don't if somebody else did.

Adam: Does the ordinance prohibit razor wire?

Randall: It says barbed wire, but I think its definition is probably sufficient.

Jett: Tyler, are you asking to change the ordinance around the retention pond to any material?

Tyler: Again, I am here for our subdivision we're working on. Because it is a private basin and the city spec clearly isn't acceptable, and it does say for city-maintained basins only. I believe if we simply address the materials issue under site obscuring, PUDS, and residential subdivisions change of density all that stuff. That covers our concerns.

Jett: So, it could be a clear chain link.

Tyler: We would want to do it as vinyl.

Jett: If we changed the ordinance, would this still allow someone to have a clear chain link?

Tyler: I would think so, again it depends on. This part was more for decision rather than a proposed verbiage change. I think we need to coordinate a little more with staff as far as what exactly needs to say. I would think about safety reasons and other things. Especially if you don't have a percolation, sometimes something that is not sight obscuring but is secure might be safer. If it is along a master plan road, is that what we want? This is a combination of this private pond in our situation abuts a master plan road and an existing residential subdivision and our public subdivision. Consistency is what we are shooting for. It has a high percolation rate. It won't have sitting water, to it will be.

Don: I don't think we would be enforcing this on yours because it is city. I didn't vet this.

Tyler: That is okay.

Don: The way I read it, yours is private. Kent, do you know what we have done on the engineering side with this?

Tyler: The only issue Engineering brought up is that they wanted it fenced, but as far as what material that wasn't specified. We would like it to just be consistent.

Don: Reading on the surface and then the previous ones.

Cox: The retention basins are not going to have a top on them. It is just like a French drain or is it going to be open?

Tyler: It is a rapid infatuation. They dug down like 30 feet.

Cox: They have grass on top of it, or landscaped.

Tyler: It will be gravel; it is a big sieve.

Cox: You can walk on it. It is not going to be an open basin full of water.

Tyler: Right, it is not going to be attractive, and the slope because of the space we were looking at it doesn't meet at that 3:1. It is more move of a 2:1. Which you want people walking on. It is an area where there is no master plan storm drain systems of any kind. There are good gravel layers about 20 to 30 feet down. You dig down to that fill, back fill with boulders, leave about a 5 to 6 feet deep hole. Other than that, Don you had few other discussion items on the next three sides.

Don: These are more of a FYI. We can run through it quickly. These are just other areas where site obscuring fences come into play. Solar fields, cell tower sites for that equipment at grade that, it does say block. We do have a section about site obscuring fences for parking now for 5 vehicles but only if they are close to another structure. Next slide, we have site obscuring language for outdoor storage sites that are in industrial and commercial zones. Then we have this junkyard one that requires a six-foot site obscuring fence. These are just other areas where that comes into play. Most of these are obvious for obscuring junk and broken-down vehicles. I think that is the end of the presentation.

Jett: That is in all zones?

Don: Commercial Industrial.

Tyler: The only other thing that was not in these slides that we listed. I think on the public notices, a discussion item was related to. Sorry Chair. There was couple that came to the Board of Adjustments a couple months ago, their concern was they had difference in grade between their property and their neighbor's property. Standing on their front porch they can see the bottom of their neighbor's front porch. Even over their site-obscuring fence, because of the grade difference. Sometimes you can go in and back fill that and change the base of fence to cheat that up and sometimes you can't. As a discussion item as we are looking at this. Could we entertain a possibility? My understanding is if a fence is more than 7 feet above grade, it must have a building permit and inspections. It must be engineered in a certain way and everything. If someone wanted to go higher than that. One of the ways I envisioned was writing that into ordinance. As long as it is not against the public right-of-way or in the PUE, if it is just separating two properties, there is a grade difference between the two, you can go 6 feet up from the structural grade of the lower property not to exceed 10 ft in overall height. For those who have that grade differentials, they could add some height to those fences without a foul of the ordinance. I don't know if staff or anyone else would have an objection to that.

Jett: Don may ask a clarifying question? Did you say outdoor storage units have to have a site obscuring fence?

Don: No, your storage units are fine. It is the idea of site-obscuring or enclosed. Storage units are enclosed. That would not impact on your storage units.

Tyler: It would be a storage yard.

Don: If you are a contractor and you have got debris, your pick a part junkyard, that sort of thing.

Jett: I think we should narrow that. Because the best sanitizer is sunlight, and when it comes to security, when someone has creeping around behind closed walls, they can do a lot more damage. When our police department can't see inside that fence. I can see around junkyards. But for general storage, you want as much light as possible. To keep people from vandalizing or breaking into those things. We have an ordinance in our city. I think it is our downtown area. You can't have more than so much signage blocking windows. For the exact reason. So, our police can see if there is something.

Don: That is something we can chew on down the road. We have enforced this on auto body repair and things like that. And that is probably going to have a visual impact, that is where we look. If you are selling propane refills, we are not chasing you. On the height of the fencing and retaining. The way we interpreted this is that you can retain on your side. We don't limit to 6 feet. You will see that everywhere. Then you go 6 feet on top of that. Even in the front yards, we have read it in its entirety, and you see large retaining walls in front yards all over the place. To me it can be a concern we really don't have grading ordinance that controls you the height. You can grade up to 10 feet and then put your building up. That does cause some conflict sometimes, with neighbors and privacy. Then it becomes an issue especially on your side setbacks, where things get closer together. I wasn't at that meeting, but when you start to go to the tall, at what point is that impact? It is accepted in most towns in the USA that 6 feet is that middle ground where we don't start blocking light and ventilation or cause someone's narrow side yard to remain wet, for all summer long or whatever the case maybe. I haven't put a lot thought into that. I am not quite sure where we should go. To where we can meet in the middle or are there triggers so to speak when we should go higher. Sometimes two neighbors may say great, but we can't use that to my understanding. My understanding is we can't do that if two neighbors agreed to basically give a de facto variance. I don't know where that line is in the sand. I haven't put a lot thought into it. In my experience it is when people want to change that grade to mitigate those

impacts. I'm talking about whether other cities will do or require some tearing to happen. Let's say you want to come up 6 feet on your side yard and maybe your neighbor's house is five feet. We don't bury them behind a 12-foot wall, that is fine. If you want to do an additional 6 feet, you have got to bring that back 6 feet. You keep a daylight plane on those tall fences. That is one solution I have seen.

Cox: Couldn't they do that, anyway? Theoretically, if there is a 6-foot fence on the downhill side. You could come off that fence 6 inch and build another 6-foot fence, there is nothing stopping that.

Randall: Correct, that is why the Board of Adjustments denied the variance on this one is they saw multiple other routes around it that would have complied with ordinance or an ordinance change. In their case the only thing that would have met their requirement, 6 feet, was ground level on the other side. There was a 6 to 10 foot gap. They didn't get to cheat like this and say, my ground is higher. They needed at least 10 feet to get any of the privacy they wanted.

Tyler: I think that part of that difference too, is these where the people are on the lower side. That were asking for, can we be in bowl?

Randall: They didn't start with a fence that was designed to go 10 feet. I want to say that was part of the concern. You took a masonry wall that was designed to be 6, and I am assuming for decorative purposes the bricks weren't straight. I am hoping for decorative purposes. Then they wanted to add 4 more feet to that. Most of us were terrified about what you mention earlier Tyler and have it falling over. That was part of our concern. You can shift the ground, move it around. We told him them it was our basis is where we measure is based on where dirt is, not where God put it. You can easily move the dirt to then meet the requirements. I look at it and say anything more than 7 feet is going cause a lot more issues with the building department. 6 foot is very standard. I don't know if it is worth going through this for everybody who might have a neighbor who is higher up than them. Your other one is, you have all your natural fences, shrubbery, trees, and whatever else that could serve the exact same purpose.

Tyler: We are building a house right now. We are the upper side, but we look straight into someone else's backyard. We are going to plant trees and that is going to be our fix.

Randall: Every two-story house is the same thing. You get a 16-foot wall, so they can't see down from the second story. I don't know if you can ever guarantee somebody complete privacy without a 20-foot wall.

Tyler: Again, that issue had come up before some of the material changes. I think where the permitted materials change. Now for this situation there are CCNRs require masonry. Depending on where in the CCNRs sometimes it is masonry fences, masonry fences, but that was a spell check issue.

Don: Does it say that in there?

Tyler: Yeah, it did. Not here, but the CCNRs for these folks who had the issue.

Randall: I think from my angle it would cause some legal and additional work for Planning, Zoning, and Building specifically if we change fence height from what we are doing now.

Don: What some cities do is they will control the height of your building from the average grade of your lot. Which mitigates the guy here and the guy here. That is another control. It is more of a complicated control to implement on the regulatory side for sure.

Tyler: I think what I was getting at with that is if you open the materials too. Then hose savings in using a different material could be used to boost the berm height or something else as well. It is about the options, the more you have the easier it is to make things pencils.

Cox: How about if you don't like being in a bowl you don't buy there. How about if someone

looks in your backyard, you put blinds up. How about the city getting out of trying to fence and make people so they have privacy? I mean, this is ridiculous almost.

Don: We are not telling anybody to build those fences.

Cox: I don't think we have a solution that problem or we ever should have a solution that problem.

Tyler: To sum up, there seems to be more discussion on this language and a few things. We some of the other issues tabled, if we could a head up or down on the definition site obscuring fence, and whether to expand that and to also allow those same options in PUDs.

Open Public Hearing

Closed Public Hearing

Tyler: We would ask if you would be inclined to vote on whether to strike the language restricting it to only masonry and composite in PUDs, but to leave the other exception language tabled until the second meeting of July.

Tyler: My only question to staff. Would this create a subdivision issue if the Engineering stand doesn't perfectly match the zoning ordinance at the time of approval?

Don: To be honest, I didn't even know Fiberon was in there.

Tyler: That is a weird one.

Don: I don't remember where or why that happened.

Jett: Is this going to allow people to use a chain link fence for the drainage?

Tyler: That is next one, this one is just the Engineering Standard of referencing back to the definition of sight obscuring fence. But there is conflict between the two.

Don: If it was consistent with ordinance that would be much better.

Tyler: Our ask then would be that the Planning Commission would favorably recommend that staff reconcile this provision with the first one that was recommended to go to the council.

Jett: Is this going to slow you down at all?

Tyler: Yes, if it doesn't match, it could. That was the question I had.

Adam: Staff, do we have any issue with matching it? Okay, the City Engineer said it should match.

Tyler: From what I heard earlier, it is not going to hurt us the way it's written now if the other stuff matches. If the commission wanted to table, this item to be worked on with other items. I wouldn't be opposed to that.

Jennifer motions for a Positive Recommendation to change the site obscuring fence to the proposed language that includes vinyl, wood, slots, and soon-to-be-invented materials; Jett seconds; all in favor for a unanimous vote.

Adam motions to Table Item 8 to July 15; Jennifer seconds; all in favor for a unanimous vote.

Jett motions for a Positive Recommendation to strike masonry or composite. 32-8-(B) to be Table to July 15 for Randall to tweak the language. Jennifer seconds; all in favor for a unanimous vote.

Adam motions for Positive Recommendation to have Engineering Standards Revision 4.6.1

match the rest of the ordinances. Jennifer seconds; all in favor for a unanimous vote.

Cox motions to Table Item 11 to go with others on July 15; Adam seconds; all in favor for a unanimous vote.

**CEDAR CITY
ORDINANCE 0625-25**

**AN ORDINANCE AMENDING CEDAR CITY ORDINANCES 26-1-4 AND 32-8 AND
ENGINEERING STANDARDS DETAIL 4.6.1 PERTAINING TO THE DEFINITION
OF "SITE OBSCURING FENCE" AND OTHER FENCING REQUIREMENTS.**

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enable Cedar City to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

WHEREAS, the City Council desires to modify certain fencing requirements, reducing the requirement in a few areas; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to change Sections 26-1-4 and 32-8 and Engineering Standards Detail 4.6.1 by updating the existing ordinances and standards.

NOW THEREFORE, be it ordained by the City Council of the Cedar City, in the State of Utah, that Chapter 26 and Chapter 32 of the ordinances of Cedar City, Utah, and Engineering Standards Detail 4.6.1 are hereby amended to include the below underlined text and exclude all crossed out text:

SECTION 1: **AMENDMENT** "Section 26-1-4 Definitions" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 26-1-4 Definitions

- A. Purpose: For the purpose of this ordinance certain words and terms are defined as follows: Words used in the present tense include the future. Words in the singular number include the plural and the plural the singular. The word district is synonymous with the word zone. And the word Zoning Administrator synonymous with the word Building Inspector. Words not included herein, but defined in the Building Code shall be construed as defined therein.
- B. Definitions: The following definitions shall apply for this chapter.
 - 1. **Accessory Dwelling Unit – Internal:** A unit as defined by UCA 10-9a-530(1)(a) as amended.
 - 2. **Accessory Dwelling Unit – External:** A unit as defined by UCA 10-9a-530(1)(a) as amended which shall be detached from the primary structure.
 - 3. **Accessory Use or Building:** A subordinate use or detached building clearly

several branches of learning and study, but not including dancing schools. On campus student housing is subject to the housing regulations of each zone.

144. **Service Station:** A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles including repair activities which are subordinate to the sale of petroleum products.
145. **Setback:** The shortest horizontal distance between the property line and the building or structure or part thereof on a lot.
146. **Sewage Service:** Sewage service means a business that cleans, maintains and/or constructs individual or public sewer/wastewater disposal systems and as part of the business, parks or stores vehicles or vessels that contain or have contained human waste.
147. **Setback, Building Line:** A line which defines the shortest distance between the property line and building or part thereof.
148. **Sheltered Workshop:** Sheltered workshop means an onsite supervised educational or vocational training facility for persons with a disability and does not provide any residential facilities.
149. **Shelter for the Homeless:** Shelter for the homeless means charitable lodging or sleeping rooms provided on a temporary basis (usually on a daily basis) to those members of society lacking other safe, sanitary or affordable shelter. A shelter for the homeless may also include kitchen and cafeteria facilities.
150. **Shipping Container:** A reusable metal container originally designed for the transportation of freight including but not limited to CONEX boxes, PODS, and semi-trailers without wheels.
151. **Sign:** Any device for visual communication including any structure or natural object or part thereof, that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or governmental agency, or of any civil, charitable, religious, patriotic, fraternal or similar organization.
152. **Site (Sight) Obscuring Fence:** A fence or wall of not less than six feet in height nor more than eight feet in height. A site obscuring fence or wall shall be constructed to ~~manufacturer's specifications and or~~ City standards and shall be constructed from materials and of workmanship to permit vision through not more than ten percent (10%) of each square foot more than eight inches above ground and eight inches from the top of the fence or wall (e.g., masonry, composite, chain link with factory-inserted slats, vinyl, wood slats, etc.) ~~by limited to one of the following options:~~
 - a. ~~Masonry;~~
 - b. ~~Solid composite materials as manufactured by "Trex" or an approved equal; or~~
 - c. ~~Chain-link which meets the minimum specifications as manufactured by "Privacy Link" or an approved equal with factory inserted slats that achieves a 98% privacy factor.~~
153. **Story:** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor above it, or, if there be no floor above it, the space between the surface of such floor and the ceiling or

- roof above it.
154. **Street:** A public right-of-way, including highways, avenues, boulevards, parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways.
 155. **Street Line:** The boundary which separates the right-of-way of a street from the abutting property.
 156. **Structural Alteration:** Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or exterior walls.
 157. **Structure:** Anything structured or erected which is either located on the ground or attached to something having a location on the ground, including signs and billboards, but not including fences or walls used as fences, tents, vehicles, or travel trailers.
 158. **Subdivision:** The division of a tract or parcel of land, as shown on the records of the Recorder of Iron County, Utah, into two or more parts, including the original parcel or tract, for the purpose, whether immediate or future, of sale or for building development.
 159. **Townhome:** A dwelling unit (regardless of the number of stories) within a building where the owner owns the land upon which his/her unit is located, and is completely independent except for the yard surrounding the building.
 160. **Trade or Vocational Schools:** A post-high school educational or vocational training facility.
 161. **Transitional Housing Facility:** Transitional housing facility means a facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to twenty- four months, but in no event less than thirty days) is provided to homeless persons, while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, a dwelling unit provided to a family for the exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.
 162. **Travel Center** means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
 163. **Twin Home:** Two family dwelling units of separate ownership having a zero lot line. Each unit is structurally independent with separate utility connections and a maintenance break. The twin homes will have zero setbacks on adjoining sides and may be offset but not separated from each other up to a distance of six (6) feet. All other setback requirements shall apply. Each side of the twin home shall be considered a single-family dwelling unit, however, one building permit and certificate of occupancy shall be issued for both units.
 164. **Use, Principle:** The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be

occupied or maintained.

165. **Use, Accessory:** A use which is customarily incidental and subordinate to the principle use of a lot or a building, including bona fide servant or caretaker quarters, and located on the same lot.

166. **Veterinary Clinic/Hospital:** An establishment for the medical treatment and care of animals, including household pets, livestock, and commercial poultry, and which may include temporary or overnight boarding of animals that are recuperating from treatment, all facilities to be within a completely enclosed building, except for exercising runs and parking of automobiles.

167. **Width of Lot:** The distance between side lot lines measured at required minimum front yard setback line on a line parallel with the city street.

168. **Yard:** An open unobstructed space on a lot, unoccupied and unobstructed from the ground upward, except as otherwise permitted.

169. **Yard, Front:** A space on the same lot of a building between the front line of the building and the front lot line and extending across the full width of the lot. The depth of the front yard is a minimum distance between the front lot line and the front line of the building.

170. **Yard, Rear:** A space on the same lot with the building between the rear line of the building and the rear lot line and extending the full width of the lot. The depth of the rear yard is a minimum distance between the rear lot line and the rear line of the building.

171. **Yard, Required:** The minimum open space as required by the regulations of this ordinance for front, rear and side yards, as distinguished from any yard area in excess of the minimum required. (See "Buildable Area")

172. **Yard, Side:** A space on the same lot with the building between the side line of the building and the side lot line and extending from the front yard to the rear yard. The width of the side yard shall be a minimum distance between the side lot line and side line of the building.

173. **Zoning District:** Any portion of the incorporated area of Cedar City in which the zoning regulations apply.

Amended by Cedar City Ordinance Number – 0708-09,0826-09, 0811-10, 0213-13, 1113-19-6, 1113-19-7, 0902-20, 0323-22 and 0525-22-1

SECTION 2: AMENDMENT “Section 32-8 Planned Unit Developments (PUD)” of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-8 Planned Unit Developments (PUD)

A. **Purpose:** The purpose of the Planned Unit Development (PUD) is to allow for flexible and efficient utilization of land in residential, industrial and commercial developments

(consolidation of open spaces, clustering of dwelling units and efficient use of public facilities). It is intended that a PUD create attractive and desirable environments.

B. Uses:

1. PUD's shall be utilized in the process of annexing developed property where said development does not meet City Engineering Standards; in such case, the City reserves the right to require conversion of such developed property to a PUD as a condition of annexation.
2. PUD's may be allowed in residential, commercial and industrial zones, and the PUD development plan shall become supplementary to the provisions of the zone in which the PUD is located.
3. PUD's shall only be developed as residential attached town home and condominium developments, single and multi-unit residential communities and commercial and industrial developments.
4. Uses permitted in the PUD shall be limited to those uses permitted in the zone in which the PUD is allowed.
5. Conversion of existing buildings to a PUD shall conform to existing building codes and the provisions of this chapter.

C. PUD

**Develop
ment
Standards and
Requirements:**

1. Variations from the development standards of the underlying zone in which the PUD is located may be permitted by the City Council provided the variations are specifically adopted by the City Council prior to the submission of the preliminary subdivision application. Variations shall not include changes in the permitted uses allowed except to the extent set forth herein. The development standards set forth below are not subject to variations permitted by the City Council.
2. Residential Planned Unit Developments shall meet the minimum lot area and maximum density of the underlying zone.
3. Structure Setbacks:
 - a. Residential - No structures shall be set back less than 20 feet from the right-of-way line of a dedicated street;
 - b. Commercial/Industrial - All setbacks shall be as required in the underlying zone, subject to required utility easements;
 - c. Building setbacks of a residential PUD shall be the same as the underlying zone with exception that perimeter property lines not designated as a front or rear property line shall be 10 feet. Building setbacks along the perimeter property lines of a residential PUD located in an R-1 or RE zone shall be 10 feet, except within 100 feet of where the perimeter property lines of the PUD intersect the public right-of-way, where the minimum setback from the perimeter property

line of the PUD line shall be 20 feet. Building setbacks in Industrial and Commercial PUDs shall be according to the requirements of the underlying zone, and;

AMENDED BY ORDINANCE NUMBER 0426-17-3.

- d. When an existing building is converted to a PUD and the building is nonconforming because of setback requirements and utility easements, the building shall be allowed to continue as a nonconforming PUD relative to the same setback and utility easement requirements/deficiencies. All utilities shall be placed underground, where practical, as determined by the City Engineer.
4. All PUD developments shall be served by the public sewer system and public water supply. All newly constructed utilities shall be placed underground. City utilities shall be metered as determined by the City Engineer. Each building shall be served by a separate sewer lateral, sized according to applicable code. Back-flow prevention valves shall be required in accordance with the applicable code.
5. All PUD common street, drainage, water and sewer improvements shall be designed and installed and inspected according to applicable codes and standards.
6. Fences: A six-foot high sight obscuring ~~masonry or composite~~ fence shall be erected on the perimeter of condominium, townhome, attached multi-family and attached single family residential PUD projects. Fences shall be setback a minimum of 10 feet from the right-of-way line of a dedicated street. The fence setback area shall be landscaped.

Exceptions:

- a. For residential PUD developments requiring a perimeter fence with units that front on a dedicated street the perimeter fence within the front setback area may be reduced or eliminated under the following conditions:
 - (1) The units fronting the street must be served by individual access driveways leading directly to an enclosed garage attached to and designed to serve an individual unit. A driveway serving a single unit with a two-car garage shall not exceed an on-site width of 20 feet. Driveways serving a single unit with a one-car garage shall not exceed 12 feet. Individual driveways shall be separated by a minimum of 6 feet. Driveway separation areas and all other areas fronting a dedicated street must be landscaped. Driveway widths and sidewalk separation at the property line shall comply with engineering standards; or
 - (2) Buildings fronting dedicated streets must have articulated elevations (multi-surface building projections) with a covered porch at the front of each unit. The full frontage of the

buildings shall be landscaped common area and parking and/or garages shall be at the rear of the buildings.

- b. The sight obscuring fence may be eliminated through City Council approval, along portions of the perimeter which meet at least one (1) of the following minimum requirements. City Council approval must be obtained prior to submission of the preliminary subdivision application:

- (1) the overall density of the development does not exceed 60% of the allowed density per the underlying zone;
- (2) the minimum distance of open space between the proposed building units and any adjacent existing or proposed structures is 150 feet; or
- (3) there are geologic features between existing and or potential development sites that provide for privacy and separation negating the need for privacy and mitigating potential impacts between developments. Geologic features may include topographical change such as hills, cliffs, and ravens; streams and rivers, and or other areas preserved as open space. Open space areas may include natural and manmade components.

- c. The sight obscuring fence may be placed on the right-of-way/property line (minimum 1-foot behind sidewalk) adjacent to and fronting the south side of the Highway 56 corridor between Westview Drive and 5300 West. The developer shall landscape to either the back of sidewalk of Highway 56 or to the top of slope of existing irrigation ditches whichever is closer. In no case shall the landscape be less than 10-feet wide. Approval of such configuration shall be subject to the following:

- (1) Approval by the Utah department of Transportation (UDOT) and associated landscape agreement; and
- (2) City approval and agreements for maintenance responsibilities by the adjacent corporate entity.

7. Landscaping: In commercial or industrial PUDs, and residential PUDs, permanent landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone. In addition, the perimeter landscape strip adjacent to the public right-of-way shall include one (one) street tree for every 30 feet of linear street frontage. The spacing need not be linear and shall not impede Fire Department access.

8. Open Space: Common Useable Open Space shall be defined as planned public or common outdoor improved landscaped areas suitable for relaxation and recreation. Open space areas shall include one improved amenity to include but not be limited to patios, gazebos, picnic pavilions, pools, and other amenities suitable for public and private gatherings. Open space does not include roads, driveways, parking areas or linear sidewalk adjacent to vehicular access roads.

Common Open space requirements shall apply to attached multi-family residential developments, residential condominiums and attached and detached townhome developments, and the residential component of mixed-use developments as follows:

- a. Common open space shall be provided at a minimum of 150 square feet per unit with a maximum requirement of 3% of the gross development site. 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 except the rear and side setback area when not encumbered by any residential structures and designed to be open and available to all residents of a development.
- b. Open space areas shall be accessible by foot from all residential units within the PUD and shall not require more than 1000 feet of travel.
- c. Open space areas shall be developed prior to the last phase of a development.
- d. The minimum amount of open space shall be provided in the master plan of the development.
- e. At no time shall more than 30% of open space be permitted in the last phase of development.
- f. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than 10 feet wide unless part of a landscaped pathway or trail connecting open space areas.
- g. Accessory structures within open space areas shall meet the requirements of the underlying zone.
- h. Open space shall be separated from streets, service and parking areas by landscaping, low level walls, or other decorative treatments.
- i. Detention areas may be counted as common open space when designed for open space purposes.

9. Parking: The parking of any PUD shall be the same as the parking requirements of the underlying zone including the following:

- a. Within a residential Planned Unit Development where the street design does not allow for street parking either due to narrowness or vehicular access, there shall be provided additional guest parking spaces at a ratio of .20 guest parking spaces per unit. Spaces shall be located in the development within a central parking lot or dispersed throughout. Guest parking shall be arranged to be within 1000 feet to the units the spaces are designed to serve.

(1) Exceptions:

- (A) When PUD Developments do not configure in tandem parking for residential units, and the parking is located within a parking lot that is unenclosed, additional guest parking spaces shall not be required.
- (B) PUD Developments consisting of single-family

dwelling which meet the minimum lot size of the underlying zone per dwelling shall not require additional guest parking spaces.

b. Parking space dimensions:

- (1) Parking spaces located within a central parking area or along routes not required for fire access shall meet the dimensional requirements of the underlying zone. Spaces located along the primary driveway or private street shall not constitute a central parking lot.
- (2) Private parking spaces designated for private use and located in front of a unit, or garage, or other obstruction and oriented perpendicular to the street or access way shall have a minimum depth of 22 feet exclusive of any sidewalk, curb gutter.
- (3) Parking spaces located perpendicular to a fire access drive aisle with no obstruction shall have a minimum depth of 20 feet and shall include a 2-foot overhang.

10. Pedestrian Access: Planned Unit Developments shall provide for separate pedestrian access throughout the development to required opens space areas, and to the City sidewalk. Pedestrian access does not include the minimum paved width of private streets and other vehicular access corridors.

11. Private (Non-dedicated) Streets:

a. All streets within a PUD shall have a minimum paved width according to City Engineering Standards. The minimum street width shall be 26 feet not including curb, gutter and sidewalk. Secondary access roads may be reduced to 24 feet in width not including curb, gutter, and sidewalk. Larger street widths and or turning radii may be required when in the judgment of the City Engineer or Fire Department a greater width is required to provide for adequate access. Streets do not include parking lot driveways;

- (1) Street corner drivable surface inside radius shall be 16 feet for 26-foot-wide streets, and 20.5 feet for 24-foot wide access ways.

b. Access ways designated for trash pickup shall be a minimum of 26 feet wide, excluding curb and gutter, and shall not require trash collection vehicles to back up.

c. A private street will not extend to or provide service to another property not included in a phase of the PUD;

d. Private streets are entered from the public streets by a drive-way type entrance and are posted as private streets. Entrances shall be designed in accordance with City Engineering Standards;

e. At the intersection of PUD driveways and the public street, the public street shall exhibit a no parking restriction for thirty (30) feet on each side of the driveway when the PUD serves 80 units or more.

Proposed no parking restrictions in excess of thirty (30) feet on each

side of the driveway must be approved by the City Council on an individual basis. Proposed no parking restrictions at driveway entrances for PUD's serving less than 80 units must be approved by the City Council on an individual basis. Private streets shall be designed at the intersection to provide adequate stopping and sight distance in accordance with the American Association of State Highway and Transportation Officials (AASHTO).

- f. Private streets are not maintained by the City;
 - g. When a PUD entrance occurs at the end of a City Street the developer shall provide for a dedicated, City Standard Cul-de-sac or equivalent turn-around, and;
 - h. As part of the PUD approval process and in order to provide legal public access to adjoining properties or to conform with the City's Street Master Plan, the City can require any street in the PUD to be a dedicated City street with widths and improvements according to City Engineering Standards.
12. All storage and solid waste receptacles which serve multiple units, and which are not located within a building shall be enclosed within a site obscuring fence or fence compatible with the design of the development.
13. A PUD may restrict the storage of recreational vehicles within the PUD in the restrictions and covenants of the project. Combined recreational vehicle storage areas in excess of 560 square feet shall be enclosed in a 6-foot-high site obscuring fence.
14. PUD plats prepared for filing shall be required to show the following minimum utility easements and required dedications to the public:
- a. All private streets;
 - b. Minimum ten-foot utility easement on each side of all primary access streets;
 - c. Minimum seven and one-half foot utility easement around the perimeter of the PUD. In a Commercial or Industrial Zone, the City Council may grant an exception to said easement requirement, after a recommendation by the City Engineer and the Planning Commission, and each City franchised utility has waived in writing their need for the easement; and,
 - d. All public dedications for streets, trails, drainage, utilities, parks, etc. Said utility easements shall be for the purpose of installing and maintaining utility lines as required by the utility owners. Prior to filing of a Planned Unit Development plat, all utilities currently operating in Cedar City, Utah under a franchise agreement with the City, shall acknowledge by signature on the plat that they have approved said utility easements, and guarantee their utility improvements will be installed and maintained.
 - e. Provide a note indicating all common areas are public utility easements.

f. The City Engineer or his designee may grant an exception to the easement requirements above if the easement is deemed unnecessary and each City franchised utility has waived in writing its need for the easement. At locations where the 10-foot PUE requirement in Subsection (b) is waived on a primary access street, a sight visibility triangle shall be preserved at the intersection of two or more primary access streets or of one primary access street and any other private street(s) as follows: No obstruction which will obscure the view of automobile drivers shall be placed within a triangular area formed by a line along the back edges of the drivable surface and a line connecting them at points thirty (30) feet from the intersection of those lines.

15. The declaration of Covenants, Conditions and Restrictions (CC&R's) shall include:

- a. A statement of maintenance responsibilities and estimated maintenance budget for all private common improvements, i.e. streets, drainage, sewer, water, landscaping, parks, trails, recreational facilities, club houses, parking areas, fencing, solid waste and other storage areas, etc.
- b. A statement prohibiting parking on private streets within the PUD on streets having less than 30 feet of asphalt width.

Amended by City Ordinance 1113-19-7, 0501-19, 1209-20-1, 1027-21, 0112-22-1, and 0713-22-1

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Phillips	_____	_____	_____	_____
Melling	_____	_____	_____	_____
Riddle	_____	_____	_____	_____
Cox	_____	_____	_____	_____
Wilkey	_____	_____	_____	_____

Presiding Officer

Attest

Garth O. Green, MAYOR, Cedar City

RENON SAVAGE, RECORDER,
Cedar City

need for privacy and mitigating potential impacts between developments. Geologic features may include topographical change such as hills, cliffs, and ravens; streams and rivers, and or other areas preserved as open space. Open space areas may include natural and manmade components.

de. The sight obscuring fence may be placed on the right-of-way/property line (minimum 1-foot behind sidewalk) adjacent to and fronting the south side of the Highway 56 corridor between Westview Drive and 5300 West. The developer shall landscape to either the back of sidewalk of Highway 56 or to the top of slope of existing irrigation ditches whichever is closer. In no case shall the landscape be less than 10-feet wide. Approval of such configuration shall be subject to the following:

- (1) Approval by the Utah department of Transportation (UDOT) and associated landscape agreement; and
- (2) City approval and agreements for maintenance responsibilities by the adjacent corporate entity.

Engineering Standards

4.6 FENCES

4.6.1 ALLOWED FENCE TYPES

Fences are required by City Ordinance to be constructed in certain areas, i.e. Planned Unit Developments (PUD's); Industrial Developments next to Residential Developments and denser Residential Developments next to less dense developments.

4.6.1 ALLOWED FENCE TYPES

The type of fences allowed to be installed around the developments listed in 4.6 above are as follows:

Masonry Block Walls- as shown on Standard Drawing F-1;

"Privacy Link" fence installed per Privacy Link's recommendations; or

"Fiberon" Fence installed per Fiberon's recommendations.

Any other materials and workmanship to permit vision through not more than ten percent (10%) of each square foot more than eight inches above ground

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

TO: Mayor and Council

FROM: City Attorney

DATE: June 13, 2025

SUBJECT: Vesting Extension Agreement – Tom Jett (Fort Cedar Phase 4)

Cedar City Ordinance 32-10(G) provides the Council with

“the ability to enter agreements which provide vesting rights contrary to this ordinance when the City Council finds that the proposed agreement furthers the City’s policy of establishing and maintaining sound, stable, and desirable development within the City, and which promotes more fully the objectives and purposes of the City’s ordinances.”

Tom Jett asks the Council to use this authority to grant him an extension on a two-year recording requirement for a final plat that expired on January 11, 2025. Changes, of course, have been made to the City’s ordinances and Engineering Standards that this extension would avoid. Additionally, without this extension, Mr. Jett would have to begin the final plat process again.

In previous requests for extensions, Council asked staff if anything in ordinance had changed relevant to the subdivision at issue. In the current matter, at least two things have changed since this final plat was approved. First, current ordinance would require Mr. Jett to install public improvements along the frontage road on the east side of his property because it’s a master planned road. This is one of the two specific subdivisions (4B Ranch being the other one) that led to our public improvement avoidance ordinance due to creating drawing of phase boundaries, leaving a small strip (65 feet or so in this case) of remainder parcel, to avoid putting in public improvements.

Second, the depth of the remainder parcel is not deep enough to meet current ordinance. The goal with that ordinance was to avoid the creation of lots/parcels that were too narrow to effectively use for later construction. Mr. Jett intends to line the remainder parcel with shipping containers to use as storage units. Per the Planning Commission meeting, if the road is dedicated to the required width in the City’s Master Plan, even the shipping container storage concept will not likely fit in the even narrower remainder parcel. Ordinance now would prohibit the narrow, unbuildable remainder parcel.

The Planning Commission gave a positive recommendation for the requested extension. Minutes from their discussion are included below.

**3. Vesting Extension
(Recommendation)**

**668 North 1450 West
Fort Cedar Phase 4**

Tom Jett

Tom Jett: We have Eric Heaton to present. I need to recuse myself on this item. Would you like me to leave the room?

Adam: No you are okay with staying.

Eric Heaton: This is just a request for a vesting extension for phase 4 for Cedar Subdivision that we need an extension on. It was approved in January 2023. We completed the improvements in November, but by the time we got to the city, it was after it expired. Had we known there was a 2-year expiration, we would have done it, but we didn't. Now we are here at your mercy.

Adam: Alright, when did it expire?

Eric: I think it was January 15, 2025

Adam: Okay so about 6 months ago. Staff, do we have any concerns with this? I know we have done this in the past, but what do we have to do?

Randall: I know in past ones where they have all been asked the same question. Which essentially is what has changed. The main reason why we set these time limits is one to get people to move along and two when someone puts in a complete application they vest in the ordinances, policies, rules, statutes, and everything at that time. The question always is what has changed? One of the difficulties we have is that most of the time we don't necessarily know what might have changed without running through the whole process again. This one does have two areas that we know have changed. I don't know if anybody else found anything else. Both have been changed, and both relate to the same ordinance change, the one that I refer to as the public improvement avoidance ordinance. The one that prohibits gerrymandering, I guess, of your subdivisions to avoid having to put in public improvements. There are two changes here that the current phase that we are talking about today will no longer meet. Number one is they're within the distance of the master plan road that is to the east of this development, and the other one is related to the remainder parcel that is not deep enough. It has to be 200 feet deep to meet our current ordinance. That is the question that is asked every time on these and this is what has changed? That is the best set of changes here. This phase would no longer legally be allowed under our ordinances. He would have to if you look at these at least 6, 5, 4, and 3 those lots would have to expand outwards to include the remainder parcel. So, you don't have a remainder parcel for nothing. He would have to put in his portion of the public improvement for that frontage road.

Eric: I would probably say 2,3,4,5,6,7, and 8.

Randall: That is true. You also have a remainder parcel on that north side. Correct?

Eric: One possibly meets it but the other seven don't.

Randall: So, in full disclosure, this is one of the two we discussed when we were drafting that ordinance. This one and 4B Ranch, which you guys dealt with recently. When the changing ordinance made them come back as well to put in what should have been put in the first place. That one they are doing hopefully they will get back to me on the development agreement. This one doesn't have one. If you approve it as is, by granting this extension you will be allowing Mr. Jett to continue with something our ordinance currently prohibits.

Kent: The other thing that I found on this and I have no idea what in Jan. 2023 the requirements were, but I do know that the center line radius on these curves does not meet our Engineering Standards. It is only 30 feet. Our minimum standard is 100 ft. on that center line radius. That does not meet our current standards.

Cox: Is the infrastructure already in there?

Jett: Yup.

Cox: There is already a road and that part is already approved as per prior.

Randall: You can meet halfway on that. Because the ordinance gives the council authority to do this. The City Council retains the ability to enter agreements that provide vesting rights contrary to this ordinance. When the City Council finds the proposed agreement furthers the city's policy of establishing, and maintaining sound, stable, and desirable development within the city and promotes more fully the objectives and purposes of the city's ordinances. You could meet part way and say, we see three problems that wouldn't meet the current ordinance. You could recommend the council vote and say we are okay with one, two, or all three getting vesting rights, but we are not okay with say some of the other ones. You can meet each other partway.

Cox: If we accept this, does that mean they never have to develop the frontage like everyone else does currently? That will just go undeveloped.

Randall: Correct. Again, that is the reason we passed that ordinance because they have created essentially a parcel that cannot be developed in a way that would ever require a building permit or anything that would bring in the road. It is just narrow.

Cox: What is your plan?

Eric: We put storage along that perimeter. So, container storage. To the north of us is airtight storage.

Randall: They will be access.

Eric: There will be a container storage unit. They paved that road, and we have containers that will align that, and it will be for storage rental. That was the original design.

Randall: How are they accessing that storage?

Eric: From the street.

Randall: From the unimproved street?

Eric: I mean there is space there, but I don't know how much.

Cox: From Industrial or from the other side.

Eric: No, this a dirt road. It is between the freeway 60 feet or 85 feet, how deep?

Jett: It is 55 feet.

Eric: So that plus the container size.

Don: Is that a support business? I wasn't aware that there were containers out there.

Eric: Oh you mean the Airtight containers? Brinley's own that.

Cox: He is saying that it is there, he is saying, it is like Airtight.

Eric: Correct.

Cox: Airtight, there is one off of Westview Drive and one tucked down by 400 West or something.

Jett: Airtight is out there.

Eric: If you go farther to the North higher than us. We are not opposed to saying, hey we need to improve the road or whatever. I don't think it will be improved, but it might. So, if you want to put those stipulations that is fine. To the North, you can see there the Brinley. They have container things. I don't think they are going to ever want to improve the road. You have BZI, that was our idea. We really should have done what we did in the prior phases and just bonded or did a letter of credit, but we didn't realize there was an expiration. You can kind of see that it is an older picture, but they will be lined up along that edge. Between its 40-foot then there are 25 feet up the road. If it is 20 feet then there is 40 feet space, there.

Don: Is there a dedication on that plat Kent? On the north side. Did we even get dedication?

Eric: I am sure that it is part of the master-planned road. There wasn't a master planned road. Then there was and wasn't.

Decker: Do I understand this right? Currently, this does not meet our city ordinances, but there are things that don't meet the city ordinances that are there that may set a precedent. What am I understanding here? I am not in favor that doesn't coincide with our city ordinances.

Randall: When this came in, the city approved of what is before you. At that time, I don't know about the roads, but the rest of it that I was discussing met the requirements of city ordinances at the time. Basic normal case law they say get vesting right some ability that even if we change the rules on them midstream, they get to stick with the old rule. But all those vesting rights can have limits. In our case, the city ordinance back then and as well as now putting a two-year limit from it is approved to get your plat recorded. Our goal is that we don't have a plat older than get to have an advantage.

Cox: Grandfathered in.

Randall: Correct. We want things to come into compliance with what we currently have. When we approved of this initially, it was fine. If they had recorded it a year ago, you wouldn't be having this discussion. We'd be dealing with a master plan road that will probably never get finished. Now if they must come back through with this same plan. If you said no on extending, well, if the council this Vesting Extension request. They would have to change their plans. They wouldn't be able to build this. Cox: The times we have approved these have been because they have made significant progress and they are almost there, and the time is almost expired. They planned all of it out and they have infrastructure in place, and they are almost there, right? When we are progressing to that. It was the old rule. We are not going to change the rule on them mid-stream, right?

Jennifer: I feel like you guys are there. Am I right?

Eric: Like I say, we did finish in November, got it paved and everything.

Randall: At least with road. That is the thing, right? If you ask them to tear up that road and redo it. That is big.

Jennifer: That is substantial.

Randall: We the parts what now would be unlawful leftover and not finishing the master plan road or doing any of it. That doesn't take them backwards. That just says, Okay now you got to do something the ordinance now requires.

Jett: That would take us backwards.

Randall: It would in the sense it would cost you money, but you wouldn't have to undo.

Jett: If that road became master plan, it would eat up half of the storage units. So, the storage units wouldn't be able to be there anymore.

Randall: We aren't approving the storage units. Nothing of what is discussed today.

Jett: The parcel where the storage units are, would leave us with 20 feet.

Adam: Sorry, let me ask for a point of order with legal. If he recuses himself, should he be speaking during the meeting?

Randall: He is allowed to talk. It would be preferable if he jumped down with the regular. Just to make it easier.

Adam: I just want to make sure we are doing it right.

Randall: Are there effects? Yes, there is always effects when we say you have to follow a master plan road, right? If they brought in this same plan, there is no history. Just imagine we are starting at square one, and they want to build exactly what they are building now. Yeah, our

ordinance would prohibit them from doing what they want to do. It would prohibit them from having that space for the storage units.

Cox: Is the Coke plant next door? It is already developed. They can build there without having to improve it. The one Jenkins is, across the freeway, is developed, they don't have to do it. You would have this developed road jot out and in. Because the rest of that is developed almost. Just from a commonsense approach.

Randall: Right, and that becomes the question of whether you can get them where they want to be, but maybe through a different means. If you make a Vesting Extension Agreement, we will get nothing in return. All they get to do is vest and get exactly what they were approved to do two and half years ago. You could make a development agreement which is what you have pushed, we council pushed for 4B Ranch. Not that they will get back to me, but either way. That at least allows you to say at some trigger in the future, you now must put it in. Mr. Jett, you and I have talked about this a few times. Does the city say we don't want this as a master plan road anymore? In this case, it is not a requirement anyway.

Cox: That is my question, do we want to curb and gutter on this one stretch? It is not going to be another because they are already developed on both sides, and they don't have to pull a permit.

Jennifer: Exactly, that has already set a precedence.

Randall: In many ways that is a better solution than kicking the can down the road.

Cox: Correct.

Randall: The Vesting Extension agreement would do exactly that. It would kick the can down the road and let it be somebody else's problem.

Cox: To me, we have a worse situation where there is a small strip of curb and gutter and master-sized road, and the rest is never going to be that. Because you have this going on and that causes more potential problems for me than if it is all going to be developed.

Jennifer: I agree.

Decker: I spent my career building plans, but I am having a hard time understanding this. Unless I go see it. It is a whole different view if you go and see it. It is difficult for me to sit here and listen to something for 10 to 15 minutes and then decide on something that is going to affect Cedar forever. That is neither here or there. I am not familiar with the specifics of that area. It is kind of interesting, I wish I could drive out there and take a look at it right now and then come back. But that is not doable.

Adam: I see where the master plan roads are the brown dots and the green dots, right?

Kent: Yes,

Adam: The point of those roads is to give access to the other properties or what is the point of the roads?

Don: Well one of them is that North/South connection. That is the green line, then the brown line could potentially open up those land lock properties back there.

Adam: Okay.

Cox: Where does that tie in further north?

Eric: It ties in between Kitty Hawk.

Cox: Okay, I got it.

Eric: I mean, if that went straight to North Bulldog Road, it would make sense in my opinion.

Randall: Well except for the view. The angle there for the overpass would probably be extremely dangerous.

Eric: The way you have the dog pound there and everything you can't go straight.

Randall: Yeah, you couldn't but that would have been my biggest fear. That already is a fairly danger intersection as it is. If you added another direction we would be in trouble.

Kent: There is a big grade change there.

Randall: Then again, that may be a better discussion than kicking the can down the road. I think this is Mr. Jett's thought anyway. He wants it gone.

Cox: So, what are the odds of us going through eminent domain through that property and up that way? We don't have easements or anything there, right? You just laid a line on the map and said this is a master-planned road. We said, we don't own the property, and don't have an easement. We'd have to eminent domain to get us there, which I don't like at all.

Jennifer: If we don't have to have it. Why do that?

Adam: What other options are there for the landlock properties to have access roads in the future?

Jett: None of those properties are landlocked.

Eric: They all have access roads to them, but they are dirt roads. Basically, you maintain the roads to get to your property. The Airtight storage would never develop that.

Adam: This is where I am going with my question. I am with a lot of these guys and believing just because there is a line on the map doesn't mean it is a good idea. I don't want to hold you to saying that we have to master-planned road if it doesn't make sense. I also don't want to eliminate access to some sort of property, and it eliminates the potential for development anytime in the future. Looking at let's say this property here, if they developed that property how do they get access to it?

Eric: It is not that there are no roads there. The question is whether this will be a city-maintained road or if it will be a private drive road. All those are dirt roads with access.

Jett: This road right here is us, this road BZI uses it every day with their semi-trucks and their employees.

Adam: Okay.

Jett: It is approximately a 50-foot-wide road.

Adam: It is city or private?

Jett: It is owned by UDOT. This one was put in by UDOT when the freeway was built. That is according to the previous City Engineer, and UDOT Engineer that I met with about three ago when we were trying to figure this out. Then there is a full road right here. Here is Airtight Storage. They have full access to their property not approximately a 50-foot road. They have access. The Plats have just developed a few properties right here. They have full access plus what I have when told, the Plats are going to run a road to theirs. Then Corey Childs has a trucking company right here and he has full access right here.

Kent: Right now, he only has access via an easement over city property. There is no road there.

Cox: There is no easement. It is a trail that people have been using Right?

Jennifer: Right.

Kent: Corry did get an easement from the city to access his trucking school. That is not something that is a public road that all those parcels have access to necessarily. What the city owns and was able to grant an easement across is not a full road width through the entire length either.

Jennifer: So, what would be a good compromise to put on a development agreement without kicking the rug out from underneath these guys. I feel like they have done their stuff. They have everything in place. It just makes me sick to think about, hey gosh that is not going to work. Sorry, you missed the deadline.

Kent: First let me correct one comment that I made on the street radius that was for a public street. I did not remember that they are only 30-foot private streets. Please forget that comment. Master-planned roads, that certainly is an issue. Whether people sitting at the table here think that those are good or bad master-planned roads is not the issue that is a master-planned that went through study. It came through the Planning Commission, and it was recommended to the City Council and the City Council adopted it. So, at this point I don't think it is wise making judgment calls about the master plan.

Cox: Not to be contrary but we also have masterplans that went straight up hills with trials. Again, the master plan is not perfect and when you got and look at the geography you must be critical of the master plan. Because it doesn't make sense. We have had multiple situations where you go out there and its like, why in the world did we drop the line there.

Adam: We had a trail that went through the Coca Cola plant.

Cox: Correct. Then we had one that went into the airport runway. To say we can't be critical of the master plan means we can't think or change. I do think there is room to say there may be something better.

Randall: For me, it is a procedural question. If he comes in asking, I want this, and we agree with the reasoning, but we say we would rather get you through the proper method which is to amend the master plan.

Cox: Correct. That is my point is we need to look at that and say, well, there probably is a better way and change to Kent's point, as opposed to saying, hey no it is gospel, and it is not. Because we have seen that it is not. Because you can't make a trial through the Coco-Cola plant.

Don: There is no such thing as a perfect master plan.

Cox: Correct.

Don: When you talk about those straight lines, they don't take into consideration every single contour, but they are a plan to get from A to B. When I look at this plan whether it has it faults or not, it is to get to North/South/East and West. That is how I look at it.

Jennifer: But two ago wasn't this master plan already here or was that changed as well? Because when these guys filed.

Randall: I think it was more than two years ago, right? The change here was his creative line drawing no longer worked. The creative line drawing back then to not build up to the master planned road and therefore not have to put in the master plan road.

Cox: What happens is people would flag a lot in and must develop the frontage, and I get that too. I don't want to say, hey we are not going to require everyone to play on a level playing field. Because that is not right either.

Jennifer: Right, it is not, looking at the surrounding properties, just like Robert said, they are not developed, and they probably never will be. To have these guys to the curb and gutter, you know all that just in front of theirs is kind of crazy. Because you look at the property before and after, they are never going to.

Decker: Is there a property anywhere that will never be developed?

Cox: No, it is because they are developed. Like Coco-Cola, they have already pulled the plant. They don't have to get one. They didn't have to comply with the new standards. There is a whole bunch down that road that already have buildings that aren't going to build it to the same specs. You are going to have a little narrow strip to one spec and the rest is just going to go back to what it is.

Jennifer: Right.

Cox: That is more of my issue is that it is already developed and it is what it is. More likely it is not going to be developed.

Randall: You could eventually have some type of building permit pulled that would require improvements, but the odds are substantially lower for a developed lot than a developed one. And again those are some of the discussions to often have a master plan change do you move it to where it is more vacant ones on there, just go straight up kind of thing, or do you modify what is required, and say, okay I think what is the current requirement is it 66?

Don: I think that brown one is

Randall: So, it is a 66-foot-wide-one. Do you change it to 55-foot-wide? Do you maybe make some modifications to some of the other improvements? That would make sense. That is a discussion, if you recall, not to long ago, one of our illustrious council members brought through planning commission and council some requirements to do a master plan change. One of the main ones is notifications to the neighbors. Right now, we are talking about all these other property owners and making guesses.

Cox: Right, and maybe they are depending on that road. Right, who knows?

Randall: We don't know their opinion. We have no idea. If you are going to change a master plan, they have their chance. If you cheat around that and grant a vesting extension agreement that is now expired. You will get their input.

Cox: Have you guys come up with a good solution for another place for that or have you even thought about it?

Eric: Are you talking about the master planned road?

Cox: Yes.

Eric: We have looked at it. It was master plan and then it was out and then it was back in. I guess the question is, is there going to be quicker for the public to go from Industrial to Kittyhawk? Is that going to be a good road for the public to use. Otherwise, it is going to be access.

Cox: Yeah, 800 West is close to being punched through. It is close.

Eric: I guess my argument would be that Kittyhawk is already a busy road, and someone is going to pull up there and go right or left. I don't know what advantage you are going to have going North or South there. Accessing those properties, those people will be interested. Airtight storage, he wants to get people into his property, but he is not going to want to develop it. Corey Childs and the Plats are parking their stuff. So, whether you decide to an agreement. So that we develop that when everyone else does. I don't know if we are opposed to that. We don't think it is going to happen, but we are not opposed to that. I don't know looking at the master plan road to me, what advantage is going to get going North and South on that road as opposed to going north on Airport or North on 800 West. Those would be more natural. The other one's kind of up over up you are still. I mean I guess you can at least keep going west after you make that jog.

Cox: Well, from a city cost of infrastructure to maintain that when it is so. To me we don't gain a lot of advantages. Our money would be better spent redoing elsewhere like the 800 West or whatever and making it flow better then. You can call it enriching all those property owners by putting a master plan road through there. We just increase their property value at the city's or whoever's expense. That has to maintain that. So, I see arguments on both sides of this issue.

Eric: You go right through BZI property. I mean you'd probably have to condemn that. There is a basketball court right there. That they've got their little place. So, I guess you could do whatever you need to do to get imminent domain.

Decker: Eric, I can't hear you.

Eric: Sorry, I just say that BZI has a building right there that you mastered and planned right through it. So, unless you went around it or condemned it or the dominant domain, I don't know how you would get through there on that North to South and East to West. I mean you could at least tie into that 850 North and go all the way over. So, that is maybe a different day to address that. I don't know if the master plan best or a good idea, but whether is or not, it is right now. We don't really want to develop it now, but if you want to put in some stipulations that we would do it in conjunction with someone else. I guess we could do that.

Randall: You could tear it, right? You could come back with master plan amendment as well as a potential DA if the master plan doesn't go completely away and, say, okay, this is what we think the road should really be. Again, I mentioned not because I am in support of it, but just that it could be 55 instead of 66, which means you guys would lose some substantially less property.

Eric: The challenge would be if we didn't

Jett: If we lost 80, we would be in trouble.

Randall: You guys indicated the road is already 50.

Jett: It is about 50 feet right now.

Randall: So, at 55 that is the whole right-of-way, so we are talking about 5-foot difference of what is already there.

Jett: It is not because it is 55. It is 50 feet to the edge of the freeway where the fence is on the freeway. The city would have. That is an irrigation ditch. There would be several \$100,000 for the city to run the pipeline that irrigation ditches and paves over it.

Randall: At this point, one of your complaints was the loss of property, and again we are not talking about it today because we don't get to decide that without proper notifications. Let's just say the city said, we like the location because it does help some of these partially landlocked properties to make sure they have guaranteed access, but we don't necessarily need an arterial, a major collector, sorry. We just need something through there, but we don't even need that last 5 feet until somebody else comes in. You can kind of tear that and say, let's shrink it, let's move it, and if it still affects Mr. Jett's property. Great. Then let's do a DA that holds it till a trigger event.

Eric: If we had done it, you know if we had planned a little bit differently, you know, because we would have made that a little bit deeper. So, we could utilize that property.

Randall: That is the danger, right? Because part of the goal in doing this was to avoid that public improvement that you guys didn't think was necessary. Which is fine, I am not faulting you.

Eric: Yeah, we do have a purpose for it.

Randall: That is what I mean.

Eric: The storage units are kind of like what you see on Coal Creek. Where people can drive up to them. It was a great idea especially since there are already storage units there.

Randall: I mention again that there are trade-offs on those two different things, right? We know of two things that the current plan would violate the current ordinances. One is the width of where the storage units would go. It is not 200 feet deep, which is required by ordinance now, and the road. You can split the baby, you can say, yeah, we are okay with talking about the road and everything else. We are not okay with this otherwise unbuildable property or vice versa or go the same way on both.

Cox: Or we could make it 55-foot road through there instead of.

Randall: You can't do that today.

Cox: I know, but that could be one of their solutions. Is to come back and say, hey let's narrow this down. Then it is less infrastructure to get through there. Which to me is not going to benefit many people other than the property owners that are going to get Highway Frontage.

Don: If I could chime in really quick. We are kind of spit balling. Does it make sense, does it not? Does it work, does it not work? What we would require them to model these changes. I think that is where your answers may lie. The whole model is interconnected, to keep our intersections at a minimum LOS. When we start taking things and changing them, we want to see what those impacts are. If this road never goes in, what does it do to the airport road? And that is what we would look at in the modeling. Maybe there are some things that could be changed that don't impact the model. That is what we would ask.

Jett: Can I just clarify one issue here? No one is going to limit access to anybody. We don't have ownership over that road. Our project doesn't block the road. It is way off the road. I keep hearing people talk about well we don't want to landlock someone. We can't land lock anybody. Adam: That was my concern. That was dispelled. I appreciate that.

Cox: Well, if they bought land down there and it was landlocked, that is their fault, right? It is not the city's responsibility to build a road to landlocked property.

Adam: Well, if you buy a landlocked piece of property with a master plan road that is supposed to go through, and we take it away, that 100% is not their fault, right? So, that is what I was looking at.

Eric: They have done that a couple times already.

Adam: Oh, I know. I am not saying they haven't.

Jett: I just wanted to make that clear point clear.

Adam: I appreciate that.

Jett: Nobody is going to limit access to anybody's property.

Adam: Thank you for clarifying that. I don't want somebody suddenly not having access.

Jett: If we do develop that property at some point and put in buildings that require building permits, then we can address at that point of what may be required. Right now, we aren't requiring building permits for temporary structures, just cargo containers on that property.

Eric: That road goes all the way to BZI, then that is where it ends. Their trucks come through real steel trucks come through. Nothing comes except for over to Corey goes over to his property and Matt goes over to the Plats.

Adam: Commission or staff, do we have any other questions or comments for Mr. Heaton? I am not sure where the rest of you sit. I don't know what to do.

Cox: I have a question? What would you propose as a compromise? Or do you want to table this and think about it and come back, and say, hey, this is what we think is kind of equitable based on where we are at with our development. Or like what Mr. Boudreau said, let's remodel that and see if. I just don't think we have enough information to make a decision that is going to be beneficial across the board.

Decker: I had to go against one of my former boy scouts, but I am not conformable with this unless I get more information. I would like to go out and take a good look at it. Maybe with more information, revisit it. I may have different opinions, but right now there are too many ordinance and other concerns. I am not comfortable with it.

Eric: As far as we what we propose, I mean if the master planned road stayed. Then I guess we would propose that we have whatever agreements in place when.

Cox: The trigger point agreements.

Eric: Right, I guess the trigger point is.

Jennifer: Or the development agreement.

Eric: Or that's where we would develop it or pay for whatever infrastructure borders our property.

Jett: The problem we have here is, and this just isn't purely economic. We would have designed this whole project different had this. We made a mistake and missed the deadline. It was done. I take full responsibility for that. But there is no way this is economically feasible for us to through and put in curb and gutter for 70% of this whole road for everybody else. Pave it that everybody else can be driving over our frontage and put water, sewer, curb, and everything. It is just not financially feasible to do this.

Adam: I think we all understand that.

Cox: Which means it never gets developed, right?

Adam: That is the hard thing, right? Tom, you know that what has been said, that is why ordinances change you found a piece of property that you found a loophole and this is a way you used the loophole in order to make the project work. In other words, it would not work. I don't fault you for that. Smart people use loopholes all the time. I get it, the problem is now the ordinance has changed and now we have got to find a way to make this jive with ordinance and current. I don't know what to do.

Cox: Trying to bring the current and past together. It is in a situation that is difficult to do.

Adam: I don't want to torpedo your project. I don't feel like it is ever the government's position or responsibility to tell somebody no, you can't do something. We must figure out how to make it work. I don't think we have enough information tonight to figure out how to make it work. So, I am going to make a motion that we table this to the next meeting. So, we can have further discussion and if you guys want to bring back some sort of idea of what you want, like basically figure out. This is a game of Let's make a Deal. We need something from you. Hey, we will give you this and then we will see if the city can make that work, but you are not going to get your blanket extension. I don't think the commission is comfortable with that.

Eric: I guess the question is what other proposals would we have?

Adam: I think that is a good discussion to have.

Eric: Agree to develop it if that ever comes to that.

Adam: I think what you need to do is. This is going to be some discussion you are going to have with city staff because I don't know. I recommend we table this so you can have discussion with city staff to come to some sort of agreement that you can bring to the commission, and then we can push it on to City Council and get your project moving forward. That is what I would like to see.

Randall: You have heard generally two suggestions which one is amend the master plan, two development agreement, or a marriage of the two. Those steps especially the master plan amendment would get us some of that information both by modeling, as well as notification to the neighbors. So, they would be here to express their opinion as well. Some of them may love the idea of this not being a master plan road, but we don't know that.

Eric: Yeah, I like that suggestion.

Randall: But you don't know it gives a chance to have a different input from people who would be affected by this change.

Cox: I would be interested in the traffic modeling because we just increased the value dramatically and the city cost to maintain that if it doesn't improve traffic flow much. Then why are we doing it? Why is that on the master plan?

Eric: That is just going north and south. I guess I don't know who is going to go. What is the person going to take instead of 800 or airport.

Adam: No, I agree with you.

Eric: It really is an access road to the different properties to get to their own properties, which we are totally fine with.

Don: I can tell you has you urbanized. It is so hard to see right now. I understand, but as you urbanize, every alternative becomes a very good alternative. Sometimes a very good one. Even if it is further.

Eric: I guess if you go to the point 4 and go straight north and you fill in those different sand. What is it Western Rock there and all the quality, the pits that are 80 feet deep. I just don't know where you are going to go.

Cox: There is no good way through there.

Jett: If anybody doesn't know this is the old land fill right here.

Eric: I am not afraid to investigate whatever, when you say urbanization, what that is going to do. I can't imagine any use besides the access to that north and south route, that is not direct to east, west, or anywhere.

Cox: We have motion.

Adam: My motion is to table this to allow the applicants and city staff to come to an agreement that will be brought up to us at our next meeting.

Jennifer: My opinion is that, knowing the location and the type of property that surrounds this, I would be for granting the extension. Just because they missed it and that is unfortunate, but sometimes when you are doing a project like this it takes time. Sometimes you are juggling a lot of balls and things happen. This is not a subdivision, residential, and everything around it is just like it. To me it makes zero sense to require them to do that.

Cox: What time frame would you request for an extension if we were to do that?

Jett: 4 months.

Eric: Well, until we, we are already done with the sub. It has been six months.

Cox: So, it is virtually done.

Jett: It is done.

Eric: It was done in November, the reason why we didn't do it earlier was because it didn't really relate to the city. The sewer and water and roads were in. We had a conduit that needed to be in and the power. We could have gone into the city in November, December, or January.

Cox: So, you couldn't give up any land on those? If you were to give up land on that between your lots and the streets there is nothing left. Theoretically, you can sell that land.

Jett: To whom?

Cox: To whoever buys it.

Randall: That is the problem. They created a strip of land that is useless otherwise, which was the whole reason we passed the ordinance. They could, with the council's consent.

Eric: It is not useless; it would only be useless if they took part of our road. We have a use for it, a really good use.

Randall: For storage, but nothing that you could build. Because your separations from anything wouldn't work very what 80 feet deep. That is the thing there are that is the thing there are solutions on that part. That is why I bring that up. You could have a slightly different plat that extends the properties all the way to the edge of it. They could even have agreements to put the storage sheds there. There is nothing that would stop that. We would just prevent a mostly useless strip of land from existing.

Cox: I would rather see them develop right to the storage units than do nothing, and that is our option right now. Is nothing or allow to come through with what they are doing.

Adam: I am going to withdraw my motion. Maybe I didn't understand.

Cox: I didn't realize they had all the infrastructure.

Adam: I didn't realize it was done.

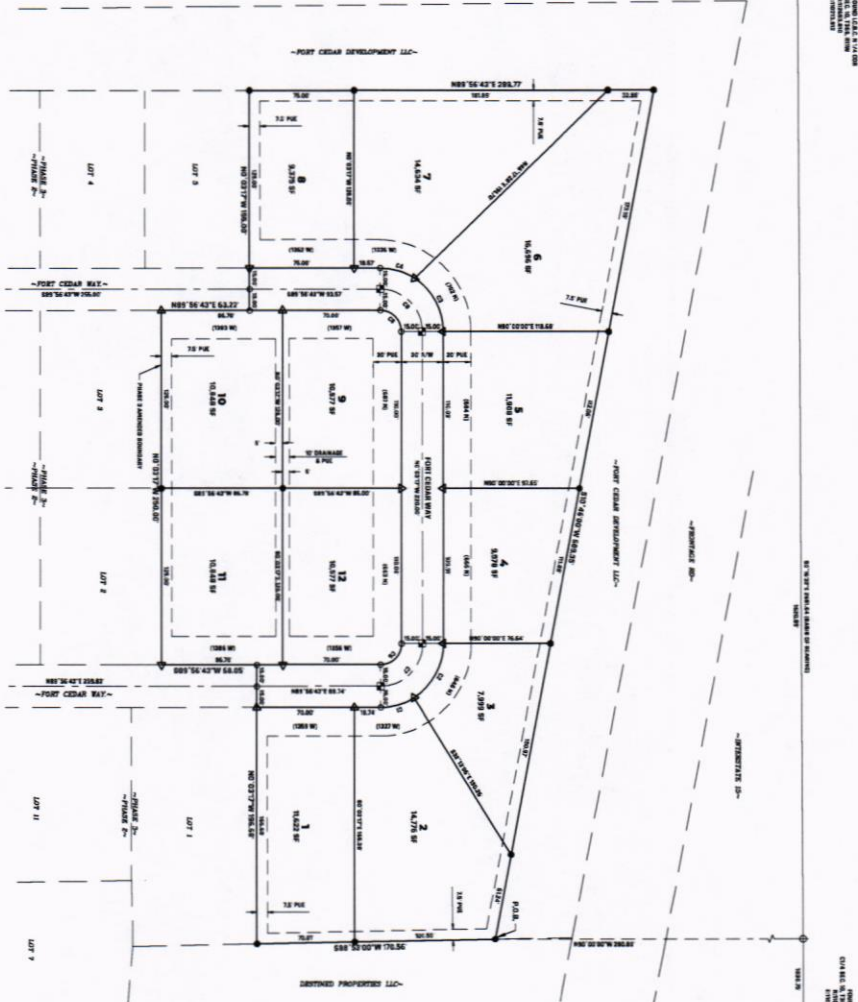
Eric: We had it done two months before the expiration.

**Adam motions for a Positive Recommendation for the Vesting Extension for 1 year;
Jennifer seconds; Cox yay, Adam yay, Jennifer yay, Decker nay.**



**FINAL PLAT
FOR
FORT CEDAR COMMERCE CENTER, PUD, PHASE 4**

LOCATED IN THE N/W 1/4 OF SECTION 10, T36S, R11W, SLB&M, CEDAR CITY, UT



COLUMBIANA			
CORR #	LOCATION	DATE	COMMENTS
51	26.00	02.13.00	WY 26 W 1.04.00
52	05.42	02.09.00	WY 27 W 1.02.00
53	04.68	02.02.00	WY 28 W 1.01.00
54	26.00	02.02.00	WY 29 W 1.02.00
55	23.86	02.02.00	WY 30 W 1.01.00
56	23.86	02.02.00	WY 31 W 1.01.00
57	42.12	02.02.00	WY 32 W 1.02.00
58	42.12	02.02.00	WY 33 W 1.02.00

CERTIFICATE OF ACCEPTANCE

1. GARTH GREEN, MAYOR OF CHESAPE CITY COMMUNITATION, DO HEREBY CERTIFY THAT THIS FINAL PLAN HAS BEEN APPROVED BY THE CITY COUNCIL, AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE MON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
KAREN SARGO, CITY RECORDER

BY: _____
GARTH GREEN, MAYOR

CITY ATTORNEY'S APPROVAL

I, TYLER HOMER, CLEARY CITY ATTORNEY FOR CLEARY CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAN AND THAT SAID PLAN MEETS THE REQUIREMENTS OF CLEARY CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 20 DAY OF _____, 20_____.

PLANNING COMMISSION APPROVAL

I, ADAM HAIN, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAN WAS APPROVED BY SAID COMMISSION.

ADAM HANIN • CHAIRPERSON

COAT

PROJECT LOCATION

A

SURVEYOR'S CERTIFICATE

[illegible]**PROPERTY DESCRIPTION**

BEGINNING AT A POINT 800' N 32° E, 100.00 FEET ALONG THE SECTION LINE AND NOW 00.00 FEET, 20.00 FEET FROM THE N/4 CORNER OF SECTION 16, T20N, R10E, S14E, THENCE N60° 35' 00" W, 70.00 FEET; THENCE ALONG THE EASTLY A BOUNDARY OF FORT CEDAR COMMUNITY CENTER, PLOT PHASE 1, A 60.00 FEET 00.17° W, 18.00 FEET; THENCE N65° 34' 45" E, 40.00 FEET; THENCE N00° 03' 17" W, 20.00 FEET; THENCE N65° 34' 45" E, 0.22 FEET; THENCE N00° 03' 17" W, 105.00 FEET; THENCE DISPARITY ROAD MAINT 3 BOUNDARY N65° 34' 45" E, 198.71 FEET; THENCE N05° 48' 00" W, 609.35 FEET TO THE POINT OF BEGINNING, CONTAINING 2.54 AC MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREIN, HAVING CALLED SAID LAND TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER AS LOT 32, COMMERCIAL CORNER, AND PINKET 4, OR THE PRIVATE EASEMENT TO CREAM CITY CORPORATION AND CULLEY COMPANY, THE PARTIAL, ONE OF THE PARTS BELONG TO PRIVATE UTILITY PARTICULARLY THE STREET ARE PRIVATE AND WILL BE CONTROLLED BY THE U.S. AEROSPACE NOTE. THE EASEMENT DESCRIBED PART OF LAND AND EASEMENT IS RECORDED WITH AND HEREBY INCORPORATED BY REFERENCE TO THE RECORD OF SAID LAND, ENTERED _____ DAY 9

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF WILLAMETTEON
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE
UNDEIGNED (NOTARY PUBLIC), _____, THE SIGNER OF THE OWNERS DECLARATION, IN AND
FOR THE COUNTY OF WILLAMETTEON, IN THE STATE OF TEXAS, WHO ONLY ACKNOWLEDGED TO ME THAT THEY
EXECUTED AND SUBSCRIBED FOR THE PURPOSES STATED THEREIN.
WITNESS MY WILLAMETTEON COUNTY, TEXAS

CITY ENGINEER'S APPROVAL

I, JONATHAN STATHIS, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAY WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF RECORDING

1. CLAIM DIFFERS - COUNTY RECORDS OF HENRY COUNTY, DO HENRY COUNTY THAT THIS FINAL
 PLAN WAS FILED FOR RECORD IN ANY OFFICE ON THIS DATE DAY OF YEAR NO

BOOK PAGE COUNTY RECORDS - CLAIM DIFFERS

ENTRY NO. PG

RECORDED AT THE REQUEST OF

REVISIONS			
NO.	DESCRIPTION	BY	DATE

NOTATION: CONFIRMED BY THE TRADING FIRM INFORMATION IS CORRECT. IF ANY INFORMATION IS INCORRECT, THE INDIVIDUALS WHOSE NAMES ARE LISTED ARE RESPONSIBLE FOR VERIFYING THE ACCURACY, SUFFICIENCY & UTILITY OF THE INFORMATION FOR THE PURPOSES INTENDED. ALL LISTED INDIVIDUALS WILL BE ADVISED BY E-MAIL OF ANY CHANGES TO THE INFORMATION.

INFORMATION CONTAINED ON THIS FORM IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL SIGNING THIS FORM ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY, RELIABILITY, AND USABILITY OF THIS INFORMATION FOR THE PURPOSES INTENDED. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTIVE



590 N. 800 W. CEDAR CITY, UT 84721
#(435) 586-9592 WWW.DOCIVIL.NET

**FINAL PLAT
FORT CEDAR COMMERCE CENTER PUD, PHASE 4
FOR
FORT CEDAR DEVELOPMENT, LLC.**

LOCATED IN THE N/W 1/4 OF SECTION 10, T36S, R11W, S1B4M, CEDAR CITY, UT

CHEONG D.	
SCALE: 1" = 40'	DRAWN MAY
DATE: MAY/27/77	SHEET: 1 OF 1

VESTING EXTENSION AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of June, 2025, by and between Tom Jett, member in Fort Cedar Development, LLC, herein referred to as CITIZEN, and Cedar City Corporation, a municipal corporation organized and existing under the laws of the State of Utah, herein referred to as CITY. Collectively the CITIZEN and CITY may be referred to as the PARTIES.

WITNESSETH:

WHEREAS, CITIZEN is developing Fort Cedar Commerce Center PUD, Phase 4 located at approximately 668 North 1450 West in Cedar City, Utah; said property being more particularly described as attached in Exhibit A; and

WHEREAS, the Council previously approved the final plat for this subdivision on or about January 11, 2023, vesting the property in certain then-existing ordinances and requiring the recordation of the plat within two years to maintain that vested approval; and

WHEREAS, CITIZEN failed to get the final plat recorded within the two-year requirements, namely January 11, 2025; and

WHEREAS, CITIZEN has already paid the required fees, including water acquisition fees, to obtain the original approval, and CITIZEN has installed the public improvements required by the original final plat but has not installed improvements that would be required under current ordinance.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained here, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES agree as follows:

1. CITIZEN will complete the bonding/letter of credit requirements, and record the final plat prior to June 25, 2026.
2. CITY agrees to extend, pursuant to Cedar City Ordinance 32-10(G), the vesting period for recording of the plat, until June 25, 2026.
3. CITIZEN acknowledges that if the final plat is not recorded by June 25, 2026, all vesting shall expire, and CITIZEN will be required to restart the process.
4. This Agreement shall not be recorded in the office of the Iron County Recorder as the final plat has not yet been recorded.
5. This Agreement shall be binding upon the respective heirs, legal representative, successors, and assigns to the PARTIES hereto.

IN WITNESS WHEREOF, the PARTIES have executed this Agreement as of the day and year set forth above:

CHOICE LIFESTYLES, LLC:

By: _____
TOM JETT
Member of Fort Cedar Development, LLC

CITY:

GARTH O. GREEN
MAYOR

[SEAL]

ATTEST:

RENON SAVAGE
CITY RECORDER

EXHIBIT A

- Final Plat -

CEDAR CITY
COUNCIL AGENDA ITEM 5
STAFF INFORMATION SHEET

TO: Mayor and Council

FROM: City Attorney

DATE: June 13, 2025

SUBJECT: Vesting Extension Agreement – Fiddlers Canyon Hills Phases 4-10

This one is somewhat different from previous ones due to the size of the project. Russell Skousen, on behalf of Fiddlers Canyon Hills, LLC, is requesting an extension on the two-year vicinity plan to final plat limitation that existed in the City's previous Chapter 32. The same rule still exists under the current Chapter 32, but now it's from preliminary plat to final plat in two years. As stated in the previous memo, City ordinance allows the Council to grant extensions by contract to the vesting rules.

The vicinity plan for Fiddlers Canyon Hills was approved by the Council on March 9, 2022, which granted vesting rights until March 9, 2024. Phases 1-3 were submitted within that window and eventually approved. The applicant has now submitted final plat applications for Phases 4-5, but the City's two-year limitation now requires them to meet current standards. Engineering's requirements include modeling for water and wastewater. Any modeling under the vicinity plan was completed by Engineering; the current ordinance requires modeling by our outside consultants.

The applicant is arguing that our two-year limitation is in violation of state law, which states, "The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence." UCA 10-9a-509(1)(f). I argued that a two-year restriction was adequate for a "reasonable diligence" standard. The applicant argued, essentially, that even if that were true normally, it is not true for a subdivision with ten phases. I suggested they discuss this matter with you to potentially establish by contract the appropriate timeframes between phases for this subdivision only.

The applicant stated, "What we are essentially asking for is that our vicinity plan approval does not expire with we submit for consideration for final approval at least one phase within 2 years of the VCP approval and that we submit an application for final approval consideration within 3 yrs of recording the last final plat, or 15 years from VCP approval, whichever is earlier. Also, additional modeling is not required apart from the modeling submitted in connection with the VCP." I drafted the proposed extension agreement to follow that request, although a shorter timeframe might be more helpful for City modeling purposes.

Other than the overhaul of Chapter 32, which required the use of outside modeling, I am not aware of other ordinance changes that would negatively impact this development. The passage of

time and other developments coming online in the interim, however, have made Engineering and Public Works want to verify the adequacy of the system to still handle the increased demand from the remaining phases.

By their request, we are expediting this request with the matter scheduled for the Planning Commission on June 17th, so we will update you at the council meeting what recommendation the Planning Commission gave. Minutes will be provided before the action meeting.

Please consider the proposed vesting extension agreement.

VESTING EXTENSION AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of June, 2025, by and between Richard T Wolper, manager in Fiddlers Canyon Hills, LLC, herein referred to as CITIZEN, and Cedar City Corporation, a municipal corporation organized and existing under the laws of the State of Utah, herein referred to as CITY. Collectively the CITIZEN and CITY may be referred to as the PARTIES.

WITNESSETH:

WHEREAS, CITIZEN is developing Fiddlers Canyon Hills PUD, Phase 4-10 located at approximately 430 E Fiddlers Canyon Drive in Cedar City, Utah; said property being more particularly described as attached in Exhibit A; and

WHEREAS, the Council previously approved the vicinity plan for this PUD on or about March 9, 2022, vesting the property in certain then-existing ordinances and requiring the filing of final plat applications within two years to maintain that vested approval; and

WHEREAS, CITIZEN filed final applications for Phases 1-3 during the two-year window but still has Phases 4-10 to be completed; and

WHEREAS, CITIZEN continues to proceed forward with the remaining phases but is not expected to submit final plat applications for all of the remaining phases for many more years; and

WHEREAS, the PARTIES seek to better define what reasonable diligence means in this context.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained here, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES agree as follows:

1. CITIZEN will complete the bonding/letter of credit requirements, title report, water acquisition, and other requirements not specifically addressed herein to file completed applications for final plat for the remaining phases within the originally approved vicinity plan.
2. CITY agrees to extend, pursuant to Cedar City Ordinance 32-10(G), the vesting period for filing of the final plat applications on the earlier of:
 - a. Fifteen years of the Council's approval of the vicinity plan on March 9, 2022; and
 - b. Within three years of the most recent recording a final plat within the PUD.
3. CITY agrees that the vesting extended herein includes not requiring new modeling, including, but not limited to, modeling for water and sewer.

4. CITIZEN acknowledges that if a completed application for final plat is not filed with the City prior to the deadlines established in Section 2, all vesting for unsubmitted final plats shall expire, and CITIZEN will be required to restart the process.
5. This Agreement shall not be recorded in the office of the Iron County Recorder as the final plats have not yet been recorded.
6. This Agreement shall be binding upon the respective heirs, legal representative, successors, and assigns to the PARTIES hereto.

IN WITNESS WHEREOF, the PARTIES have executed this Agreement as of the day and year set forth above:

CHOICE LIFESTYLES, LLC:

By: _____
RICHARD T WOLPER
Manager of Fiddlers Canyon Hills, LLC

CITY:

GARTH O. GREEN
MAYOR

[SEAL]

ATTEST:

RENON SAVAGE
CITY RECORDER

EXHIBIT A

- Approved Vicinity Plan -

Fiddlers Canyon Hills Subdivision

Project Analysis

Market Analysis (with buyer profile/selling price range).

In 2021, the Cedar City housing market shows solid growth year over year from 2020. According to market stats, the median home cost in Cedar City is \$280,500 compared to the median home cost in St. George at \$422,500, suggests affordable housing opportunities to the greater market with a reasonable commute to St. George as well.

Market stats also suggest in 2021 the absorption of housing was strongest in the ranges of \$250,000 - \$400,000 in Cedar City. This range provides us with a target market of young professionals commuting to the St. George workforce as well as Cedar City in a wide variety of commerce, including, but not limited to the university, hospital, teachers, construction, service and recreation. The buyer profile suggests to be young or small families of 2-3 person households.

The anticipated sales price will roll out in the \$280,000 - \$290,000 range released in our first phase stacked condominiums. This product type will be 2 & 3 bedroom/2 bathroom in a floorplan of 1300 - 1500 sq ft. Next phases anticipate sales pricing in the \$375,000 - \$450,000 range. This product type will be a 2400 - 3000 sq ft town home with 3 & 4 bedroom/2.5 bath and 2 car garage.

Project Description.

This project is situated on approximately 58.76 acres of property on the south side of Fiddler Canyon Road. It will be a multifamily development consisting of stacked flat condominiums, apartment/condominiums, and townhomes. The project will consist of landscaped common areas between each building and open space consistent with Cedar City's PUD ordinance. The project will consist of a mixture of public and private roads with the main circulation routes being public roads and each phase of the project being interconnected. The achieved density for the project is 10.1 units per acre and The project would consist of no more than the 748 allowable units.

All multi family units will have off street parking available and the parking for each phase will be self contained. All single family units will have a 2 car garage and 2 parking spaces available on the private driveway. In addition, each townhome unit will have off street guest parking available.

Amenity And Landscaping Construction And Operation And Maintenance Budget.

It is anticipated that the project will have a pool and clubhouse as well as approximately 12.5 acres of landscaping. The clubhouse and pool construction cost is estimated to be \$1,000,000. Landscaping construction is estimated to be approximately \$816,750. The monthly maintenance of the amenities and landscaping is estimated to be \$25,000 per month which works out to be approximately \$40 per month per resident for HOA fees.

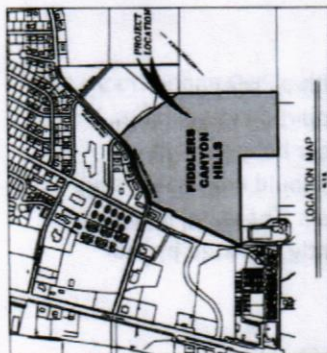
Construction Schedule.

The project is currently positioned to be built in 10 phases with all phases planned to be completed in approximately 5 years. The horizontal construction for each phase is approximately 4 months and the vertical construction completion is anticipated to be 14 months per phase. However, depending on absorption and market conditions, the developer anticipates that multiple phases will be under development at the same time as the market dictates. The developer plans on working on completing the horizontal construction for all phases within approximately 2 years with the vertical construction proceeding according to market demand.

Zoning/standards Variances.

The developer is seeking a variance to standards applicable to privacy fencing with a PUD under Chapter 32 of Cedar City ordinances. In particular, currently privacy fencing would be required between the development and the undisturbed open space abutting the hillside. The developer believes that requiring privacy fencing abutting the undisturbed open space along the hillside would not further the purposes of the ordinance but at the same time would require significant expense. These open space areas consist primarily of slopes in excess of 35% and are not likely to be frequently accessed by the public.

The developer is also seeking a waiver for the privacy wall requirement along all public streets. All public streets will have interconnected sidewalks to the units and the common area between the unit and the public street will be entirely landscaped. The developer does not intend to screen the common areas from the street and a privacy wall would hinder resident movement to the various sidewalks around each unit.



THE 8-3-M PLD	
LOOD ZONE C	
SUPPORT OVERLAY CATEGORY 102 AND N2	
= 98.7613 ACRES	
TOTAL AREA	
PROJECT USE	= 136
ORN HOUSES	= 456
DEPARTMENTS/CONDO'S (77/584)	= 594
TOTAL UNITS	= 10.1 UNITS / ACRE
DENSITY	

SLOPE	AREA	BASE DENSITY	ADJUSTED AREA
10% - 20% =	20.12 AC.	1.0	20.12 AC'S
20% - 35% =	22.10 AC.	0.5	11.05 AC'S
35% + =	16.35 AC.	0.0	0 AC'S
			TOTAL: 31.17 ACRES

1.12 AC (24 UNITS/AC) = 248 UNITS TOTAL ALLOWANCE

STRUCTURES	ACRES	ACRES
COMMON AREAS	10,863.7	18.49%
UNIFIED AREAS	9,297.7	4.99%
COMMON AREAS	12,917.7	2.05%
UNDESICATED AREAS	1,470.0	2.05%
DESICATED STREETS	5,179.3	8.81%
AREAS TURNED AROUND	15,488.0	28.36%
ADJACENT SIDEWALKS	9,905.0	16.00%

PERMANENT LANDSCAPING CALCULATION AREA (PLCA)

TOTAL PROJECT AREA=	56.76 ACRES
LOP GREATER THAN 20% =	38.45 ACRES
LOP LESS THAN 20% =	20.31 ACRES
REQUIRED PERMANENT LANDSCAPING INSTEAD OF LOP =	3.05 ACRES
REQUIRED LANDSCAPE AREAS =	9.4990 ACRES (ALL COMMON AND LIMITED)

OPEN SPACE
150 SQ. FT. UNIT = 2.05 ACRES MINIMUM

PARKING: ALL SINGLE FAMILY UNITS HAVE A MINIMUM 1 CAR GARAGE AND 2 PARKING SPACES ON PRIVATE DRIVEWAY TO FULFILL PARKING REQUIREMENTS
 (1 SPACE) UNIT (0.6 SPACES) UNIT (0.5 SPACES) UNIT (0.4 SPACES) UNIT
 TOTAL SPACES REQUIRED: 271 SPACES PROVIDED 271 SPACES REQUIRED
 1-08 SPACES REQUIRED, 221 SPACES PROVIDED
 UNITS A, B, C & D DESIGNATED AS CONDOS = 346 UNITS @ 2.6 SPACES EACH = 900 SPACES REQUIRED, 1076 SPACES PROVIDED
 TOTAL SPACES REQUIRED = 1177 SPACES
 TOTAL SPACES PROVIDED = 1289 SPACES

NOTES:

1. STATIC WATER PRESSURE AT THE INTERSECTION OF SANDSTONE CLIFTS DR AND FODDER'S CANYON ROAD IS 120 P.S.I.

2. GUYTON AREA HAS A HISTORY OF EXTENSIVE JOINTLY VENTURED SOILS REPORT PREPARATION AND RECENT SURVEY CONSTRUCTION BEHAVIOR.

3. THIS PROJECT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI) ZONE.

4. NEARBY STREETS AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.

5. TOTAL WATER RIGHTS PROVIDED = 40 ACRES. AN 18,663.3 ACRES NEEDS TO EITHER BE DECEDED TO OTHER OWNERS OR UNDEVELOPED FOR PRODUCTION & CONSERVATION EASEMENT AS THE TYPE OF FINAL PLAN APPROVAL.

VICINITY PLAN
FOR

FIDDLERS CANYON HILLS

PLANNED UNIT DEVELOPMENT
LOCATED IN SE 1/4 SECTION 35, T35S, R11W

CEDAR CITY, UTAH

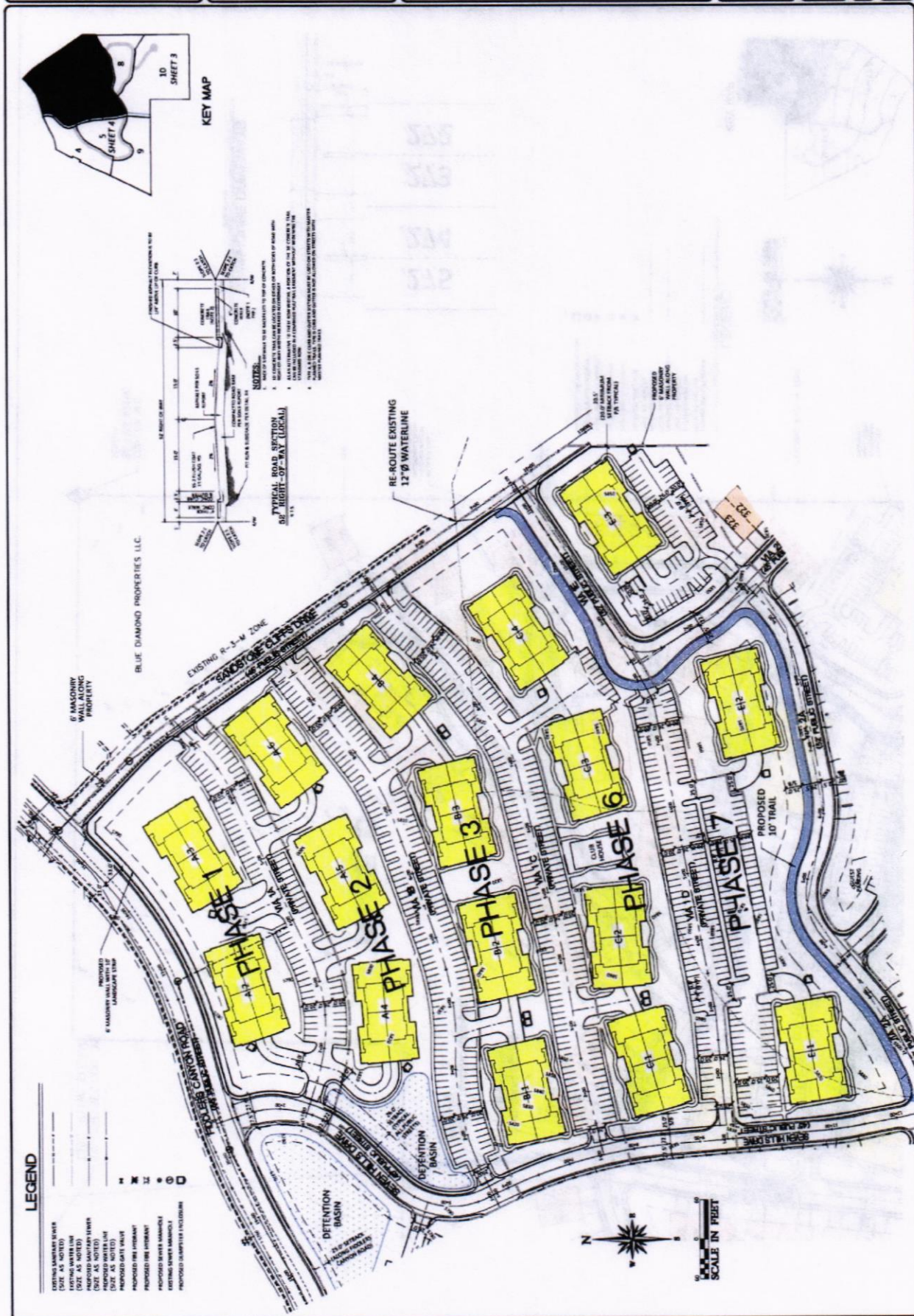


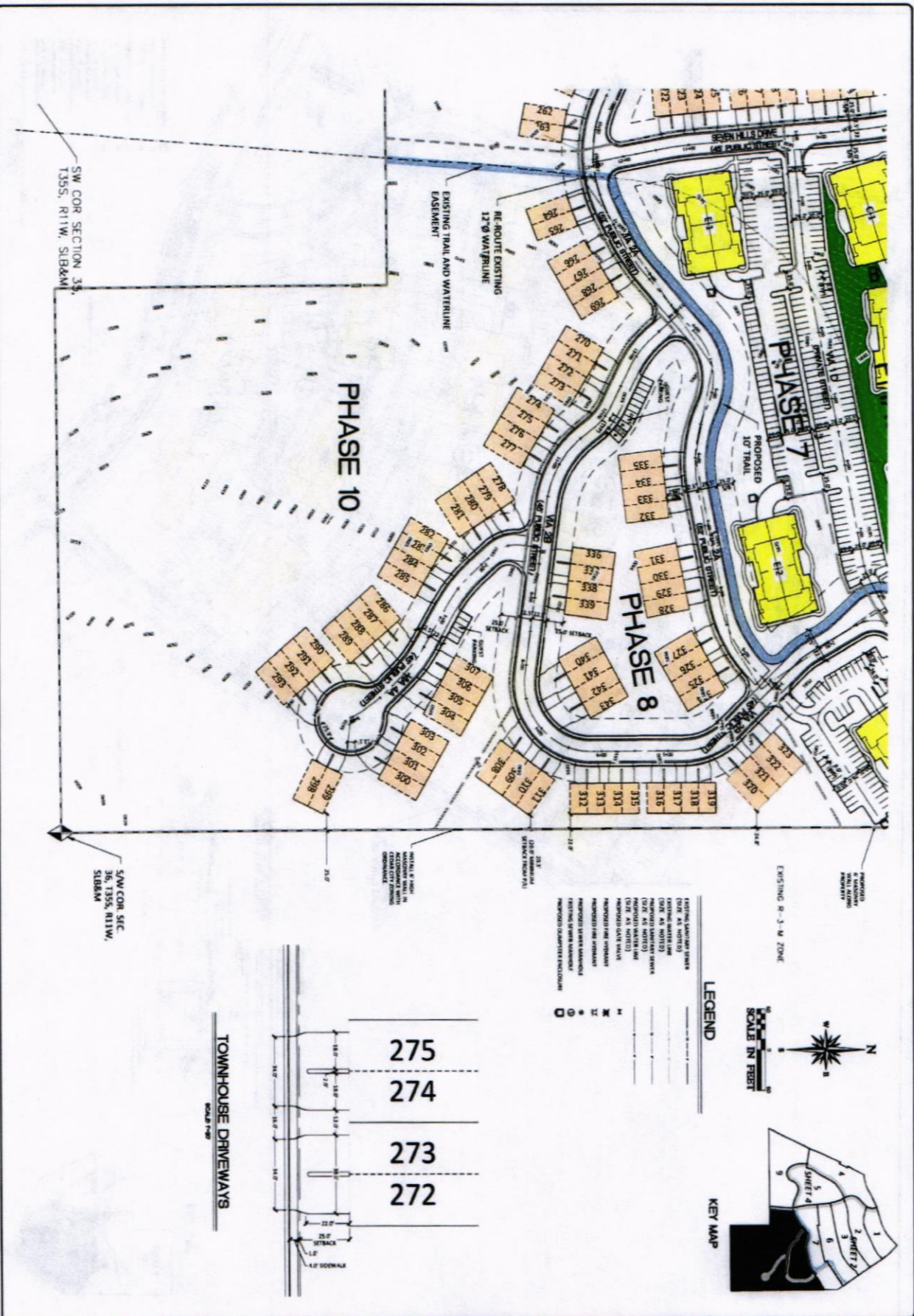
OWNER INFORMATION
Fiddlers Canyon Hills, LLC.
RICHARD WOLPER
7026 SOUTH 900 EAST
MIDVALE, UTAH 84047
801-301-3007

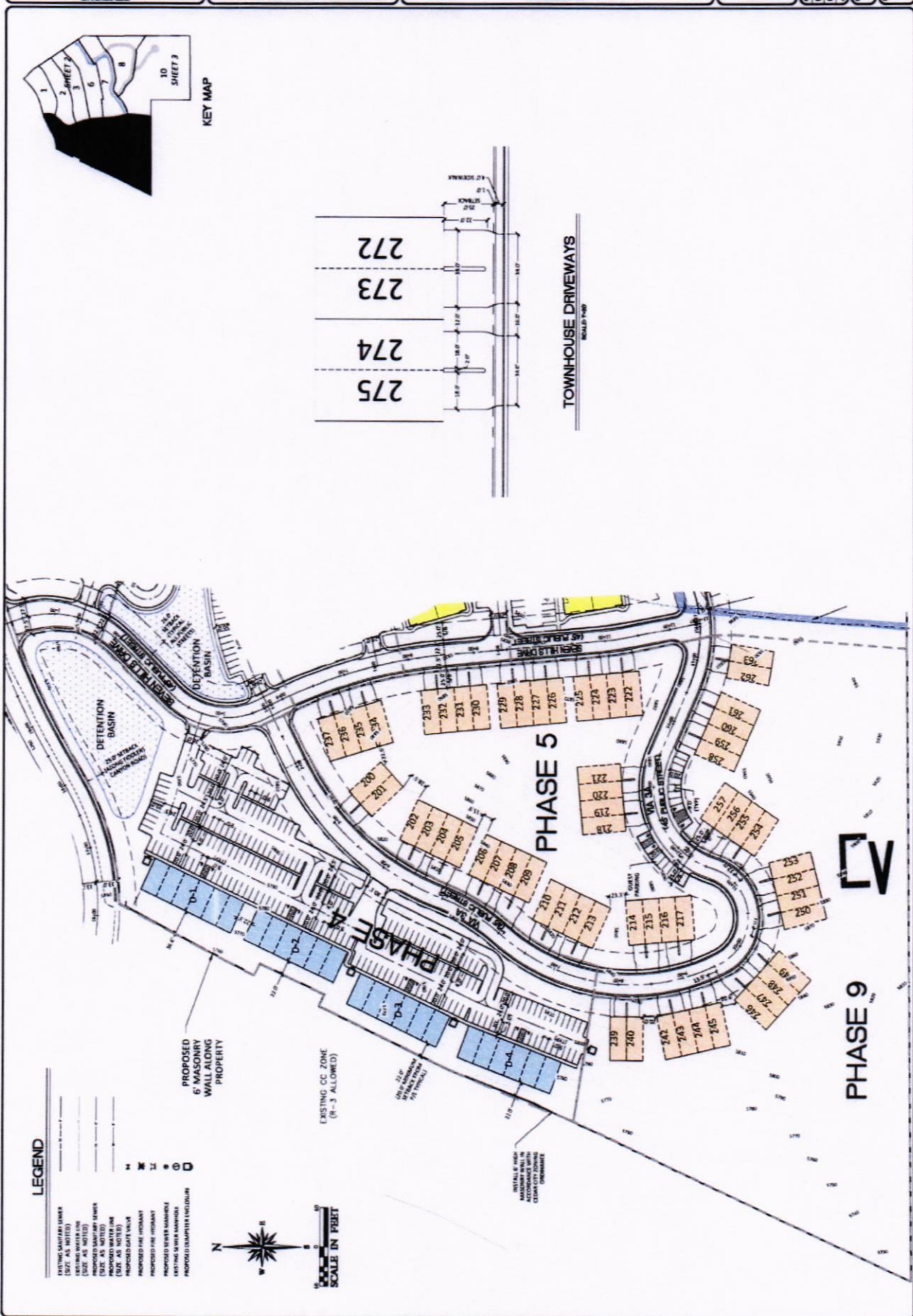
Call
1-800-368-4111
or 603-432-4111
for more information

NOTICE
THE LOST AND FOUND SMALLS IS
NOT RESPONSIBLE FOR THE LOSS AND/OR
DESTRUCTION, AND DESTRUCTION
OF ALL INFORMATION, AND/OR
DESTRUCTION OF ALL INFORMATION
AND/OR DESTRUCTION OF ALL INFORMATION
AND/OR DESTRUCTION OF ALL INFORMATION

THE ALL WORTH AND MATERIALS SHALL BE IN
ACCORDANCE WITH CURRENT CEMETARY







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

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: June 18, 2025

Subject: **Consider bids for the Martins Flat Test Well Drilling Project.**

Discussion: This project consists of drilling a test well at the Martins Flat location to a depth of approximately 2,100 feet into the Navajo Sandstone. This project will determine the potential of developing a production well at Martins Flat.

The bids for this project will be received later in the afternoon on Friday, June 13th. The bid results will be provided to the City Council prior to the Work meeting on June 18th. Please contact me if you have any questions. Thank you for your consideration of this item.

8

CEDAR CITY CORPORATION

RESOLUTION NO. 25-0625

**A RESOLUTION PROVIDING FOR THE REVISION OF THE
CITY'S FISCAL YEAR 2024-2025 BUDGET.**

WHEREAS, a revised budget has been presented and reviewed by the City Council of Cedar City, Utah, pursuant to law for the 2024-2025 budget year; and

WHEREAS, the City Council of Cedar City, Utah, conducted a public hearing and received comments relative to the proposed revised budget on June 18, 2025; and

WHEREAS, it is necessary that the Cedar City Council adopt a revised budget for Cedar City Corporation for fiscal year 2024-2025 for the operation of said City;

NOW THEREFORE BE IT RESOLVED, by the City Council, of Cedar City, Iron County, State of Utah, that revisions to its fiscal year 2024-2025 budget are set forth in Exhibit #1, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE BE IT FURTHER RESOLVED, by the City Council of Cedar City, Iron County, State of Utah that revisions to its fiscal year 2024-2025 budget as set forth in Exhibit #1 are incorporated into its duly adopted fiscal year 2024-2025 budget.

This resolution is considered with full knowledge of any and all disclosures as required by the laws of the State of Utah concerning any actual or potential conflicts of interest.

This resolution shall take effect immediately upon passage. This resolution was made, voted, and passed by the Cedar City Council at its regular meeting on the 25th day of June, 2025.

Council Vote:

Phillips -
Melling -
Riddle -
Cox -
Wilkey -

BY: _____
GARTH O. GREEN, MAYOR

[CORPORATE SEAL]

ATTEST:

RENON SAVAGE, CITY RECORDER

EXHIBIT

#1

Cedar City Corporation Resolution No. 25-0625

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
GENERAL FUND								
GENERAL FUND REVENUE								
1031	TAX REVENUE							
1031100	CURRENT YEAR PROPERTY TAXES	4,827,132	5,263,309	5,626,950	5,301,767	5,301,767	-	0%
1031110	CURRENT YEAR PROPERTY TAXES-BOND	507,483	507,483	507,483	506,476	506,476	-	0%
1031200	PRIOR YEAR PROPERTY TAXES	300,989	170,526	209,369	250,000	250,000	-	0%
1031300	SALES & USE TAXES	11,612,238	12,295,404	12,681,201	12,251,603	12,271,657	20,054	0%
1031310	MUNICIPAL ENERGY SALES TAX	123,032	175,064	98,597	150,000	150,000	-	0%
1031410	ELECTRIC FRANCHISE TAX	1,919,290	1,946,279	1,874,473	1,838,000	1,838,000	-	0%
1031420	TV FRANCHISE TAX	10,237	-	-	-	-	-	-
1031430	GAS FRANCHISE TAX	644,781	993,746	1,018,142	900,000	900,000	-	0%
1031440	TELECOMMUNICATIONS TAX	224,040	224,239	220,714	232,000	232,000	-	0%
1031700	FEES-IN-LIEU OF TAXES	525,218	504,664	510,275	471,000	471,000	-	0%
1031900	INTEREST-DELINQUENT TAXES	64,370	8,642	6,651	8,000	8,000	-	0%
1031	TOTAL TAXES	20,758,809	22,089,357	22,753,854	21,908,846	21,928,900	20,054	0%
1032	LICENSE & PERMIT REVENUE							
1032100	BUSINESS LICENSES	234,538	235,658	265,135	230,000	230,000	-	0%
1032110	ALCOHOL & BEVERAGE PERMITS	9,034	11,820	9,031	7,000	7,000	-	0%
1032120	RESIDENTIAL RENTAL LICENSES	22,253	27,286	21,576	18,500	18,500	-	0%
1032210	BUILDING PERMITS	1,865,508	1,152,577	1,656,385	1,065,332	1,235,332	170,000	16%
1032250	ANIMAL LICENSES	810	273	870	2,000	2,000	-	0%
1032	TOTAL LICENSES & PERMITS	2,132,144	1,427,614	1,952,996	1,322,832	1,492,832	170,000	17%
1033	INTERGOVERNMENTAL REVENUE							
1033126	FED GRANT-FEMA FIRE	-	-	-	-	-	-	-
1033132	FED GRANT-DRUG FREE COMMUNITY	(24,900)	-	-	-	-	-	-
1033191	FED GRANT-SAFE STREETS	-	-	-	-	-	-	-
1033410	STATE GRANT-EDC	-	10,000	71,000	-	3,000	3,000	-
1033411	STATE GRANT-CLG	-	-	-	-	-	-	-
1033413	STATE GRANT-ACTIVE TRANSPORTATION	-	-	5,223	-	-	-	-
1033414	STATE GRANT-HISTORICAL SOCIETY	-	54,200	30,402	-	-	-	-
1033420	STATE GRANT-FIREFIGHTER SUPPORT	-	-	5,000	-	-	-	-
1033421	STATE GRANT-WILDLAND FIRE	9,980	10,000	9,264	10,000	10,000	-	0%
1033422	STATE GRANT-HAZMAT	16,125	-	-	-	-	-	-
1033423	STATE GRANT-MENTAL HEALTH	-	10,604	-	-	-	-	-
1033424	STATE GRANT-ICAC	13,232	695	19,259	-	5,038	5,038	-
1033426	STATE GRANT-HIGHWAY SAFETY	-	-	-	-	-	-	-
1033427	STATE GRANT-JAG	-	-	-	-	-	-	-
1033428	STATE GRANT-ADF ALCOHOL & DRUG	-	-	15,000	-	-	-	-
1033429	STATE GRANT-FIRST RESPONDER MH	-	42,850	-	-	-	-	-
1033430	STATE GRANT-SIDEWALKS	-	-	-	-	-	-	-
1033431	STATE GRANT-STREETS	-	-	-	-	-	-	-
1033474	STATE GRANT-DCC LIBRARY GRANT	23,016	9,558	12,755	10,000	10,000	-	0%
1033476	STATE GRANT-TRAIL	-	-	-	-	341,640	341,640	-
1033494	STATE GRANT-ARPA	2,057,171	2,057,171	-	-	-	-	-
1033495	STATE GRANT-CARES	-	-	-	-	-	-	-
1033496	STATE GRANT-CDBG HOUSING AUTHORITY	209,286	265,714	232,200	-	267,800	267,800	-
1033497	STATE GRANT-CDBG TURN SERVICES	-	-	-	-	-	-	-
1033498	STATE GRANT-HOMELESS MITIGATION	-	123,530	-	-	-	-	-
1033560	CLASS "C" ROAD ALLOTMENT	1,751,175	1,902,080	3,665,562	1,780,000	2,022,000	242,000	14%
1033580	STATE LIQUOR FUND ALLOTMENT	53,375	63,971	61,021	56,000	133,698	77,698	139%
1033810	IRON COUNTY-ECONOMIC DEVELOPMENT	63,000	63,000	80,000	80,000	80,000	-	0%
1033812	IRON COUNTY-CEMETERY CARE	250	250	250	250	250	-	0%
1033820	IRON COUNTY-FIRE AGREEMENT	558,432	642,927	748,823	500,000	500,000	-	0%
1033824	IRON SCHOOL DISTRICT-SCHOOL RESOURCE	168,046	316,246	279,373	83,670	83,670	-	0%
1033870	IRON COUNTY-RECREATION	79,200	536,561	120,666	-	63,966	63,966	-
1033871	IRON COUNTY-LIBRARY	135,813	146,248	166,949	125,000	125,000	-	0%
1033872	IRON COUNTY-CROSS HOLLOWES CENTER	-	-	333,333	-	1,000,000	1,000,000	-
1033920	ENOCH-FIRE AGREEMENT	162,069	202,325	241,617	130,000	130,000	-	0%
1033921	KANARRAVILLE-FIRE AGREEMENT	13,395	15,623	19,477	10,000	10,000	-	0%
1033	TOTAL INTERGOVERNMENTAL REVENUE	5,288,665	6,473,553	6,117,174	2,784,920	4,786,062	2,001,142	98%

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1034	CHARGES FOR SERVICES							
1034100	ADMINISTRATIVE CHARGES	872,793	954,702	1,010,485	1,059,809	1,059,809	-	0%
1034130	ZONING & BOARD OF ADJUSTMENT FEES	49,103	16,400	7,190	1,000	1,000	-	0%
1034131	SUBDIVISION FILING FEES	8,685	3,825	8,900	1,000	1,000	-	0%
1034132	SUBDIVISION PLAT CHECKING FEES	52,868	41,019	61,742	-	-	-	-
1034133	SUBDIVISION INSPECTION FEES	184,892	134,786	125,634	-	-	-	-
1034150	SALE OF MAPS & PUBLICATIONS	3,933	4,092	234	1,200	1,200	-	0%
1034210	POLICE OVERTIME REIMBURSEMENT	13,367	23,314	45,977	-	29,463	29,463	-
1034211	POLICE MISC REIMBURSEMENT	69,794	71,179	68	-	16,877	16,877	-
1034212	FALSE ALARM FEES	600	1,200	2,150	1,000	1,000	-	0%
1034213	POLICE REPORTS & REGISTRATIONS	11,864	11,651	9,946	5,000	5,000	-	0%
1034214	TRAFFIC SCHOOL FEES	-	-	-	-	-	-	-
1034217	ECONOMIC DEVELOPMENT MISC.	5,688	42,419	330	-	-	-	-
1034221	FIRE MISC REIMBURSEMENT	309,551	76,602	460,950	-	483,886	483,886	-
1034250	ANIMAL POUND FEES	27,215	18,424	16,568	29,100	47,250	18,150	62%
1034310	ENGINEERING MISC REIMBURSEMENT	18,000	-	-	-	-	-	-
1034311	STREET MISC REIMBURSEMENT	16,022	156,108	55,335	-	-	-	-
1034312	ROAD BREAK FEES	1,275	1,875	1,575	1,000	1,000	-	0%
1034325	PARKING PERMITS	60	75	45	-	-	-	-
1034730	PARK & FIELD RESERVATION FEES	36,214	56,188	54,129	20,000	20,000	-	0%
1034732	BASKETBALL-YOUTH	29,679	15,575	28,208	20,000	20,000	-	0%
1034734	FLAG FOOTBALL-YOUTH	11,741	25,473	17,851	6,000	6,000	-	0%
1034735	SOCCER	1,065	-	-	-	-	-	-
1034736	VOLLEYBALL-ADULT	13,695	11,349	10,346	6,500	6,500	-	0%
1034738	PARKS MISC REIMBURSEMENT	4,087	1,202	2,320	-	-	-	-
1034739	T-BALL MACHINE PITCH	26,844	24,403	18,771	18,000	18,000	-	0%
1034741	SOFTBALL-ADULT	28,232	29,475	24,058	17,500	17,500	-	0%
1034742	VOLLEYBALL-YOUTH	8,397	3,941	4,880	6,500	6,500	-	0%
1034743	DANCE FEES	-	730	1,422	-	-	-	-
1034744	LEISURE SERVICES PROGRAM REVENUE	-	63	-	10,000	10,000	-	0%
1034754	CROSS HOLLOW EVENT CENTER USE FEES	110,671	134,271	158,152	70,000	70,000	-	0%
1034755	HERITAGE CENTER USE FEES	149,349	146,828	126,330	142,000	142,000	-	0%
1034780	LIBRARY FEES	11,032	10,385	11,554	12,000	12,000	-	0%
1034810	SALE OF CEMETERY LOTS	128,952	116,881	109,997	30,000	30,000	-	0%
1034830	INTERMENTS	64,035	56,635	52,880	26,000	26,000	-	0%
1034	TOTAL CHARGES FOR SERVICES	2,269,702	2,191,070	2,428,027	1,483,609	2,031,985	548,376	42%
1035	FINES & FORFEITURES							
1035110	COURT FEES & FINES	155,334	181,140	195,764	150,000	150,000	-	0%
1035120	LIBRARY FINES	5,853	5,275	3,199	11,500	11,500	-	0%
1035230	RESTITUTION	391	18,723	4,964	2,000	2,000	-	0%
1035	TOTAL FINES & FORFEITURES	161,578	205,139	203,927	163,500	163,500	0	0%
1036	MISCELLANEOUS REVENUE							
1036100	INTEREST EARNINGS	77,911	535,039	615,269	50,000	50,000	-	0%
1036200	RENTS-LA FIESTA & MCO TIRE	10,627	14,904	16,007	13,050	13,050	-	0%
1036201	RENTS-JETT LAND LEASE	2,200	600	-	3,855	3,855	-	0%
1036400	SALE OF FIXED ASSETS	53,548	38,385	30,377	-	-	-	-
1036401	SALE OF LIBRARY BOOKS	6,613	6,460	5,065	5,800	5,800	-	0%
1036800	CAPITAL LEASE PROCEEDS	19,004	19,462	19,932	18,000	18,000	-	0%
1036900	SUNDRY REVENUES	21,043	24,177	20,920	-	-	-	-
1036910	CASH OVER/SHORT	100	(17)	168	-	-	-	-
1036	TOTAL MISCELLANEOUS REVENUE	191,046	639,009	707,739	90,705	90,705	0	0%

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1038	CONTRIBUTIONS & TRANSFERS							
1038103	TRANS FROM CAPITAL IMPROVEMENT	211,000	860,000	650,000	2,911,936	5,732,356	2,820,420	97%
1038104	TRANS FROM RAP TAX	81,488	719,343	452,945	-	1,938,855	1,938,855	
1038121	TRANS FROM PUBLIC WORKS FACILITIES	17,687	17,687	17,687	-	-	-	
1038710	PRIVATE GRANTS-ECONOMIC DEV	-	15,000	-	-	-	-	
1038711	PRIVATE GRANTS-ADMINISTRATION	2,000	23,126	11,819	-	-	-	
1038720	PRIVATE GRANTS-POLICE	-	-	935	-	280	280	
1038721	PRIVATE GRANTS-FIRE	4,900	-	-	-	-	-	
1038722	PRIVATE GRANTS-ANIMAL CONTROL	205	25,135	11,005	-	8,508	8,508	
1038770	PRIVATE GRANTS-PARKS	3,250	2,500	-	-	-	-	
1038771	PRIVATE GRANTS-RECREATION	7,701	2,500	-	-	-	-	
1038773	PRIVATE GRANTS-LIBRARY	24,171	6,526	839	-	-	-	
1038774	PRIVATE GRANTS-CROSS HOLLOWS	200,000	120,000	200,000	-	701,000	701,000	
1038900	FUND BALANCE-APPROPRIATED	-	-	-	-	1,829,140	1,829,140	
1038	TOTAL CONTRIBUTIONS & TRANSFERS	552,402	1,791,818	1,345,230	2,911,936	10,210,139	7,298,203	689%
	TOTAL GENERAL FUND REVENUE	31,354,345	34,817,558	35,508,949	30,666,348	40,704,123		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
GENERAL FUND EXPENDITURES								
1041	ADMINISTRATION							
1041110	SALARIES & WAGES-PERM	794,611	852,586	896,845	985,143	985,143	-	0%
1041111	OVERTIME-PERM	17,607	8,684	14,468	7,500	7,500	-	0%
1041120	SALARIES & WAGES-TEMP	1,573	3,358	49,267	20,000	20,000	-	0%
1041123	SOCIAL SECURITY-TEMP	120	257	4,071	1,530	1,530	-	0%
1041131	SOCIAL SECURITY-PERM	60,755	64,886	67,872	75,938	75,938	-	0%
1041132	EMPLOYEE INSURANCE	163,344	166,827	171,437	181,971	181,971	-	0%
1041133	STATE RETIREMENT	138,275	143,327	147,067	157,604	157,604	-	0%
1041134	WORKERS COMPENSATION	6,386	5,838	3,712	5,760	5,760	-	0%
1041135	UNEMPLOYMENT INSURANCE	1,151	1,599	1,362	2,747	2,747	-	0%
1041136	EXECUTIVE PACKAGE	4,800	4,800	4,985	4,800	4,800	-	0%
1041137	DRUG TESTING	3,884	3,498	3,998	5,515	5,515	-	0%
1041138	EMPLOYEE HEALTH	1,913	1,330	2,930	4,754	4,754	-	0%
1041210	SUBSCRIPTIONS & MEMBERSHIPS	26,897	26,681	29,420	30,000	30,000	-	0%
1041220	PUBLIC NOTICES	431	377	1,400	6,000	6,000	-	0%
1041221	NEWSLETTER	7,825	5,889	9,123	19,000	19,000	-	0%
1041230	TRAVEL & TRAINING	20,876	21,002	23,115	28,500	28,500	-	0%
1041240	OFFICE SUPPLIES & EXPENSE	26,185	30,764	36,948	28,320	28,320	-	0%
1041252	EQUIPMENT MAINTENANCE	6,252	7,251	5,330	13,882	13,882	-	0%
1041280	TELEPHONE	7,490	7,794	8,837	10,200	10,200	-	0%
1041281	INTERNET	-	-	-	6,000	6,000	-	0%
1041310	PROF & TECH SERVICES	4,000	840	882	26,000	26,000	-	0%
1041311	PROF SERVICES-AUDITING	8,100	7,999	14,499	15,499	15,499	-	0%
1041312	COMPUTER & TECH SERVICES	32,531	37,552	30,487	50,933	50,933	-	0%
1041313	REVERSE 911 SERVICES	12,453	12,453	14,952	15,000	15,000	-	0%
1041320	BOARDS & COMMISSIONS	116	-	-	5,800	5,800	-	0%
1041325	YOUTH CITY COUNCIL	-	3,910	4,985	5,000	5,000	-	0%
1041330	ELECTIONS	56,922	127	53,923	75,000	75,000	-	0%
1041510	INSURANCE & SURETY BOND	51,569	57,995	80,987	10,819	10,819	-	0%
1041511	LEGAL CLAIMS	-	-	-	1,700	1,700	-	0%
1041610	SUNDRY	4,885	7,234	8,362	7,000	7,000	-	0%
1041611	EMPLOYEE RECOGNITION	626	909	994	1,500	1,500	-	0%
1041612	SALES TAX	330	375	264	300	300	-	0%
1041613	EXECUTIVE DISCRETION	10,680	29,968	23,548	30,000	30,000	-	0%
		1,472,588	1,516,109	1,716,069	1,839,715	1,839,715	0	0.00%
1041740	CAP OUTLAY-EQUIPMENT	-	47,596	-	-	-	-	-
1041951	STATE GRANT-CDBG HOUSING AUTHORITY	-	265,714	232,200	-	267,800	-	-
1041952	STATE GRANT-HISTORICAL SOCIETY	209,286	-	-	-	-	-	-
1041955	STATE GRANT-HOMELESS MITIGATION	-	123,530	-	-	-	-	-
1041956	STATE GRANT-ACTIVE TRANSPORTATION	-	-	4,517	-	-	-	-
1041	TOTAL EXPENDITURES	1,681,874	1,952,949	1,952,786	1,839,715	2,107,515		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1042	CITY BUILDING							
1042110	SALARIES & WAGES-PERM	13,771	15,185	16,580	17,765	21,765	4,000	23%
1042120	SALARIES & WAGES-TEMP	23,157	25,188	29,506	33,600	33,600	-	0%
1042123	SOCIAL SECURITY-TEMP	1,772	1,906	2,299	2,570	2,570	-	0%
1042131	SOCIAL SECURITY-PERM	1,016	1,158	1,219	1,359	1,665	306	23%
1042132	EMPLOYEE INSURANCE	3,182	2,380	2,373	2,384	2,400	16	1%
1042133	STATE RETIREMENT	2,544	2,729	2,869	3,015	3,694	679	23%
1042134	WORKERS COMPENSATION	323	165	116	180	360	180	100%
1042135	UNEMPLOYMENT INSURANCE	287	575	464	154	166	12	8%
1042251	GAS & OIL	955	892	757	1,495	1,495	-	0%
1042252	EQUIPMENT MAINTENANCE	39,335	25,526	38,732	41,000	41,000	-	0%
1042261	JANITORIAL SUPPLIES	5,084	4,815	6,216	8,000	8,000	-	0%
1042262	BUILDING & GROUND MAINTENANCE	22,649	19,188	18,220	20,000	20,000	-	0%
1042263	PARKING ASSESSMENT	2,844	3,008	3,008	4,300	4,300	-	0%
1042270	UTILITIES	42,047	47,991	51,976	50,000	50,000	-	0%
1042280	TELEPHONE	598	682	847	700	700	-	0%
1042480	SPECIAL DEPARTMENT SUPPLIES	-	-	-	500	500	-	0%
1042510	INSURANCE & SURETY BOND	12,305	14,101	16,633	12,425	12,425	-	0%
1042610	SUNDRY	-	-	-	500	500	-	0%
		171,869	165,489	191,814	199,947	205,140	5,193	2.60%
1042730	CAP OUTLAY-IMPROVEMENTS	122,612	56,943	65,747	113,315	167,645		
1042740	CAP OUTLAY-EQUIPMENT	-	-	17,215	-	129,185		
1042	TOTAL EXPENDITURES	294,482	222,432	274,777	313,262	501,970		
1044	LEGAL							
1044110	SALARIES & WAGES-PERM	262,854	274,435	267,117	330,558	330,558	-	0%
1044111	OVERTIME-PERM	-	-	668	-	-	-	0%
1044131	SOCIAL SECURITY-PERM	19,386	20,036	19,269	25,288	25,288	-	0%
1044132	EMPLOYEE INSURANCE	67,938	62,163	62,789	72,325	72,325	-	0%
1044133	STATE RETIREMENT	48,549	47,235	45,801	56,096	56,096	-	0%
1044134	WORKERS COMPENSATION	3,570	3,574	2,089	3,420	3,420	-	0%
1044135	UNEMPLOYMENT INSURANCE	369	503	468	992	992	-	0%
1044210	SUBSCRIPTIONS & MEMBERSHIPS	7,484	5,661	6,534	6,000	6,000	-	0%
1044230	TRAVEL & TRAINING	1,957	1,740	735	3,500	3,500	-	0%
1044240	OFFICE SUPPLIES & EXPENSE	2,467	1,727	2,966	5,000	5,000	-	0%
1044252	EQUIPMENT MAINTENANCE	-	-	-	1,500	1,500	-	0%
1044280	TELEPHONE	1,976	2,087	2,645	2,600	2,600	-	0%
1044310	PROF & TECH SERVICES	24,000	31,042	59,474	63,000	63,000	-	0%
1044312	COMPUTER & TECH SERVICES	1,677	6,834	5,135	23,555	23,555	-	0%
1044510	INSURANCE & SURETY BOND	-	-	-	1,982	1,982	-	0%
1044611	EMPLOYEE RECOGNITION	296	327	385	450	450	-	0%
1044620	WITNESS FEES	2,503	1,809	2,552	5,000	5,000	-	0%
		445,027	459,173	478,624	601,266	601,266	0	0.00%
1044	TOTAL EXPENDITURES	445,027	459,173	478,624	601,266	601,266		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1053	COMMUNITY PROMOTIONS							
1053630	COMMUNITY EVENT PROMOTIONS	745	11,525	1,000	10,000	10,000	-	0%
1053635	FESTIVAL PROMOTIONS	5,677	4,321	53	21,982	21,982	-	0%
1053645	CITY IMAGE CAMPAIGN	6,950	104,422	44,700	40,000	40,000	-	0%
1053661	YOUTH VOLUNTEER CENTER	5,000	5,000	-	5,000	5,000	-	0%
1053664	YOUTH FUTURES	-	-	-	-	15,000	15,000	
1053665	CHAMBER CONTRIBUTION	4,000	4,000	5,000	5,000	5,000	-	0%
1053666	FAMILY SUPPORT CENTER	5,000	10,000	15,000	15,000	15,000	-	0%
1053667	CARE & SHARE CONTRIBUTION	10,000	10,000	15,000	15,000	15,000	-	0%
1053668	CANYON CREEK CONTRIBUTION	10,000	10,000	15,000	15,000	15,000	-	0%
1053669	CHILDREN'S JUSTICE CONTRIBUTION	10,000	10,000	15,000	15,000	15,000	-	0%
1053670	CHRISTMAS LIGHTS	-	-	-	17,000	17,000	-	0%
1053671	MAIN STREET DECORATION SUPPORT	500	789	500	3,000	3,000	-	0%
1053680	FIREWORKS	21,388	21,388	21,388	21,500	21,500	-	0%
							15,000	8.18%
1053	TOTAL EXPENDITURES	79,260	191,445	132,641	183,482	198,482		
1060	ECONOMIC DEVELOPMENT							
1060110	SALARIES & WAGES-PERM	187,949	231,492	260,641	244,340	244,340	-	0%
1060111	OVERTIME-PERM	37	1,265	5,255	1,500	1,500	-	0%
1060131	SOCIAL SECURITY-PERM	13,952	17,274	19,938	18,807	18,807	-	0%
1060132	EMPLOYEE INSURANCE	54,201	62,071	53,269	57,839	57,839	-	0%
1060133	STATE RETIREMENT	33,806	40,442	38,655	38,319	38,319	-	0%
1060134	WORKERS COMPENSATION	1,572	2,844	1,736	2,520	2,520	-	0%
1060135	UNEMPLOYMENT INSURANCE	322	471	453	738	738	-	0%
1060210	SUBSCRIPTIONS & MEMBERSHIPS	47,847	18,810	31,517	22,650	22,650	-	0%
1060230	TRAVEL & TRAINING	12,418	16,780	12,139	14,250	14,250	-	0%
1060240	OFFICE SUPPLY & EXPENSE	8,761	4,669	4,048	6,000	6,000	-	0%
1060241	WEB SITE MAINTENANCE	12,424	17,566	20,899	27,000	27,000	-	0%
1060242	GRAPHIC DESIGN	2,489	356	4,932	9,000	9,000	-	0%
1060251	GAS & OIL	699	769	608	2,760	2,760	-	0%
1060252	EQUIPMENT MAINTENANCE	200	139	-	1,659	1,659	-	0%
1060253	LEASE & RENT PAYMENTS	-	-	-	900	900	-	0%
1060265	BILLBOARD MAINTENANCE	540	-	-	600	600	-	0%
1060266	FREEWAY SIGN MAINTENANCE	-	828	540	3,290	3,290	-	0%
1060270	UTILITIES	1,482	1,326	1,621	4,200	4,200	-	0%
1060280	TELEPHONE	1,596	1,706	1,813	1,200	1,200	-	0%
1060312	COMPUTER & TECH SERVICES	1,675	1,895	2,053	3,906	3,906	-	0%
1060510	INSURANCE & SURETY BONDS	154	155	178	2,169	2,169	-	0%
1060611	EMPLOYEE RECOGNITION	246	446	1,312	450	450	-	0%
1060614	ECONOMIC INCENTIVE OBLIGATIONS	2,452	10,196	8,751	25,000	55,000	30,000	120%
1060620	COMMUNITY PROMOTION & RECRUITING	23,813	17,626	47,806	25,000	25,000	-	0%
		408,636	449,126	518,165	514,097	544,097	30,000	5.84%
1060740	CAP OUTLAY-EQUIPMENT	-	-	-	-	15,000		
1060950	STATE GRANT-MAINSTREET PROGRAM	6,064	5,611	22,859	8,000	11,000		
1060951	STATE GRANT-EDC	-	-	51,689	-	-		
1060970	PRIVATE GRANTS	-	12,109	-	-	-		
1060	TOTAL EXPENDITURES	414,700	466,845	592,712	522,097	570,097		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1070	POLICE DEPARTMENT							
1070110	SALARIES & WAGES-PERM	2,781,438	3,274,257	3,658,016	3,876,795	3,876,795	-	0%
1070111	OVERTIME-PERM	184,823	189,238	249,961	125,000	154,463	29,463	24%
1070120	WAGES-PART TIME & GUARD	38,767	29,258	30,809	96,600	96,600	-	0%
1070123	SOCIAL SECURITY-TEMP	2,977	2,252	2,380	7,390	7,390	-	0%
1070131	SOCIAL SECURITY-PERM	220,996	263,183	298,065	306,138	308,094	1,956	1%
1070132	EMPLOYEE INSURANCE	836,033	867,721	893,115	1,032,463	1,032,463	-	0%
1070133	STATE RETIREMENT	821,681	970,057	1,039,786	1,252,246	1,261,252	9,006	1%
1070134	WORKERS COMPENSATION	43,311	47,833	31,457	47,340	47,160	(180)	0%
1070135	UNEMPLOYMENT INSURANCE	6,157	10,074	9,650	12,295	12,372	77	1%
1070210	SUBSCRIPTIONS & MEMBERSHIPS	4,639	5,078	6,664	3,895	3,895	-	0%
1070220	PUBLIC NOTICES	104	151	237	1,425	1,425	-	0%
1070231	TRAVEL & TRAINING-ADMIN	15,394	11,703	16,185	11,500	13,052	1,552	13%
1070232	TRAVEL & TRAINING-DETECTIVES	7,994	2,232	9,513	7,500	8,477	977	13%
1070233	TRAVEL & TRAINING-PATROL	36,354	35,240	45,148	35,400	35,400	-	0%
1070234	TRAVEL & TRAINING-TACT TEAM	2,416	1,860	6,400	4,750	4,750	-	0%
1070235	TRAVEL & TRAINING-K9	3,320	2,806	2,259	2,000	2,000	-	0%
1070240	OFFICE SUPPLY & EXPENSE	9,629	5,825	8,121	8,410	8,410	-	0%
1070241	K9-EQUIPMENT	2,150	2,832	1,484	750	1,030	280	37%
1070242	PRINTING	4,324	3,199	4,220	3,800	3,800	-	0%
1070243	TACT TEAM EQUIPMENT	3,699	2,038	1,196	1,500	1,500	-	0%
1070244	COPY PAPER	945	1,230	737	1,235	1,235	-	0%
1070245	IN-HOUSE TRAINING	3,660	2,821	1,592	2,000	2,000	-	0%
1070246	COMPUTER SUPPLIES	1,836	2,451	-	2,000	2,000	-	0%
1070251	GAS & OIL	146,538	135,264	136,502	174,800	174,800	-	0%
1070252	EQUIPMENT MAINTENANCE	41,211	38,878	35,127	25,000	25,000	-	0%
1070253	MAINTENANCE-TIRES	18,008	11,020	14,939	11,000	11,000	-	0%
1070254	MAINTENANCE-RADARS	2,070	2,512	3,495	7,100	7,100	-	0%
1070255	MAINTENANCE-RADIOS	60	14,381	14,424	14,268	23,736	9,468	66%
1070280	TELEPHONE	31,596	40,395	43,425	46,900	46,900	-	0%
1070310	PROF & TECH SERVICES	22,652	22,573	24,104	37,650	49,650	12,000	32%
1070311	DISPATCH SERVICE	169,686	281,435	281,435	299,628	299,628	-	0%
1070312	COMPUTER & TECH SERVICE CONTRACTS	119,443	138,401	189,026	181,200	181,200	-	0%
1070420	WEED ABATEMENT	-	-	-	5,000	5,000	-	0%
1070450	SPECIAL PUBLIC SAFETY SUPPLIES	18,866	18,600	12,115	20,000	20,000	-	0%
1070451	UNIFORM MAINTENANCE	5,781	5,306	5,064	10,000	10,000	-	0%
1070452	FIREARM SUPPLIES	18,832	33,175	18,051	19,000	21,602	2,602	14%
1070453	TRAFFIC SUPPLIES	1,421	113	1,100	1,330	1,330	-	0%
1070457	MAJOR INVESTIGATION SUPPLIES	210	43	1,516	950	950	-	0%
1070458	SMALL TOOLS	4,080	6,392	5,078	4,327	4,327	-	0%
1070459	MEDIA SUPPLIES	1,350	1,395	123	1,425	1,425	-	0%
1070510	INSURANCE & SURETY BOND	13,218	32,211	17,087	45,549	45,549	-	0%
1070511	LEGAL CLAIMS	38,432	18,754	28,652	42,011	42,011	-	0%
1070610	SUNDRY	-	-	143	190	190	-	0%
1070611	EMPLOYEE RECOGNITION	13,843	11,963	12,993	10,200	10,200	-	0%
1070612	BIKE PATROL MAINTENANCE	2,739	1,191	1,930	3,400	3,400	-	0%
1070613	CONFIDENTIAL INFORMANT FEES	-	-	-	475	475	-	0%
1070620	UNIFORM PURCHASE	30,370	16,071	23,030	20,000	20,000	-	0%
1070621	BIKE UNIFORMS	607	729	94	855	855	-	0%
1070622	PATCHES & BADGES	2,822	2,624	9,120	2,125	2,125	-	0%
1070624	BALLISTIC VESTS	13,123	17,040	12,641	20,000	20,000	-	0%
1070625	CROSSING GUARD SUPPLIES	-	871	-	735	735	-	0%
1070640	LIQUOR ENFORCEMENT	77,892	58,840	40,316	50,000	121,473	71,473	143%
1070641	D.A.R.E. AMERICA PROGRAM	6,147	5,355	9,549	10,000	10,000	-	0%
		5,833,643	6,648,871	7,258,074	7,907,550	8,046,224	138,674	1.75%
1070700	CAP OUTLAY-NON-CAPITAL ASSETS	-	-	-	120,000	120,000	-	0%
1070740	CAP OUTLAY-EQUIPMENT	63,049	245,442	65,132	45,000	45,000	-	0%
1070741	CAP OUTLAY-VEHICLES	373,623	273,778	358,751	75,000	225,000	-	0%
1070943	FED GRANT-ICAC	-	8,263	4,693	-	5,038	-	0%
1070945	FED GRANT-DRUG FREE COMMUNITY	12,188	-	-	-	-	-	0%
1070954	STATE GRANT-FIRST RESPONDER MH	-	3,418	11,986	-	27,446	-	0%
1070956	STATE GRANT-MENTAL HEALTH	-	10,604	-	-	-	-	0%
1070	TOTAL EXPENDITURES	6,282,503	7,190,376	7,698,635	8,147,550	8,468,708		

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1073	FIRE DEPARTMENT							
1073110	SALARIES & WAGES-PERM	790,100	851,684	1,009,668	975,262	975,262	-	0%
1073111	OVERTIME-PERM	61,384	35,508	48,586	55,260	219,277	164,017	297%
1073120	SALARIES & WAGES-TEMP	264,891	411,310	440,250	498,500	507,775	9,275	2%
1073121	OVERTIME-TEMP	127	59	-	-	-	-	-
1073123	SOCIAL SECURITY-TEMP	20,483	31,796	33,883	38,135	38,845	710	2%
1073131	SOCIAL SECURITY-PERM	65,571	68,608	81,113	78,834	86,330	7,496	10%
1073132	EMPLOYEE INSURANCE	214,239	210,535	211,773	221,274	221,274	-	0%
1073133	STATE RETIREMENT	145,550	155,776	164,532	175,141	191,465	16,324	9%
1073134	WORKERS COMPENSATION	18,779	21,159	15,240	23,580	23,580	-	0%
1073135	UNEMPLOYMENT INSURANCE	2,239	3,434	3,122	4,588	4,909	321	7%
1073138	EMPLOYEE HEALTH	1,048	225	415	3,000	3,000	-	0%
1073210	SUBSCRIPTIONS & MEMBERSHIPS	5,876	11,991	6,380	12,150	13,330	1,180	10%
1073220	PUBLIC NOTICES	974	-	118	200	200	-	0%
1073230	TRAVEL & TRAINING	25,721	28,439	78,686	22,000	54,237	32,237	147%
1073240	OFFICE SUPPLIES & EXPENSE	3,728	7,591	4,459	4,250	4,250	-	0%
1073251	GAS & OIL	40,427	32,432	39,303	34,000	37,476	3,476	10%
1073252	EQUIPMENT MAINTENANCE	50,099	69,503	77,205	33,720	81,837	48,117	143%
1073253	LEASE & RENT PAYMENTS	3,600	-	-	3,600	3,600	-	0%
1073261	JANITORIAL SUPPLIES	5,008	4,710	3,280	5,000	5,000	-	0%
1073262	BUILDING & GROUND MAINTENANCE	15,691	17,396	18,804	43,500	99,800	56,300	129%
1073270	UTILITIES	19,288	26,101	24,472	24,000	24,000	-	0%
1073280	TELEPHONE	11,179	11,501	11,530	15,675	15,675	-	0%
1073310	PROF & TECH SERVICES	2,170	6,621	2,631	14,800	14,800	-	0%
1073312	COMPUTER & TECH SERVICES	7,237	6,410	6,224	15,997	15,997	-	0%
1073450	SPECIAL PUBLIC SAFETY SUPPLIES	94,591	46,222	140,964	37,000	85,592	48,592	131%
1073451	UNIFORM ALLOWANCE	34,333	26,942	28,976	37,120	37,120	-	0%
1073452	PROTECTIVE CLOTHING	40,228	53,370	45,632	44,660	44,660	-	0%
1073453	VOLUNTEER INSURANCE	11,383	12,136	15,777	15,000	15,000	-	0%
1073510	INSURANCE & SURETY BONDS	19,986	25,968	30,959	43,658	48,178	4,520	10%
1073511	LEGAL CLAIMS	13,884	21,905	23,800	29,080	29,080	-	0%
1073610	SUNDRY	4,705	7,851	13,280	-	-	-	-
1073611	EMPLOYEE RECOGNITION	7,869	11,402	8,125	9,000	9,000	-	0%
		2,002,386	2,218,580	2,589,185	2,517,984	2,910,549	392,565	15.59%
1073710	CAP OUTLAY-LAND	-	160,270	-	-	-	-	-
1073720	CAP OUTLAY-BUILDINGS	170,033	20,642	374,740	-	372,990	-	-
1073740	CAP OUTLAY- EQUIPMENT	156,650	177,961	-	80,000	80,000	-	-
1073741	CAP OUTLAY-VEHICLES	687,284	197,241	225,301	250,000	1,387,492	-	-
1073950	STATE GRANT-WILDLAND FIRE	13,173	11,672	12,041	10,000	10,000	-	-
1073952	STATE GRANT-FIREFIGHTER SUPPORT	-	-	5,540	-	-	-	-
1073970	PRIVATE GRANTS	4,900	-	-	-	-	-	-
1073	TOTAL EXPENDITURES	3,034,426	2,786,366	3,206,806	2,857,984	4,761,031		
1075	BUILDING DEPARTMENT							
1075110	SALARIES & WAGES-PERM	291,535	270,950	300,155	382,981	382,981	-	0%
1075111	OVERTIME-PERM	-	-	-	5,000	5,000	-	0%
1075120	SALARIES & WAGES-TEMP	4,500	24,270	53,250	62,500	62,500	-	0%
1075123	SOCIAL SECURITY-TEMP	344	1,864	4,087	4,781	4,781	-	0%
1075131	SOCIAL SECURITY-PERM	21,955	20,270	22,470	29,681	29,681	-	0%
1075132	EMPLOYEE INSURANCE	91,901	77,376	79,928	107,867	107,867	-	0%
1075133	STATE RETIREMENT	51,677	48,304	52,309	63,311	63,311	-	0%
1075134	WORKERS COMPENSATION	3,055	4,231	2,670	4,140	4,140	-	0%
1075135	UNEMPLOYMENT INSURANCE	573	755	685	1,352	1,352	-	0%
1075210	SUBSCRIPTIONS & MEMBERSHIPS	751	2,879	504	2,500	2,500	-	0%
1075230	TRAVEL & TRAINING	1,738	2,626	2,330	3,400	3,400	-	0%
1075240	OFFICE SUPPLIES & EXPENSE	4,778	2,864	3,562	4,600	4,600	-	0%
1075251	GAS & OIL	7,284	6,217	6,530	5,520	5,520	-	0%
1075252	EQUIPMENT MAINTENANCE	1,560	2,006	706	3,276	3,276	-	0%
1075280	TELEPHONE	4,482	4,399	4,961	2,860	2,860	-	0%
1075312	COMPUTER & TECH SERVICES	2,795	8,905	9,147	12,209	12,209	-	0%
1075450	COMPUTER & TECH SERVICE	6,500	-	-	-	-	-	-
1075510	INSURANCE & SURETY BONDS	154	155	178	2,558	2,558	-	0%
1075610	SUNDRY	235	-	141	475	475	-	0%
1075612	BUILDING PERMIT SURCHARGE	15,133	9,339	13,769	18,000	18,000	-	0%
		510,950	487,407	557,381	717,011	717,011	0	0.00%
1075741	CAP OUTLAY-VEHICLES	33,405	-	-	-	-	-	-
1075	TOTAL EXPENDITURES	544,355	487,407	557,381	717,011	717,011		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1076	ANIMAL CONTROL							
1076110	SALARIES & WAGES-PERM	40,157	43,410	48,516	50,784	50,784	-	0%
1076111	OVERTIME-PERM	2,601	3,078	2,662	3,575	3,575	-	0%
1076120	SALARIES & WAGES-TEMP	60,742	72,452	85,513	113,000	113,000	-	0%
1076123	SOCIAL SECURITY-TEMP	4,648	5,543	6,562	8,645	8,645	-	0%
1076131	SOCIAL SECURITY-PERM	3,171	3,456	3,816	4,159	4,159	-	0%
1076132	EMPLOYEE INSURANCE	22,422	22,399	23,283	23,862	23,862	-	0%
1076133	STATE RETIREMENT	7,133	7,525	8,003	8,321	8,321	-	0%
1076134	WORKERS COMPENSATION	601	671	471	720	720	-	0%
1076135	UNEMPLOYMENT INSURANCE	224	427	365	502	502	-	0%
1076220	PUBLIC NOTICES	114	424	-	1,100	1,100	-	0%
1076230	TRAVEL & TRAINING	224	557	2,336	3,500	3,500	-	0%
1076240	OFFICE SUPPLIES & EXPENSE	1,326	2,848	2,923	2,665	2,665	-	0%
1076251	GAS & OIL	8,477	7,040	6,734	8,625	8,625	-	0%
1076252	EQUIPMENT MAINTENANCE	1,568	447	1,499	1,900	1,900	-	0%
1076253	STERILIZATION	279	261	258	1,000	1,000	-	0%
1076261	JANITORIAL SUPPLIES	4,409	6,220	7,942	8,200	8,200	-	0%
1076262	BUILDING & GROUND MAINTENANCE	6,094	9,750	4,215	3,700	3,700	-	0%
1076270	UTILITIES	10,945	15,013	15,243	14,500	14,500	-	0%
1076280	TELEPHONE	2,560	2,645	2,537	2,300	2,300	-	0%
1076310	PROF & TECH SERVICES	-	80	-	965	965	-	0%
1076312	COMPUTER & TECH SERVICES	1,864	2,036	1,023	1,955	1,955	-	0%
1076450	ANIMAL SHELTER FOOD SUPPLIES	17,295	32,479	34,672	34,500	61,158	26,658	77%
1076510	INSURANCE & SURETY BONDS	922	971	1,127	3,549	3,549	-	0%
1076620	UNIFORM PURCHASE	1,298	1,956	1,933	1,425	1,425	-	0%
		199,071	241,690	261,633	303,452	330,110	26,658	8.78%
1076741	CAP OUTLAY-VEHICLES	-	51,353	-	-	-	-	-
1076	TOTAL EXPENDITURES	199,071	293,042	261,633	303,452	330,110		
1077	PUBLIC WORKS ADMINISTRATION							
1077110	SALARIES & WAGES-PERM	154,590	174,845	179,370	187,754	187,754	-	0%
1077131	SOCIAL SECURITY-PERM	12,365	13,979	14,313	14,363	14,363	-	0%
1077132	EMPLOYEE INSURANCE	17,591	16,896	17,886	18,148	18,148	-	0%
1077133	STATE RETIREMENT	23,253	26,573	30,307	31,368	31,368	-	0%
1077134	WORKERS COMPENSATION	1,762	1,885	1,167	1,800	1,800	-	0%
1077135	UNEMPLOYMENT INSURANCE	247	339	265	563	563	-	0%
1077210	SUBSCRIPTIONS & MEMBERSHIPS	-	896	-	500	500	-	0%
1077230	TRAVEL & TRAINING	365	170	462	2,000	2,000	-	0%
1077240	OFFICE SUPPLIES & EXPENSE	1,401	2,063	2,419	3,000	3,000	-	0%
1077251	GAS & OIL	5,501	-	-	1,380	1,380	-	0%
1077252	EQUIPMENT MAINTENANCE	1,587	1,802	1,335	2,000	2,000	-	0%
1077280	TELEPHONE	2,041	2,090	2,387	1,000	1,000	-	0%
1077300	ADMINISTRATION FEE	126,404	130,093	137,834	115,939	115,939	-	0%
1077312	COMPUTER & TECH SERVICES	2,473	1,539	3,302	4,440	4,440	-	0%
1077510	INSURANCE & SURETY BONDS	-	-	53	1,403	1,403	-	0%
1077610	SUNDRY	123	105	173	500	500	-	0%
1077611	EMPLOYEE RECOGNITION	610	10	664	800	800	-	0%
		350,314	373,285	391,938	386,958	386,958	-	0.00%
1077	TOTAL EXPENDITURES	350,314	373,285	391,938	386,958	386,958		

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1078	FLEET AND WAREHOUSE							
1078110	SALARIES & WAGES-PERM	286,406	316,656	344,106	370,773	370,773	-	0%
1078111	OVERTIME-PERM	92	1,327	666	1,000	1,000	-	0%
1078131	SOCIAL SECURITY-PERM	21,855	24,244	25,854	28,441	28,441	-	0%
1078132	EMPLOYEE INSURANCE	80,167	73,049	83,064	91,283	91,283	-	0%
1078133	STATE RETIREMENT	51,227	55,267	58,171	61,760	61,760	-	0%
1078134	WORKERS COMPENSATION	4,636	3,685	3,017	4,680	4,680	-	0%
1078135	UNEMPLOYMENT INSURANCE	548	809	682	1,115	1,115	-	0%
1078210	SUBSCRIPTIONS & MEMBERSHIPS	6,113	6,863	409	6,000	6,000	-	0%
1078230	TRAVEL & TRAINING	463	70	107	2,500	2,500	-	0%
1078240	OFFICE SUPPLIES & EXPENSE	114	702	983	1,500	1,500	-	0%
1078251	GAS & OIL	1,377	992	1,080	2,530	2,530	-	0%
1078252	EQUIPMENT MAINTENANCE	1,183	3,043	1,354	4,288	4,288	-	0%
1078280	TELEPHONE	3,010	3,085	3,141	2,500	2,500	-	0%
1078312	COMPUTER & TECH SERVICES	2,592	3,560	935	6,373	6,373	-	0%
1078451	UNIFORMS	1,500	1,798	1,480	2,500	2,500	-	0%
1078480	SPECIAL DEPARTMENT SUPPLIES	20,172	19,949	21,664	20,000	20,000	-	0%
1078510	INSURANCE & SURETY BONDS	775	911	1,027	2,098	2,098	-	0%
1078610	SUNDRY	138	179	60	500	500	-	0%
1078611	EMPLOYEE RECOGNITION	703	654	565	750	750	-	0%
		483,071	516,842	548,365	610,591	610,591	-	0.00%
1078740	CAP OUTLAY-EQUIPMENT	-	-	6,817	-	-	-	-
1078930	INVENTORY	(30,188)	68,480	(19,369)	-	-	-	-
1078	TOTAL EXPENDITURES	452,883	585,322	535,814	610,591	610,591		
1079	STREETS & HIGHWAYS							
1079110	SALARIES & WAGES-PERM	550,177	590,461	680,319	678,032	678,032	-	0%
1079111	OVERTIME-PERM	4,727	8,954	1,440	19,000	19,000	-	0%
1079120	SALARIES & WAGES-TEMP	11,620	14,828	-	39,700	39,700	-	0%
1079121	OVERTIME-TEMP	228	41	-	2,000	2,000	-	0%
1079123	SOCIAL SECURITY-TEMP	906	1,141	-	3,190	3,190	-	0%
1079131	SOCIAL SECURITY-PERM	42,784	47,309	54,245	53,323	53,323	-	0%
1079132	EMPLOYEE INSURANCE	155,231	150,282	166,640	184,830	184,830	-	0%
1079133	STATE RETIREMENT	95,667	100,276	107,211	113,311	113,311	-	0%
1079134	WORKERS COMPENSATION	10,791	14,045	7,656	10,440	10,440	-	0%
1079135	UNEMPLOYMENT INSURANCE	1,200	2,157	1,889	2,216	2,216	-	0%
1079230	TRAVEL & TRAINING	-	1,140	1,780	6,000	6,000	-	0%
1079240	OFFICE SUPPLIES & EXPENSE	510	1,284	1,430	2,100	2,100	-	0%
1079251	GAS & OIL	144,373	171,073	164,444	166,750	166,750	-	0%
1079252	EQUIPMENT MAINTENANCE	171,751	134,020	188,207	145,500	145,500	-	0%
1079253	LEASE & RENT PAYMENTS	8,900	10,119	10,500	10,500	10,500	-	0%
1079260	MAINTENANCE-STREET LIGHTS	145,706	134,698	136,811	125,000	125,000	-	0%
1079261	MAINTENANCE-TRAFFIC LIGHTS	-	-	46,575	50,000	50,000	-	0%
1079263	MAINTENANCE-STREETS	154,429	175,685	197,686	185,000	185,000	-	0%
1079264	MAINTENANCE-SIDEWALKS	105,941	79,919	143,991	165,000	165,000	-	0%
1079265	MAINTENANCE-RAILROAD	32,071	50,472	25,538	51,000	51,000	-	0%
1079266	MAINTENANCE-STRIPING	49,113	66,343	87,544	101,000	101,000	-	0%
1079267	MAINTENANCE-SNOW REMOVAL	25,760	65,498	17,465	48,000	48,000	-	0%
1079268	MAINTENANCE-CRACK SEALING	63,129	75,286	81,082	81,000	81,000	-	0%
1079269	MAINTENANCE-CHIP SEALING	1,308,528	1,325,662	1,662,191	1,568,000	1,568,000	-	0%
1079271	UTILITIES-STREET LIGHTING	52,755	58,284	56,764	89,000	89,000	-	0%
1079272	UTILITIES-RAILROAD ROAD CROSSING	753	837	734	800	800	-	0%
1079280	TELEPHONE	3,064	3,112	2,630	2,400	2,400	-	0%
1079312	COMPUTER & TECH SERVICES	3,443	1,389	2,461	9,904	9,904	-	0%
1079313	ROAD BREAK REPAIRS	-	-	-	1,200	1,200	-	0%
1079410	SPECIAL DEPARTMENT SUPPLIES	17,674	17,282	21,703	18,100	18,100	-	0%
1079420	WEED ABATEMENT	7,349	11,307	12,171	12,000	12,000	-	0%
1079451	UNIFORM SERVICE	4,188	5,311	4,907	4,800	4,800	-	0%
1079510	INSURANCE & SURETY BONDS	8,544	10,386	11,491	57,985	57,985	-	0%
1079511	LEGAL CLAIMS	11,090	23,036	7,634	4,346	4,346	-	0%
1079610	SUNDRY	912	-	1,391	1,500	1,500	-	0%
1079611	EMPLOYEE RECOGNITION	991	1,684	1,097	1,650	1,650	-	0%
		3,194,308	3,353,322	3,907,625	4,014,577	4,014,577	0	0.00%
1079730	CAP OUTLAY- IMPROVEMENTS	175,908	600,616	25,942	-	349,334	-	-
1079731	CAP OUTLAY-100 EAST	-	-	14,878	200,000	442,000	-	-
1079732	CAP OUTLAY-SIGNAL LIGHTS	-	324,816	432,580	-	-	-	-
1079733	CAP OUTLAY-SIDEWALKS	-	-	-	185,121	185,121	-	-
1079736	CAP OUTLAY-CODY STREET IMPROVE	-	-	-	-	343,420	-	-
1079738	CAP OUTLAY-STORMWATER	459,259	2,272,587	1,383,171	-	59,675	-	-
1079740	CAP OUTLAY-EQUIPMENT	177,000	977,647	267,580	-	-	-	-
1079741	CAP OUTLAY-VEHICLES	1,568	178,300	180,272	365,000	508,028	-	-
1075930	SHOP CHARGES	129	-	-	-	-	-	-
1079	TOTAL EXPENDITURES	4,008,171	7,707,288	6,212,048	4,764,698	5,902,155		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1081	CITY ENGINEER							
1081110	SALARIES & WAGES-PERM	586,978	603,825	693,990	1,012,946	1,012,946	-	0%
1081111	OVERTIME-PERM	3,338	1,664	1,903	3,000	3,000	-	0%
1081120	SALARIES & WAGES-TEMP	5,956	18,537	9,823	3,000	3,000	-	0%
1081123	SOCIAL SECURITY-TEMP	456	1,418	751	230	230	-	0%
1081131	SOCIAL SECURITY-PERM	43,377	45,233	51,966	77,721	77,721	-	0%
1081132	EMPLOYEE INSURANCE	142,859	143,970	147,218	231,093	231,093	-	0%
1081133	STATE RETIREMENT	98,429	101,438	112,696	166,132	166,132	-	0%
1081134	WORKERS COMPENSATION	8,905	9,042	5,784	12,240	12,240	-	0%
1081135	UNEMPLOYMENT INSURANCE	983	1,396	1,167	3,057	3,057	-	0%
1081210	SUBSCRIPTIONS & MEMBERSHIPS	710	843	640	1,300	1,300	-	0%
1081220	PUBLIC NOTICES	987	1,482	2,250	1,400	1,400	-	0%
1081230	TRAVEL & TRAINING	3,757	3,516	2,519	3,350	3,350	-	0%
1081240	OFFICE SUPPLIES & EXPENSE	19,156	13,566	17,532	17,400	17,400	-	0%
1081245	STREET LIGHT CONNECTION	-	-	-	5,000	5,000	-	0%
1081251	GAS & OIL	2,866	3,051	2,804	7,500	7,500	-	0%
1081252	EQUIPMENT MAINTENANCE	7,788	3,370	2,217	9,500	9,500	-	0%
1081280	TELEPHONE	4,651	5,173	6,749	6,000	6,000	-	0%
1081310	PROF & TECH SERVICES	39,982	28,230	3,050	45,000	90,000	45,000	100%
1081312	COMPUTER & TECH SERVICES	4,207	4,753	4,641	12,446	12,446	-	0%
1081480	SPECIAL DEPARTMENT SUPPLIES	220	972	765	1,160	1,160	-	0%
1081510	INSURANCE & SURETY BONDS	154	155	178	4,809	4,809	-	0%
1081611	EMPLOYEE RECOGNITION	1,216	352	827	1,500	1,500	-	0%
		976,977	991,990	1,069,470	1,625,784	1,670,784	45,000	1
1081740	CAP OUTLAY-EQUIPMENT	-	-	6,845	45,000	45,000	-	0%
1081741	CAP OUTLAY-VEHICLES	-	-	-	-	170,000	-	0%
1081	TOTAL EXPENDITURES	976,977	991,990	1,076,315	1,670,784	1,885,784		
1083	PARKS & CEMETERY							
1083110	SALARIES & WAGES-PERM	419,041	470,618	526,028	588,361	588,361	-	0%
1083111	OVERTIME-PERM	10,294	12,095	10,219	8,200	8,200	-	0%
1083120	SALARIES & WAGES-TEMP	203,756	218,233	308,274	310,000	310,000	-	0%
1083121	OVERTIME-TEMP	19,305	16,047	25,310	4,200	4,200	-	0%
1083123	SOCIAL SECURITY-TEMP	16,625	16,871	25,558	24,036	24,036	-	0%
1083131	SOCIAL SECURITY-PERM	33,054	37,793	40,629	45,636	45,636	-	0%
1083132	EMPLOYEE INSURANCE	127,299	131,032	138,957	166,244	166,244	-	0%
1083133	STATE RETIREMENT	71,886	79,028	85,028	95,600	95,600	-	0%
1083134	WORKERS COMPENSATION	6,771	7,455	4,510	7,380	7,380	-	0%
1083135	UNEMPLOYMENT INSURANCE	1,485	2,648	2,543	2,733	2,733	-	0%
1083210	SUBSCRIPTIONS & MEMBERSHIPS	180	-	91	350	350	-	0%
1083230	TRAVEL & TRAINING	2,659	984	325	2,500	2,500	-	0%
1083240	OFFICE SUPPLIES & EXPENSE	1,019	1,421	1,064	4,217	4,217	-	0%
1083251	GAS & OIL	37,775	44,095	36,334	46,805	46,805	-	0%
1083252	EQUIPMENT MAINTENANCE	33,555	38,607	36,707	32,400	32,400	-	0%
1083253	LEASE & RENT PAYMENTS	-	3,900	102	5,000	5,000	-	0%
1083261	JANITORIAL SUPPLIES	24,775	26,953	27,402	28,500	28,500	-	0%
1083262	BUILDING & GROUND MAINTENANCE	97,238	110,932	104,959	100,500	100,500	-	0%
1083270	UTILITIES	33,671	30,994	30,037	37,000	37,000	-	0%
1083271	UTILITIES-WATER	48,455	48,455	67,830	67,830	67,830	-	0%
1083272	UTILITIES-SEWER	17,073	17,073	20,300	20,300	20,300	-	0%
1083273	UTILITIES-STORM DRAIN	13,592	13,592	27,184	27,184	27,184	-	0%
1083274	UTILITIES-SOLID WASTE	1,080	1,080	1,800	1,800	1,800	-	0%
1083280	TELEPHONE	4,756	5,087	5,018	4,500	4,500	-	0%
1083310	PROF & TECH SERVICES	-	-	-	-	-	-	0%
1083312	COMPUTER & TECH SERVICES	3,927	3,951	3,832	9,663	9,663	-	0%
1083451	UNIFORM SERVICE	5,140	3,908	5,863	3,500	3,500	-	0%
1083480	SPECIAL DEPARTMENT SUPPLIES	32,391	61,920	64,304	64,500	64,500	-	0%
1083481	L. PERRY LEGACY EXPENDITURES	-	450	450	450	450	-	0%
1083482	URBAN FORESTRY PROGRAM	12,295	16,935	23,983	15,000	15,000	-	0%
1083510	INSURANCE & SURETY BONDS	4,421	5,023	5,917	14,469	14,469	-	0%
1083511	LEGAL CLAIMS	14,990	14,990	-	9,624	9,624	-	0%
		1,298,508	1,442,170	1,630,559	1,748,482	1,748,482	0	0.00%
1083710	CAP OUTLAY-LAND	-	744,110	-	50,000	50,000	-	0%
1083720	CAP OUTLAY-BUILDINGS	-	-	-	-	-	-	0%
1083730	CAP OUTLAY-IMPROVEMENTS	-	15,926	-	-	9,450	-	0%
1083731	CAP OUTLAY-IRON WEST COMPLEX	-	-	-	400,000	590,000	-	0%
1083732	CAP OUTLAY-CEMETERY	13,430	83,698	591,717	325,000	453,000	-	0%
1083734	CAP OUTLAY-BALL PARK IMPROVEMENTS	19,080	255,654	216,850	30,000	54,420	-	0%
1083740	CAP OUTLAY-EQUIPMENT	26,178	37,907	40,548	66,000	102,000	-	0%
1083742	CAP OUTLAY-FIDDLERS CANYON	-	-	-	500,000	1,000,000	-	0%
1083790	CAP OUTLAY-RAP TAX	68,950	700,563	369,120	-	1,873,955	-	0%
1083952	STATE GRANT-TRAIL	-	-	-	-	341,640	-	0%
1083970	PRIVATE GRANTS	-	-	-	-	-	-	0%
1083	TOTAL EXPENDITURES	1,426,147	3,280,028	2,848,793	3,119,482	6,222,947		

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1084	RECREATION							
1084110	SALARIES & WAGES-PERM	54,778	59,035	51,936	54,364	54,364	-	0%
1084111	OVERTIME-PERM	2,439	1,892	-	100	100	-	0%
1084120	SALARIES & WAGES-TEMP	57,157	55,704	96,695	81,500	81,500	-	0%
1084123	SOCIAL SECURITY-TEMP	4,426	4,257	7,474	6,235	6,235	-	0%
1084131	SOCIAL SECURITY-PERM	3,945	5,051	4,612	4,166	4,166	-	0%
1084132	EMPLOYEE INSURANCE	22,494	11,411	10,139	9,764	9,764	-	0%
1084133	STATE RETIREMENT	9,550	7,797	8,105	8,656	8,656	-	0%
1084134	WORKERS COMPENSATION	793	343	464	720	720	-	0%
1084135	UNEMPLOYMENT INSURANCE	237	457	440	408	408	-	0%
1084210	SUBSCRIPTIONS & MEMBERSHIPS	-	-	60	1,000	1,000	-	0%
1084220	ADVERTISING	6,398	4,649	5,150	5,500	5,500	-	0%
1084230	TRAVEL & TRAINING	1,072	884	1,398	2,000	2,000	-	0%
1084240	OFFICE SUPPLIES & EXPENSE	204	427	300	500	500	-	0%
1084251	GAS & OIL	2,764	2,568	542	3,565	3,565	-	0%
1084252	EQUIPMENT MAINTENANCE	363	2,497	2,437	2,800	2,800	-	0%
1084262	BUILDING & GROUND MAINTENANCE	154	-	-	1,000	1,000	-	0%
1084264	BUILDING RENTAL	17,460	18,123	20,560	27,250	27,250	-	0%
1084280	TELEPHONE	746	732	859	3,500	3,500	-	0%
1084312	COMPUTER & TECH SERVICES	1,558	481	468	1,050	1,050	-	0%
1084480	SPECIAL DEPARTMENT SUPPLIES	38,463	22,637	50,098	38,940	38,940	-	0%
1084510	INSURANCE & SURETY BONDS	154	155	178	1,153	1,153	-	0%
1084511	LEGAL CLAIMS	-	-	-	4,500	4,500	-	0%
1084612	LEISURE SERVICE PROGRAMS	11,032	4,780	12,540	10,000	10,000	-	0%
		236,187	203,679	274,456	268,671	268,671	0	0.00%
1084740	CAP OUTLAY- EQUIPMENT	-	11,200	-	-	-	-	-
1084	TOTAL EXPENDITURES	236,187	214,879	274,456	268,671	268,671		
1085	LEISURE SERVICES							
1085110	SALARIES & WAGES-PERM	124,470	137,228	146,263	145,178	145,178	-	0%
1085111	OVERTIME-PERM	-	-	478	-	-	-	0%
1085131	SOCIAL SECURITY-PERM	8,750	9,789	11,237	11,106	11,106	-	0%
1085132	EMPLOYEE INSURANCE	39,441	39,427	38,581	32,370	32,370	-	0%
1085133	STATE RETIREMENT	21,596	23,130	23,157	23,069	23,069	-	0%
1085134	WORKERS COMPENSATION	1,277	1,356	811	1,260	1,260	-	0%
1085135	UNEMPLOYMENT INSURANCE	214	323	280	436	436	-	0%
1085210	SUBSCRIPTIONS & MEMBERSHIPS	-	500	1,160	1,000	1,000	-	0%
1085220	ADVERTISING	-	722	1,252	1,000	1,000	-	0%
1085230	TRAVEL & TRAINING	165	1,277	295	2,000	2,000	-	0%
1085240	OFFICE SUPPLIES & EXPENSE	1,711	1,473	781	1,627	1,627	-	0%
1085251	GAS & OIL	-	491	2,069	3,000	3,000	-	0%
1085252	EQUIPMENT MAINTENANCE	-	29	311	-	-	-	0%
1085280	TELEPHONE	808	1,114	1,173	2,290	2,290	-	0%
1085312	COMPUTER & TECH SERVICES	1,118	962	1,030	2,100	2,100	-	0%
1085480	SPECIAL DEPARTMENT SUPPLIES	-	2,685	-	-	-	-	0%
1085510	INSURANCE & SURETY BONDS	1,400	1,583	1,863	1,100	1,100	-	0%
1085611	EMPLOYEE RECOGNITION	2,562	2,424	1,361	2,850	2,850	-	0%
		203,514	224,513	232,102	230,386	230,386	0	0.00%
1085	TOTAL EXPENDITURES	203,514	224,513	232,102	230,386	230,386		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1087	LIBRARY							
1087110	SALARIES & WAGES-PERM	240,288	265,379	297,120	311,028	311,028	-	0%
1087120	SALARIES & WAGES-TEMP	135,791	150,813	165,095	213,000	213,000	-	0%
1087123	SOCIAL SECURITY-TEMP	13,702	15,136	16,588	16,295	16,295	-	0%
1087131	SOCIAL SECURITY-PERM	14,743	16,444	19,065	23,794	23,794	-	0%
1087132	EMPLOYEE INSURANCE	42,617	42,602	35,182	52,683	52,683	-	0%
1087133	STATE RETIREMENT	43,613	46,867	50,568	52,197	52,197	-	0%
1087134	WORKERS COMPENSATION	1,616	1,720	1,042	1,620	1,620	-	0%
1087135	UNEMPLOYMENT INSURANCE	731	1,160	974	1,572	1,572	-	0%
1087210	SUBSCRIPTIONS & MEMBERSHIPS	803	481	604	1,000	1,000	-	0%
1087220	PUBLIC NOTICES	47	-	-	550	550	-	0%
1087230	TRAVEL & TRAINING	1,950	2,221	2,958	6,000	6,000	-	0%
1087240	OFFICE SUPPLIES & EXPENSE	11,606	12,008	13,481	17,805	17,805	-	0%
1087252	EQUIPMENT MAINTENANCE	2,693	3,866	622	6,000	6,000	-	0%
1087261	JANITORIAL SUPPLIES	8,392	5,944	5,790	9,500	9,500	-	0%
1087262	BUILDING & GROUND MAINTENANCE	10,405	15,916	12,220	18,000	18,000	-	0%
1087270	UTILITIES	33,707	52,235	52,214	40,000	40,000	-	0%
1087280	TELEPHONE	1,496	1,960	2,085	4,500	4,500	-	0%
1087312	COMPUTER & TECH SERVICE CONTRACTS	35,420	32,175	34,969	39,571	39,571	-	0%
1087313	GUEST SPEAKER PROGRAM	1,713	2,202	2,568	5,000	5,000	-	0%
1087480	SPECIAL DEPARTMENT SUPPLIES	6,485	2,867	2,125	3,500	3,500	-	0%
1087481	BOOKS-GENERAL COLLECTION	29,960	32,083	36,228	42,000	42,000	-	0%
1087482	BOOKS-YOUNG ADULT	17,505	21,853	23,610	24,000	24,000	-	0%
1087483	BOOKS-CHILDREN	28,682	31,491	32,177	35,000	35,000	-	0%
1087485	PERIODICALS	2,962	2,149	962	2,000	2,000	-	0%
1087487	ELECTRONIC SUBSCRIPTIONS	1,460	4,511	3,112	4,000	4,000	-	0%
1087510	INSURANCE & SURETY BOND	9,191	10,532	12,425	12,101	12,101	-	0%
1087611	EMPLOYEE RECOGNITION	308	301	496	600	600	-	0%
		697,884	774,916	824,280	943,316	943,316	0	0.00%
1087730	CAP OUTLAY-IMPROVEMENTS	-	-	-	-	8,000	-	-
1087740	CAP OUTLAY-EQUIPMENT	9,790	5,702	7,005	17,000	17,000	-	-
1087790	CAP OUTLAY-RAP TAX	-	-	-	-	-	-	-
1087954	STATE GRANT-DCC PUBLIC LIBRARY GRANT	35,247	10,000	15,809	10,000	10,000	-	-
1087970	PRIVATE GRANTS	9,058	8,436	210	-	-	-	-
1087	TOTAL EXPENDITURES	751,979	799,054	847,304	970,316	978,316		
1090	CROSS HOLLOWS EVENT CENTER							
1090110	SALARIES & WAGES-PERM	83,592	75,123	126,232	135,531	135,531	-	0%
1090111	OVERTIME-PERM	7,859	11,864	2,545	2,000	2,000	-	0%
1090120	SALARIES & WAGES-TEMP	36,364	59,093	55,455	57,800	57,800	-	0%
1090121	OVERTIME-TEMP	872	1,020	602	3,000	3,000	-	0%
1090123	SOCIAL SECURITY-TEMP	2,849	4,599	4,300	4,652	4,652	-	0%
1090131	SOCIAL SECURITY-PERM	6,956	6,575	9,688	10,521	10,521	-	0%
1090132	EMPLOYEE INSURANCE	23,276	22,465	31,959	33,465	33,465	-	0%
1090133	STATE RETIREMENT	15,671	15,632	21,436	22,822	22,822	-	0%
1090134	WORKERS COMPENSATION	1,131	1,212	1,149	1,800	1,620	(180)	-10%
1090135	UNEMPLOYMENT INSURANCE	265	389	388	595	595	-	0%
1090251	GAS & OIL	6,899	11,996	11,607	5,520	5,520	-	0%
1090252	EQUIPMENT MAINTENANCE	6,105	10,369	9,617	7,000	7,000	-	0%
1090253	LEASE & RENT PAYMENTS	-	-	10,260	10,260	10,260	-	0%
1090262	BUILDING & GROUND MAINTENANCE	22,368	25,434	68,792	25,368	25,368	-	0%
1090270	UTILITIES	15,327	22,071	27,930	19,000	19,000	-	0%
1090280	TELEPHONE	1,248	1,258	1,695	1,300	1,300	-	0%
1090312	COMPUTER & TECH SERVICE	1,303	725	1,011	2,100	2,100	-	0%
1090480	SPECIAL DEPARTMENT SUPPLIES	15,689	15,812	9,137	15,824	15,824	-	0%
1090510	INSURANCE & SURETY BONDS	3,138	3,596	4,421	4,709	4,709	-	0%
		250,710	289,231	398,223	363,267	363,087	(180)	-0.05%
1090730	CAP OUTLAY-IMPROVEMENTS	70,000	-	-	-	999,999	-	-
1090740	CAP OUTLAY-EQUIPMENT	-	149,050	352,976	-	-	-	-
1090790	CAP OUTLAY-RAP TAX FUNDS	-	25,476	51,251	-	96,016	-	-
1090970	PRIVATE GRANTS	19,611	-	-	-	1,214,001	-	-
1090	TOTAL EXPENDITURES	340,321	463,757	802,449	363,267	2,673,103		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
1092	HERITAGE CENTER / FESTIVAL HALL							
1092110	SALARIES & WAGES-PERM	103,767	114,649	167,012	178,060	178,060	-	0%
1092111	OVERTIME-PERM	1,214	1,927	648	2,000	2,000	-	0%
1092120	SALARIES & WAGES-TEMP	76,693	103,088	121,107	129,200	129,200	-	0%
1092121	OVERTIME-TEMP	7,271	2,998	4,871	2,750	2,750	-	0%
1092123	SOCIAL SECURITY-TEMP	6,423	8,146	9,672	10,094	10,094	-	0%
1092131	SOCIAL SECURITY-PERM	7,197	8,408	11,827	13,775	13,775	-	0%
1092132	EMPLOYEE INSURANCE	36,111	31,567	41,360	42,895	42,895	-	0%
1092133	STATE RETIREMENT	18,596	20,101	27,445	29,487	29,487	-	0%
1092134	WORKERS COMPENSATION	1,600	1,833	1,373	2,340	2,160	(180)	-8%
1092135	UNEMPLOYMENT INSURANCE	398	723	693	936	936	-	0%
1092220	MARKETING	390	450	1,454	2,000	2,000	-	0%
1092230	TRAVEL & TRAINING	-	146	-	500	500	-	0%
1092240	OFFICE SUPPLIES & EXPENSE	2,998	2,285	5,501	4,500	4,500	-	0%
1092252	EQUIPMENT MAINTENANCE	9,918	13,314	11,199	10,000	10,000	-	0%
1092261	JANITORIAL SUPPLIES	4,046	3,938	5,305	4,000	4,000	-	0%
1092262	BUILDING & GROUND MAINTENANCE	33,879	25,393	40,106	37,000	37,000	-	0%
1092263	PARKING ASSESSMENT	20,858	21,618	21,618	22,000	22,000	-	0%
1092270	UTILITIES	118,599	129,145	84,209	110,000	110,000	-	0%
1092280	TELEPHONE	3,811	4,335	4,400	2,000	2,000	-	0%
1092310	PROF & TECH SERVICES	-	-	-	-	89,915	89,915	-
1092312	COMPUTER & TECH SERVICES	2,236	1,924	1,871	4,189	4,189	-	0%
1092480	SPECIAL DEPARTMENT SUPPLIES	5,055	4,812	6,418	8,580	8,580	-	0%
1092510	INSURANCE & SURETY BONDS	15,942	18,268	21,551	23,647	23,647	-	0%
1092611	EMPLOYEE RECOGNITION	-	-	-	300	300	-	0%
1092613	CONCESSIONS	534	455	745	600	600	-	0%
		477,537	519,525	590,385	640,853	730,588	89,735	14.00%
1092730	CAP OUTLAY-IMPROVEMENTS					81,740		
1092740	CAP OUTLAY-EQUIPMENT	189,656	84,762	50,612	5,000	77,748		
1092790	CAP OUTLAY-RAP TAX FUNDS	12,537	-	32,575	-	23,400		
	TOTAL EXPENDITURES	679,730	604,287	673,572	645,853	913,476		
1095	TRANSFERS							
1095902	TRANS TO CEDAR AREA TRANSIT SERVICE	50,000	50,000	165,308	124,104	124,104	-	0%
1095907	TRANS TO AQUATIC CENTER	465,912	787,591	789,274	852,000	867,221	15,221	2%
1095908	TRANS TO GOLF COURSE	151,657	172,123	182,341	182,341	182,341	-	0%
1095922	TRANS TO MBA-LEASE	32,944	65,389	64,589	66,789	66,789	-	0%
1095923	TRANS TO DEBT SERVICE	510,733	510,733	510,733	509,726	509,726	-	0%
1095924	TRANS TO CAPITAL IMPROVEMENT	4,573,226	4,363,110	4,542,639	414,563	603,864	189,301	46%
1095976	TRANS TO TASK FORCE	-	-	21,500	-	21,500	-	0%
	TOTAL TRANSFERS	5,784,472	5,948,946	6,276,384	2,149,523	2,375,545	204,522	9.51%
1095	TOTAL GENERAL FUND EXPENDITURES	28,186,393	35,243,386	35,327,169	30,666,348	40,704,123	\$ 947,168	
	NET REVENUES OVER EXPENDITURES	3,167,953	(425,828)	181,780	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
SPECIAL REVENUE FUNDS								
20	AQUATIC CENTER							
	REVENUES							
2039100	FEES-ADMISSION	385,204	393,992	437,447	380,000	380,000	-	0%
2039110	FEES-PROGRAM	25,087	45,529	63,509	25,000	25,000	-	0%
2039111	FEES-WATER SPORTS	5,644	5,369	6,245	5,205	5,205	-	0%
2039200	SALES-SUPPLIES	21,698	19,117	23,414	22,000	22,000	-	0%
2039210	SALES-CONCESSIONS	84,302	78,517	73,331	85,000	85,000	-	0%
2039300	RENTS-ROOMS	42,789	43,549	43,373	30,000	30,000	-	0%
2039310	RENTS-CONCESSIONAIRE	339	-	-	-	-	-	-
2039400	IRON COUNTY SCHOOL DISTRICT	131,000	136,000	137,000	133,000	133,000	-	0%
2039600	SUNDRY	-	-	-	2,500	2,500	-	0%
2039800	TRANS FROM GENERAL FUND	465,912	787,591	789,274	852,000	867,221	15,221	2%
2039801	TRANS FROM CAPITAL IMPROVEMENT	29,260	-	35,000	-	-	-	-
2039900	FUND BALANCE-APPROPRIATED	-	-	-	51,675	51,675	-	-
	TOTAL REVENUES	1,191,237	1,509,664	1,608,593	1,586,380	1,601,601	15,221	0.96%
	EXPENDITURES							
2040110	SALARIES & WAGES-PERM	103,275	108,120	157,263	172,771	184,771	12,000	7%
2040111	OVERTIME-PERM	685	3,553	4,613	5,455	5,455	-	0%
2040120	SALARIES & WAGES-TEMP	412,423	512,259	540,859	605,900	605,900	-	0%
2040121	OVERTIME-TEMP	2,625	1,247	269	500	500	-	0%
2040123	SOCIAL SECURITY-TEMP	31,256	33,036	41,679	46,390	46,390	-	0%
2040131	SOCIAL SECURITY-PERM	8,216	14,846	11,902	13,634	14,552	918	7%
2040132	EMPLOYEE INSURANCE	27,451	29,238	37,819	54,947	54,997	50	0%
2040133	STATE RETIREMENT	17,130	20,068	27,641	29,745	31,782	2,037	7%
2040134	WORKERS COMPENSATION	1,616	1,491	813	2,160	2,340	180	8%
2040135	UNEMPLOYMENT INSURANCE	1,096	2,444	2,070	2,353	2,389	36	2%
2040210	SUBSCRIPTIONS & MEMBERSHIPS	-	360	405	1,200	1,200	-	0%
2040220	PROGRAM MARKETING	7,252	7,851	7,342	10,500	10,500	-	0%
2040230	TRAVEL & TRAINING	2,575	1,269	-	1,500	1,500	-	0%
2040240	OFFICE SUPPLIES & EXPENSE	6,525	4,417	8,777	9,127	9,127	-	0%
2040252	EQUIPMENT MAINTENANCE	44,086	23,475	19,191	32,000	32,000	-	0%
2040254	CHEMICALS	58,824	74,964	67,914	55,500	55,500	-	0%
2040261	JANITORIAL SUPPLIES	18,149	14,780	16,552	14,500	14,500	-	0%
2040262	BUILDING & GROUND MAINTENANCE	35,221	44,656	59,643	40,000	40,000	-	0%
2040270	UTILITIES	236,364	402,105	340,109	238,100	238,100	-	0%
2040280	TELEPHONE	5,970	5,634	7,712	3,700	3,700	-	0%
2040311	AUDIT	496	496	496	496	496	-	0%
2040312	COMPUTER & TECH SERVICES	3,919	5,444	9,831	13,609	13,609	-	0%
2040451	UNIFORMS	6,603	5,356	5,324	5,000	5,000	-	0%
2040480	SPECIAL DEPARTMENT SUPPLIES	15,387	12,771	16,858	15,360	15,360	-	0%
2040481	MERCHANDISE	21,044	15,478	20,013	15,000	15,000	-	0%
2040482	MERCHANDISE-CONCESSIONS	58,035	52,326	55,083	50,000	50,000	-	0%
2040510	INSURANCE & SURETY BONDS	20,411	23,371	28,207	21,692	21,692	-	0%
2040511	LEGAL CLAIMS	-	6,512	36,070	36,070	36,070	-	0%
2040610	SUNDRY	1,692	2,270	185	1,500	1,500	-	0%
2040612	SALES TAX	31,487	34,265	32,580	31,291	31,291	-	0%
2040613	POOL PROGRAMS	10,754	14,439	11,282	6,380	6,380	-	0%
	TOTAL EXPENDITURES	1,244,445	1,478,540	1,603,519	1,586,380	1,601,601	15,221	0.99%
	NET REVENUES OVER EXPENDITURES	(53,209)	31,124	5,074	-	-	-	-

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
22	<u>CEDAR AREA TRANSIT SERVICE</u>							
	REVENUES							
2239100	PASSENGER FARES	24,574	25,309	29,057	30,000	30,000	-	0%
2239340	STATE GRANT-UDOT	186,886	216,368	384,566	121,891	356,432	234,541	192%
2239400	SUNDRY REVENUES	1,596	2,157	5,312	-	-	-	-
2239610	SALE OF FIXED ASSETS	-	-	5,054	-	-	-	-
2239800	TRANS FROM GENERAL FUND	50,000	50,000	165,308	124,104	124,104	-	0%
2239801	TRANS FROM CAP IMPROVEMENT FUND	-	-	-	-	20,600	20,600	-
2239900	FUND BALANCE-APPROPRIATED	-	-	-	42,002	42,000	(2)	0%
	TOTAL REVENUES	263,055	293,834	589,297	317,997	573,136		
	EXPENDITURES							
2240111	OVERTIME-PERM	365	1,168	290	-	-	-	-
2240120	SALARIES & WAGES-TEMP	137,122	158,057	163,491	186,400	186,400	-	0%
2240121	OVERTIME-TEMP	-	149	-	-	-	-	-
2240123	SOCIAL SECURITY-TEMP	10,518	12,229	12,560	14,260	14,260	-	0%
2240133	STATE RETIREMENT	6,484	1,328	1,301	-	-	-	-
2240135	UNEMPLOYMENT INSURANCE	331	632	456	559	559	-	0%
2240210	SUBSCRIPTIONS & MEMBERSHIPS	-	100	100	100	100	-	0%
2240220	ADVERTISING	350	71	80	1,000	1,000	-	0%
2240230	TRAVEL & TRAINING	155	770	230	1,000	1,000	-	0%
2240240	OFFICE SUPPLIES & EXPENSE	1,886	395	438	2,179	2,179	-	0%
2240251	GAS & OIL	32,665	32,586	29,077	39,100	39,100	-	0%
2240252	EQUIPMENT MAINTENANCE	12,170	8,743	13,779	13,200	13,200	-	0%
2240270	UTILITIES	9,687	11,580	11,615	5,600	5,600	-	0%
2240280	TELEPHONE	230	255	273	400	400	-	0%
2240300	ADMINISTRATION FEE	1,010	1,039	1,101	926	926	-	0%
2240310	PROF & TECH SERVICES	-	-	-	-	150,000	150,000	-
2240311	AUDIT	72	72	72	72	72	-	0%
2240312	COMPUTER & TECH SERVICES	2,033	481	468	1,104	1,104	-	0%
2240480	SPECIAL DEPARTMENT SUPPLIES	561	261	184	1,000	1,000	-	0%
2240510	INSURANCE & SURETY BONDS	3,685	3,983	4,498	4,097	4,097	-	0%
2240511	LEGAL CLAIMS	6,566	2,157	-	1,200	1,200	-	0%
2240610	SUNDRY	-	-	4,018	800	800	-	0%
	TOTAL EXPENDITURES	225,888	236,056	244,029	272,997	422,997	150,000	54.95%
2240730	CAP OUTLAY-IMPROVEMENTS	-	-	-	42,000	42,000	-	-
2240741	CAP OUTLAY-VEHICLES	-	-	216,388	-	103,000	-	-
2240900	TRANS TO PUBLIC WORKS FACILITIES	-	67	5,403	3,000	5,139	-	-
	TOTAL EXPENDITURES	225,888	236,123	465,820	317,997	573,136		
	NET REVENUES OVER EXPENDITURES	37,167	57,712	123,476	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
24	AIRPORT							
	REVENUES							
2439100	AERONAUTICAL FUEL TAX	18,025	25,947	26,922	20,000	20,000	-	0%
2439200	FEES-PASSENGER	63,244	46,840	48,422	53,900	53,900	-	0%
2439201	FEES-LANDING	115,560	100,200	125,155	120,000	120,000	-	0%
2439202	FEES-FUEL	84,100	74,733	78,612	100,000	100,000	-	0%
2439203	FEES-RENTAL CAR CONCESSIONS	47,088	50,344	51,353	55,000	55,000	-	0%
2439300	RENTS-HANGERS	20,880	20,889	19,360	26,400	26,400	-	0%
2439301	RENTS-TERMINAL BUILDING	27,416	35,304	48,934	50,800	50,800	-	0%
2439302	RENTS-LAND	42,702	110,333	65,194	121,000	121,000	-	0%
2439303	RENTS-FAA BUILDING	53,748	53,748	55,441	56,000	56,000	-	0%
2439304	RENTS-SNOW CAT GARAGE	9,331	9,331	9,331	9,500	9,500	-	0%
2439305	RENTS-FED EX BUILDING	5,772	6,348	5,860	5,800	5,800	-	0%
2439400	IRON COUNTY-AIRPORT	30,700	46,650	44,400	25,000	72,000	47,000	188%
2439420	BLM-LEASE IMPROVEMENTS	-	-	-	-	2,752	2,752	-
2439500	INTEREST EARNINGS	7,281	70,118	106,869	1,800	1,800	-	0%
2439600	SUNDRY REVENUE	13,053	8,074	27,227	10,200	13,794	3,594	35%
2439610	SALE OF FIXED ASSETS	66,657	165,879	324,342	154,000	154,000	-	0%
2439700	FED GRANT-CARES	111,230	-	597,390	-	-	-	-
2439710	STATE GRANT-AIRPORT IMPROVEMENT	566,133	13,800	2,000	-	165,000	165,000	-
2439900	FUND BALANCE-APPROPRIATED	-	-	-	206,541	306,971	100,430	49%
	TOTAL REVENUE	1,282,920	838,337	1,636,813	1,015,941	1,334,717		
	EXPENDITURES							
2440110	SALARIES & WAGES-PERM	150,340	201,142	200,750	177,256	177,256	-	0%
2440111	OVERTIME-PERM	-	183	227	900	900	-	0%
2440120	SALARIES & WAGES-TEMP	43,101	37,436	36,433	103,352	103,352	-	0%
2440123	SOCIAL SECURITY-TEMP	3,305	2,901	2,797	7,907	7,907	-	0%
2440131	SOCIAL SECURITY-PERM	12,740	16,860	15,685	13,629	13,629	-	0%
2440132	EMPLOYEE INSURANCE	19,311	27,900	51,765	40,921	40,921	-	0%
2440133	STATE RETIREMENT	25,666	33,656	31,930	28,319	28,319	-	0%
2440134	WORKERS COMPENSATION	2,484	3,000	1,398	2,160	2,160	-	0%
2440135	UNEMPLOYMENT INSURANCE	379	678	608	845	845	-	0%
2440210	SUBSCRIPTIONS & MEMBERSHIPS	610	1,521	753	800	800	-	0%
2440220	ADVERTISING	17,859	29,240	34,522	10,000	45,000	35,000	350%
2440230	TRAVEL & TRAINING	3,169	5,867	7,084	9,000	9,000	-	0%
2440240	OFFICE SUPPLIES & EXPENSE	3,215	2,656	1,001	2,600	2,600	-	0%
2440251	GAS & OIL	17,965	22,976	15,753	9,200	9,200	-	0%
2440252	EQUIPMENT MAINTENANCE	13,307	22,328	26,390	15,000	15,000	-	0%
2440261	JANITORIAL SUPPLIES	3,295	3,681	3,239	6,000	6,000	-	0%
2440262	MAINTENANCE-BUILDING & GROUND	54,340	67,057	27,100	50,000	56,346	6,346	13%
2440263	MAINTENANCE-ASPHALT	53,956	40,494	18,077	50,000	50,000	-	0%
2440270	UTILITIES	63,736	75,256	75,318	58,500	58,500	-	0%
2440280	TELEPHONE	6,129	6,654	6,744	3,280	3,280	-	0%
2440310	PROF & TECH SERVICES	12,367	7,825	51,211	65,000	77,000	12,000	18%
2440311	AUDIT	231	231	231	231	231	-	0%
2440312	COMPUTER & TECH SERVICES	1,677	2,310	2,143	6,040	6,040	-	0%
2440420	WEED ABATEMENT	6,042	8,099	1,829	6,500	6,500	-	0%
2440451	UNIFORM SERVICE	817	1,344	1,035	1,000	1,000	-	0%
2440480	SPECIAL DEPARTMENT SUPPLIES	1,822	1,657	1,190	1,700	1,700	-	0%
2440510	INSURANCE & SURETY BONDS	32,943	37,039	41,895	36,214	36,214	-	0%
2440610	SUNDRY	102	88	172	300	300	-	0%
2440611	EMPLOYEE RECOGNITION	350	501	782	800	800	-	0%
		551,258	660,578	658,062	707,454	760,800	53,346	7.54%
2440700	CAP OUTLAY-NON-CAPITAL ASSETS	10,409	-	-	-	-	-	-
2440740	CAP OUTLAY-EQUIPMENT	-	-	-	-	35,000	-	-
2440820	STATE GRANT-AIRPORT IMPROVEMENT	-	13,800	2,000	-	183,333	-	-
2440911	TRANS TO AIRPORT CONSTRUCTION FUND	52,632	52,632	67,000	308,487	395,021	-	-
	TOTAL EXPENDITURES	614,299	727,010	727,062	1,015,941	1,374,154		
	NET REVENUES OVER EXPENDITURES	668,621	111,327	909,751	-	(39,437)		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
25	TRANSPORTATION IMPACT FEES							
	REVENUES							
2539100	TRANSPORTATION IMPACT FEES	813,511	588,161	786,499	500,000	500,000		
2539500	INTEREST EARNINGS	17,316	112,238	164,521	10,000	10,000		
2539900	FUND BALANCE-APPROPRIATED	-	-	-	399,375	2,169,875		
	TOTAL REVENUE	830,827	700,399	951,019	909,375	2,679,875		
	EXPENDITURES							
2540310	PROF & TECH SERVICES	-	-	26,771	9,375	19,375		
2540730	CAP OUTLAY-STREET WIDENING	215,716	1,081,792	334,338	900,000	2,660,500		
	TOTAL EXPENDITURES	215,716	1,081,792	361,109	909,375	2,679,875		
	NET REVENUES OVER EXPENDITURES	615,110	(381,394)	589,910	-	-		
26	PARKS & RECREATION IMPACT FEES							
	REVENUES							
2639100	PARKS & RECREATION IMPACT FEES	990,627	747,600	818,880	500,000	500,000		
2639500	INTEREST EARNINGS	16,415	113,107	168,667	-	-		
2639900	FUND BALANCE-APPROPRIATED	-	-	-	9,375	2,591,530		
	TOTAL REVENUE	1,007,042	860,707	987,547	509,375	3,091,530		
	EXPENDITURES							
2640310	PROF & TECH SERVICES	-	-	-	9,375	84,375		
2640730	CAP OUTLAY-DEVELOPER IMPROVED TRAILS	21,342	15,942	86,877	100,000	100,000		
2640735	CAP OUTLAY-BURGESS RECREATION COMPLEX	-	5,200	678,462	-	36,338		
2640736	CAP OUTLAY-ARMBRUST RECREATION	-	-	-	-	280,000		
2640737	CAP OUTLAY-FIDDLERS CANYON PARK	-	1,450	3,329	-	495,221		
2640739	CAP OUTLAY-TRAIL EXPANSION	81,875	861,216	47,963	400,000	2,095,596		
	TOTAL EXPENDITURES	103,217	883,808	816,631	509,375	3,091,530		
	NET REVENUES OVER EXPENDITURES	903,825	(23,101)	170,916	-	-		
27	PUBLIC SAFETY IMPACT FEES							
	REVENUES							
2739100	POLICE IMPACT FEES	101,389	61,310	83,820	59,000	59,000		
2739101	FIRE IMPACT FEES	213,059	126,470	330,393	54,495	54,495		
2739500	INTEREST EARNINGS-POLICE	425	5,428	11,462	-	-		
2739501	INTEREST EARNINGS-FIRE	1,560	12,754	25,600	400	400		
	TOTAL REVENUES	316,434	205,962	451,276	113,895	113,895		
	EXPENDITURES							
2740310	PROF & TECH SERVICES	-	-	-	18,750	18,750		
2740810	NORTH STATION BOND PAYMENT-IRON CO	-	-	-	-	-		
2740910	TRANS TO MBA FUND	95,385	94,695	95,435	95,145	95,145		
	TOTAL EXPENDITURES	95,385	94,695	95,435	113,895	113,895		
	NET REVENUES OVER EXPENDITURES	221,049	111,267	355,841	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
28	GOLF COURSE							
	REVENUE							
2839100	GREEN FEES	648,392	678,541	786,668	650,000	650,000	-	0%
2839110	DRIVING RANGE FEES	48,397	48,741	49,500	34,718	34,718	-	0%
2839200	CART RENTALS	305,527	317,422	362,202	282,000	282,000	-	0%
2839210	RENT-PRO SHOP	4,800	3,600	3,200	3,000	3,000	-	0%
2839600	SUNDRY REVENUES	603	-	5,400	311	311	-	0%
2839800	TRANS FROM GENERAL	151,657	172,123	182,341	182,341	182,341	-	0%
2839801	TRANS FROM CAPITAL IMPROVEMENT	28,766	-	-	-	-	-	0%
2839802	TRANS FROM RAP TAX FUNDS	24,272	-	21,000	-	-	-	0%
2839900	FUND BALANCE-APPROPRIATED	-	-	-	52,056	82,056	-	0%
	TOTAL REVENUES	1,212,414	1,220,427	1,410,311	1,204,426	1,234,426		
	EXPENDITURE							
2840110	SALARIES & WAGES-PERM	282,867	310,535	347,623	364,004	364,004	-	0%
2840111	OVERTIME-PERM	606	69	68	700	700	-	0%
2840120	SALARIES & WAGES-TEMP	147,170	154,495	237,108	175,000	175,000	-	0%
2840121	OVERTIME-TEMP	67	375	860	200	200	-	0%
2840123	SOCIAL SECURITY-TEMP	11,177	10,948	18,274	13,402	13,402	-	0%
2840131	SOCIAL SECURITY-PERM	21,289	24,209	26,058	27,899	27,899	-	0%
2840132	EMPLOYEE INSURANCE	97,241	97,265	110,687	119,766	119,766	-	0%
2840133	STATE RETIREMENT	49,289	52,723	56,914	58,734	58,734	-	0%
2840134	WORKERS COMPENSATION	3,862	4,737	3,008	4,680	4,680	-	0%
2840135	UNEMPLOYMENT INSURANCE	890	1,604	1,554	1,620	1,620	-	0%
2840210	SUBSCRIPTIONS & MEMBERSHIPS	4,801	1,047	1,145	1,500	1,500	-	0%
2840220	ADVERTISING	4,285	2,922	2,001	4,275	4,275	-	0%
2840230	TRAVEL & TRAINING	348	600	390	1,800	1,800	-	0%
2840240	OFFICE SUPPLIES & EXPENSE	6,372	10,472	6,502	4,500	4,500	-	0%
2840251	GAS & OIL	37,768	37,348	34,863	35,650	35,650	-	0%
2840252	EQUIPMENT MAINTENANCE	40,947	35,894	33,145	27,000	27,000	-	0%
2840254	GOLF CART MAINTENANCE	5,915	6,430	13,688	5,000	5,000	-	0%
2840261	JANITORIAL SUPPLIES	2,399	2,324	4,202	3,000	3,000	-	0%
2840262	BUILDING & GROUND MAINTENANCE	24,627	12,540	38,238	19,000	19,000	-	0%
2840263	IRRIGATION SYSTEM MAINTENANCE	21,067	12,109	14,363	17,000	17,000	-	0%
2840270	UTILITIES	41,610	52,138	43,196	44,000	44,000	-	0%
2840280	TELEPHONE	4,552	4,714	4,747	4,100	4,100	-	0%
2840311	AUDIT	332	332	332	332	332	-	0%
2840312	COMPUTER & TECH SERVICES	2,789	4,196	3,873	7,842	7,842	-	0%
2840451	UNIFORM SERVICE	-	279	219	500	500	-	0%
2840480	SPECIAL DEPARTMENT SUPPLIES	58,370	47,400	47,703	42,000	72,000	30,000	71%
2840481	GOLF CARTS	36,504	1,982	57,574	36,000	36,000	-	0%
2840510	INSURANCE & SURETY BONDS	4,583	5,199	6,331	8,961	8,961	-	0%
2840610	SUNDRY	-	-	-	475	475	-	0%
2840612	SALES TAX	58,416	63,023	74,039	58,486	58,486	-	0%
2840730	CAP OUTLAY-IMPROVEMENTS	970,145	957,909	1,188,705	1,087,426	1,117,426	30,000	2.76%
2840740	CAP OUTLAY-EQUIPMENT	11,286	-	11,777	15,000	15,000	-	0%
2840790	CAP OUTLAY-RAP TAX	32,870	46,624	160,168	102,000	102,000	-	0%
	TOTAL EXPENDITURES	1,038,573	1,004,533	1,380,527	1,204,426	1,234,426		
	NET REVENUES OVER EXPENDITURES	173,841	215,894	29,784	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
29	RAP SALES TAX FUND							
	REVENUES							
2939100	SALES TAX-RAP	1,132,210	1,151,407	1,159,416	-	-		
2939500	INTEREST EARNINGS	16,595	127,965	187,074	-	-		
2939900	FUND BALANCE-APPROPRIATED	-	-	-	1,136,733	2,690,773		
	TOTAL REVENUES	1,148,805	1,279,371	1,346,490	1,136,733	2,690,773		
	EXPENDITURES							
2940100	DISTRIBUTIONS TO ARTS PROGRAMS	258,285	362,333	341,300	366,067	366,067		
2940200	DISTRIBUTIONS TO PARKS PROGRAMS	1,600	96,800	224,000	385,333	-		
2940300	DISTRIBUTIONS TO RECREATION PROGRAMS	-	-	-	385,333	319,000		
2940901	TRANS TO AQUATIC CENTER	-	40,935	109,214	-	66,851		
2940910	TRANS TO GENERAL	81,488	719,343	452,945	-	1,938,855		
2940912	TRANS TO GOLF COURSE	24,272	-	21,000	-	-		
	TOTAL EXPENDITURES	365,645	1,219,411	1,148,459	1,136,733	2,690,773		
	NET REVENUES OVER EXPENDITURES	783,160	59,960	198,031	-	-		
30	TRT SALES TAX FUND							
	REVENUES							
3039100	SALES TAX-TRT	317,219	351,442	365,441	340,000	340,000	-	0%
3039200	ENTRY FEES-HALF MARATHON	33,226	54,648	55,962	40,000	47,988	7,988	20%
3039201	ENTRY FEES-TOURNAMENT	20,312	-	-	-	-	-	-
3039300	CORPORATE SPONSORSHIPS	12,784	9,760	18,809	-	26,909	26,909	
3039400	IRON COUNTY-TOURISM	13,370	19,000	37,000	-	37,000	37,000	
3039410	STATE GRANT-USERVE	-	-	2,500	-	4,340		
3039500	INTEREST EARNINGS	1,968	13,717	19,781	-	-	-	-
3039900	FUND BALANCE-APPROPRIATED	-	-	-	128,177	148,082	19,905	16%
	TOTAL REVENUES	398,879	448,567	499,492	508,177	604,319		
	EXPENDITURES							
3040100	DISTRIBUTIONS TO PROGRAMS	60,000	30,000	60,000	60,000	60,000	-	0%
3040110	SALARIES & WAGES-PERM	55,492	62,425	74,851	76,090	76,090	-	0%
3040120	SALARIES & WAGES-TEMP	-	-	8,035	30,000	30,000	-	0%
3040123	SOCIAL SECURITY-TEMP	-	-	611	2,295	2,295	-	0%
3040131	SOCIAL SECURITY-PERM	4,364	4,378	5,362	5,821	5,821	-	0%
3040132	EMPLOYEE INSURANCE	14,759	22,712	22,501	23,967	23,967	-	0%
3040133	STATE RETIREMENT	9,158	11,218	11,154	12,091	12,091	-	0%
3040134	WORKERS COMPENSATION	954	900	692	900	900	-	0%
3040135	UNEMPLOYMENT INSURANCE	84	184	346	228	228	-	0%
3040210	SUBSCRIPTIONS & MEMBERSHIPS	877	1,874	8,980	8,165	8,165	-	0%
3040220	ADVERTISING	29,669	55,103	60,397	56,000	56,000	-	0%
3040221	EVENT SPONSORSHIP	75,295	80,033	112,320	95,000	144,237	49,237	52%
3040222	EVENT RECRUITMENT	24,532	18,194	23,156	25,000	25,000	-	0%
3040223	RUNNERS SERIES	52,898	69,727	116,568	92,000	119,000	27,000	29%
3040224	TOURNAMENTS	-	-	-	-	-	-	-
3040230	TRAVEL & TRAINING	6,478	6,151	15,078	13,000	13,000	-	0%
3040240	OFFICE SUPPLIES & EXPENSE	1,425	1,528	2,357	1,000	1,000	-	0%
3040251	GAS & OIL	415	1,123	1,888	2,300	2,300	-	0%
3040252	EQUIPMENT MAINTENANCE	539	-	840	-	-	-	-
3040280	TELEPHONE	488	859	1,075	850	850	-	0%
3040310	PROF & TECH SERVICES	-	-	-	-	-	-	-
3040312	COMPUTER & TECH SERVICE	559	481	776	1,509	1,509	-	0%
3040510	INSURANCE & SURETY BONDS	3,155	3,590	4,386	1,961	1,961	-	0%
		341,140	370,480	531,373	508,177	584,414	160,050	31.50%
3040740	CAP OUTLAY-EQUIPMENT	38,680	-	25,095	-	19,905		
	TOTAL EXPENDITURES	379,820	370,480	556,468	508,177	604,319		
	NET REVENUES OVER EXPENDITURES	19,059	78,088	(56,976)	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
DEBT SERVICE FUND								
31	DEBT SERVICE FUND							
REVENUES								
3139500	INTEREST EARNINGS	355	-	-	-	-		
3139800	TRANS FROM GENERAL FUND	510,733	510,733	510,733	509,726	509,726		
	TOTAL REVENUE	511,088	510,733	510,733	509,726	509,726		
EXPENDITURES								
3140814	PRINCIPAL-AQUATIC CENTER GO BOND	446,000	450,000	456,000	460,000	460,000		
3140824	INTEREST-AQUATIC CENTER GO BOND	61,211	56,271	51,246	46,476	46,476		
3140831	BANK CHARGES-LIBRARY	-	-	-	750	750		
3140832	BANK CHARGES-SALES TAX	-	-	-	2,500	2,500		
3140840	BOND CLOSING COSTS	-	-	-	-	-		
	TOTAL EXPENDITURES	507,211	506,271	507,246	509,726	509,726		
	NET REVENUES OVER EXPENDITURES	3,877	4,462	3,487	-	-		

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
CAPITAL PROJECT FUNDS								
40	COAL CREEK FLOOD CONTROL PROJECT							
	REVENUES							
4038200	STATE GRANT	53,087	4,226	82,147	83,100	396,404		
	TOTAL REVENUES	53,087	4,226	82,147	83,100	396,404		
	EXPENDITURES							
4041740	CAP OUTLAY-COAL CREEK CHANNEL	53,087	4,226	49,636	83,100	396,404		
	TOTAL EXPENDITURES	53,087	4,226	49,636	83,100	396,404		
	NET REVENUES OVER EXPENDITURES	-	-	32,511	-	-		
41	REC CENTER							
	REVENUES							
4139800	TRANS FROM CAPITAL IMPROVEMENT	-	-	-	-	62,544		
4139801	TRANS FROM RAP TAX	-	40,935	109,214	-	66,851		
	TOTAL REVENUES	-	40,935	109,214	-	129,395		
	EXPENDITURES							
4140720	CAP OUTLAY-BUILDINGS	-	-	-	-	62,544		
4140790	CAP OUTLAY-RAP TAX	-	40,935	109,214	-	66,851		
	TOTAL EXPENDITURES	-	40,935	109,214	-	129,395		
	NET REVENUES OVER EXPENDITURES	-	0	0	-	-		

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
43	<u>AIRPORT CONSTRUCTION FUND</u>							
	REVENUES							
4339100	FED GRANT-FAA ENTITLEMENT	811,460	384,617	949,680	5,718,402	7,019,110		
4339800	TRANS FROM AIRPORT FUND	52,632	52,632	67,033	308,487	395,021		
	<u>TOTAL REVENUE</u>	<u>864,092</u>	<u>437,249</u>	<u>1,016,713</u>	<u>6,026,889</u>	<u>7,414,130</u>		
	EXPENDITURES							
4340310	PROF & TECH SERVICES	3,400	165,628	195,156	-	251,475		
4340720	CAP OUTLAY-IMPROVEMENTS	-	-	-	1,051,632	-		
4340721	CAP OUTLAY-AIRPORT TERMINAL	-	4,800	533,443	4,816,362	5,021,257		
4340723	CAPITAL OUTLAY-FENCE	-	-	202,850	-	-		
4340726	CAPITAL OUTLAY-TAXIWAY C	-	703	165,660	-	833,638		
4340731	CAP OUTLAY-ACCESS ROAD	682	175,231	55,075	-	1,109,644		
4340732	CAP OUTLAY-RUNWAY LIGHTING	2,785	-	-	-	-		
4340733	CAP OUTLAY-TAXI LANES	328,122	-	-	-	-		
4340740	CAP OUTLAY-EQUIPMENT	529,103	72,726	185,949	158,895	198,116		
	<u>TOTAL EXPENDITURES</u>	<u>864,092</u>	<u>419,088</u>	<u>1,338,133</u>	<u>6,026,889</u>	<u>7,414,130</u>		
	<u>NET REVENUES OVER EXPENDITURES</u>	<u>-</u>	<u>18,161</u>	<u>(321,420)</u>	<u>-</u>	<u>-</u>		
44	<u>WESTVIEW DRIVE CAPITAL PROJECT</u>							
	REVENUES							
4439100	CORRIDOR PRESERVATION FUND	-	-	-	-	-		
	<u>TOTAL REVENUES</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		
	EXPENDITURES							
4440734	CAP OUTLAY-WESTVIEW DRIVE	-	-	-	-	-		
	<u>TOTAL EXPENDITURES</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		
	<u>NET REVENUES OVER EXPENDITURES</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
46	<u>CAPITAL IMPROVEMENT FUND</u>							
	REVENUES							
4639410	TRANS FROM GENERAL FUND	4,573,226	4,363,110	4,542,639	414,563	603,864	189,301	46%
4639430	TRANS FROM STORM DRAIN FUND	25,055	25,055	25,055	25,055	25,055	-	0%
4639500	INTEREST EARNINGS	93,158	790,688	1,282,695	-	-	-	-
4639990	FUND BALANCE-APPROPRIATED	-	-	-	2,574,318	10,032,555	7,458,237	290%
	<u>TOTAL REVENUE</u>	<u>4,691,439</u>	<u>5,178,853</u>	<u>5,850,389</u>	<u>3,013,936</u>	<u>10,661,474</u>		
	EXPENDITURES							
4695923	TRANS TO AQUATIC CENTER	29,260	-	35,000	-	-	-	-
4695924	TRANS TO AQUATIC CENTER CONST	-	-	-	-	62,544	62,544	-
4695930	TRANS TO GENERAL FUND	211,000	860,000	650,000	2,911,936	5,732,356	2,820,420	97%
4695942	TRANS TO CATS	-	-	-	-	20,600	20,600	-
4695943	TRANS TO GOLF COURSE	28,766	-	-	-	-	-	-
4695950	TRANS TO WATER	-	-	7,530,000	-	4,600,000	4,600,000	-
4695960	TRANS TO PUBLIC WORKS COMPLEX	15,646	8,364	251,849	102,000	245,974	143,974	141%
	<u>TOTAL EXPENDITURES</u>	<u>284,672</u>	<u>868,364</u>	<u>8,466,849</u>	<u>3,013,936</u>	<u>10,661,474</u>		
	<u>NET REVENUES OVER EXPENDITURES</u>	<u>4,406,767</u>	<u>4,310,489</u>	<u>(2,616,460)</u>	<u>-</u>	<u>0</u>		
49	<u>ANIMAL SHELTER PROJECT</u>							
	REVENUES							
4939100	DONATIONS	4,250	-	-	-	-	-	-
4939400	TRANS FROM CAP IMPROVEMENT	-	-	-	-	15,000	15,000	-
4939800	FUND BALANCE-APPROPRIATED	-	-	-	-	-	-	-
	<u>TOTAL REVENUES</u>	<u>4,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,000</u>		
	EXPENDITURES							
4940723	CAP OUTLAY-SITE WORK	-	-	-	-	15,000	15,000	-
	<u>TOTAL EXPENDITURES</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,000</u>		
	<u>NET REVENUES OVER EXPENDITURES</u>	<u>4,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
ENTERPRISE FUNDS								
51	WATER FUND							
	REVENUE							
5136200	HYDRANT METER RENTALS	5,010	1,400	19,356	4,000	4,000	-	0%
5137110	METERED WATER SALES	4,398,783	4,886,346	5,837,367	5,100,000	5,272,900	172,900	3%
5137115	UNMETERED WATER SALES	48,455	48,455	67,830	67,830	67,830	-	0%
5137130	IRRIGATION WATER	3,936	4,055	3,915	4,500	4,500	-	0%
5137160	CONNECTION FEES	225,991	112,389	204,226	215,000	215,000	-	0%
5137161	IMPACT FEES	1,429,066	779,732	1,419,838	700,000	700,000	-	0%
5137165	WATER ACQUISITION FEE	3,093,409	2,752,121	1,812,964	500,000	500,000	-	0%
5137170	LATE PENALTIES	112,585	135,270	106,385	80,000	80,000	-	0%
5137191	TAPPING FEES	540	360	1,080	500	500	-	0%
5138100	INTEREST EARNINGS	73,871	622,343	537,144	60,000	60,000	-	0%
5138110	INTEREST EARNINGS-IMPACT FEES	34,503	229,181	330,881	27,000	27,000	-	0%
5138301	TRANS FROM PUBLIC WORKS FACILITIES	30,518	30,518	30,518	-	-	-	0%
5138302	TRANS FROM CAPITAL IMPROVEMENT	-	-	7,530,000	-	4,600,000	4,600,000	
5138900	SUNDRY	19,064	5,467	20,348	-	-	-	
5139600	BOND PROCEEDS	-	-	18,029,000	-	-	-	
5139700	CONTRIBUTIONS-OTHER SOURCES	4,109,776	3,951,622	7,683,660	-	-	-	
5139800	FUND BALANCE-APPROPRIATED	-	-	-	5,168,337	11,873,414	6,705,077	130%
	TOTAL REVENUE	13,585,506	13,559,259	43,634,512	11,927,167	23,405,144		
	EXPENSES							
5140110	SALARY & WAGES-PERM	792,317	766,690	846,847	875,221	875,221	-	0%
5140111	OVERTIME-PERM	36,571	39,132	47,728	45,000	45,000	-	0%
5140120	SALARY & WAGES-TEMP	-	-	15,825	70,000	70,000	-	0%
5140123	SOCIAL SECURITY-TEMP	-	-	1,227	5,355	5,355	-	0%
5140131	SOCIAL SECURITY-PERM	57,364	59,422	66,381	70,398	70,398	-	0%
5140132	EMPLOYEE INSURANCE	223,129	221,315	215,047	212,996	212,996	-	0%
5140133	STATE RETIREMENT	(10,961)	82,813	115,996	153,112	153,112	-	0%
5140134	WORKERS COMPENSATION	14,296	14,403	9,376	13,500	13,500	-	0%
5140135	UNEMPLOYMENT INSURANCE	1,559	2,046	1,731	2,971	2,971	-	0%
5140140	COMPENSATED ABSENCES EXPENSE	-	-	21,437	-	-	-	
5140210	SUBSCRIPTIONS & MEMBERSHIPS	3,534	6,090	2,410	9,000	9,000	-	0%
5140220	PUBLIC NOTICES	405	843	-	5,000	5,000	-	0%
5140230	TRAVEL & TRAINING	7,053	3,770	5,196	9,500	9,500	-	0%
5140240	OFFICE SUPPLIES & EXPENSE	37,040	51,218	72,930	65,000	65,000	-	0%
5140251	GAS & OIL	54,645	53,378	46,920	70,150	70,150	-	0%
5140252	EQUIPMENT MAINTENANCE	14,943	15,243	21,949	30,000	30,000	-	0%
5140253	LEASE & RENT PAYMENTS	7,000	-	9,550	13,000	13,000	-	0%
5140255	MAINTENANCE-WATER SYSTEM	397,877	471,727	617,762	535,000	535,000	-	0%
5140256	MAINTENANCE-CONCRETE	1,303	535	7,225	23,000	23,000	-	0%
5140257	MAINTENANCE-LAKE AT THE HILLS	200	230	-	5,000	5,000	-	0%
5140262	MAINTENANCE-WELL HOUSES	6,401	7,521	6,071	6,000	6,000	-	0%
5140270	UTILITIES	757,238	911,376	827,768	850,000	850,000	-	0%
5140280	TELEPHONE	6,913	7,556	7,111	8,500	8,500	-	0%
5140300	ADMINISTRATION FEES	321,519	353,788	371,288	403,216	403,216	-	0%
5140310	PROF & TECH SERVICES	100,673	-	13,949	81,375	129,275	47,900	59%
5140311	AUDIT	7,500	8,327	8,327	8,327	8,327	-	0%
5140312	COMPUTER & TECH SERVICES	8,086	2,670	2,319	13,186	13,186	-	0%
5140315	IRRIGATION EXPENSE	10,584	10,581	14,402	15,000	15,000	-	0%
5140316	WHOLE SALE WATER PURCHASE	3,987	7,019	17,153	20,000	20,000	-	0%
5140451	UNIFORM SERVICE	1,580	3,944	3,135	5,000	5,000	-	0%

**CEDAR CITY CORPORATION
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ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
5140480	SPECIAL DEPARTMENT SUPPLIES	10,973	22,916	23,057	35,000	35,000	-	0%
5140481	WATER METERS-NEW	323,161	245,289	264,992	500,000	500,000	-	0%
5140510	INSURANCE & SURETY BOND	22,981	26,311	43,762	25,158	25,158	-	0%
5140511	LEGAL CLAIMS	-	3,216	-	19,625	19,625	-	0%
5140610	SUNDRY	531	630	328	1,000	1,000	-	0%
5140611	EMPLOYEE RECOGNITION	2,190	675	824	1,950	1,950	-	0%
5140612	WATER CONSERVATION PROGRAM	-	-	-	54,000	54,000	-	0%
5140650	DEPRECIATION	1,353,369	1,449,270	1,544,044	-	-	-	-
		4,575,959	4,849,944	5,274,064	4,260,540	4,308,440	47,900	1.12%
5140700	CAP OUTLAY-NONCAPITAL ASSETS	194,828	33,929	47,082	-	545,684	-	-
5140711	CAP OUTLAY-WELLS	18,080	434,188	887,749	-	4,702,639	-	-
5140712	CAP OUTLAY-WATER RIGHTS	55,314	1,474,357	32,074,543	160,000	2,350,275	-	-
5140720	CAP OUTLAY-BUILDINGS & STRUCTURES	-	-	39,313	-	2,200,000	-	-
5140722	CAP OUTLAY-CEDAR CANYON TANK	579,620	315,100	416,853	-	308,600	-	-
5140731	CAP OUTLAY-LINE REPLACEMENT	104,618	410,720	886,310	130,000	940,093	-	-
5140732	CAP OUTLAY-LINE UPSIZING	426,448	579,924	1,567,007	1,200,000	1,200,000	-	-
5140733	CAP OUTLAY-RIGHT HAND SPRING LINE	1,714	5,900	11,349	-	12,060	-	-
5140734	CAP OUTLAY-MUD SPRINGS LINE	-	-	-	4,000,000	4,000,000	-	-
5140736	CAP OUTLAY-AIRPORT ROAD LINE	96,061	-	-	-	-	-	-
5140740	CAP OUTLAY-EQUIPMENT	15,317	41,341	24,727	256,000	839,522	-	-
5140741	CAP OUTLAY-VEHICLES	37,364	-	-	-	-	-	-
5140810	DEBT SERVICE-PRINCIPAL 20	215,956	218,000	225,000	227,000	227,000	-	0%
5140811	DEBT SERVICE-PRINCIPAL 23A	-	-	-	226,000	226,000	-	-
5140812	DEBT SERVICE-PRINCIPAL 23B	-	-	-	-	-	-	-
5140820	DEBT SERVICE-INTEREST 20	48,164	44,600	610,351	36,844	36,844	-	0%
5140821	DEBT SERVICE-INTEREST 23A	-	-	-	678,364	678,364	-	-
5140822	DEBT SERVICE-INTEREST 23B	-	-	-	632,419	632,419	-	-
5140850	STATE GRANT-WATER PROJECT	-	-	-	-	-	-	-
5140916	TRANS TO PUBLIC WORKS FACILITIES	12,788	1,977	208,148	120,000	197,204	77,204	64%
5140990	FUND BALANCE-UNAPPROPRIATED	-	-	-	-	-	-	-
	TOTAL EXPENDITURES	6,382,229	8,409,979	42,272,495	11,927,167	23,405,144		
	NET REVENUES OVER EXPENDITURES	7,203,277	5,149,280	1,362,017	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
52	SEWER COLLECTION FUND							
	REVENUE							
5237161	IMPACT FEES	355,281	200,124	352,539	100,000	100,000	-	0%
5237191	TAPPING FEES	720	1,350	1,260	300	300	-	0%
5237310	SEWER SERVICE	1,944,688	2,014,041	2,179,291	1,857,000	1,857,000	-	0%
5237312	SEWER SERVICE-IRON COUNTY	75,732	98,697	118,582	76,000	76,000	-	0%
5237340	CONNECTION FEES	11,272	1,715	1,350	-	-	-	-
5237400	LIFT STATION UPGRADE FEE	5,775	(67,185)	-	-	-	-	-
5238100	INTEREST EARNINGS	37,016	180,556	258,468	25,000	25,000	-	0%
5238110	INTEREST-IMPACT FEES	1,934	16,521	32,487	-	-	-	-
5238900	SUNDRY	-	-	300	-	-	-	-
5238910	REIMB SEWER LINE REPLACEMENT	15,652	12,202	-	-	-	-	-
5239700	CONTRIBUTIONS-OTHER SOURCES	1,591,860	2,756,812	1,845,210	-	-	-	-
5239800	FUND BALANCE-APPROPRIATED	-	-	-	1,360,724	1,958,186	597,462	44%
	TOTAL REVENUE	4,039,930	5,214,832	4,789,487	3,419,024	4,016,486		
	EXPENSES							
5255110	SALARY & WAGES-PERM	269,158	282,636	316,542	320,595	320,595	-	0%
5255111	OVERTIME-PERM	15,806	17,117	19,867	26,000	26,000	-	0%
5255131	SOCIAL SECURITY-PERM	20,046	22,202	25,329	26,515	26,515	-	0%
5255132	EMPLOYEE INSURANCE	106,797	106,740	101,815	99,469	99,469	-	0%
5255133	STATE RETIREMENT	5,496	35,259	46,053	56,632	56,632	-	0%
5255134	WORKERS COMPENSATION	4,873	5,136	3,361	5,040	5,040	-	0%
5255135	UNEMPLOYMENT INSURANCE	532	813	694	1,040	1,040	-	0%
5255140	COMPENSATED ABSENCES EXPENSE	-	-	7,766	-	-	-	-
5255230	TRAVEL & TRAINING	2,912	971	2,415	4,000	4,000	-	0%
5255240	OFFICE SUPPLIES & EXPENSE	290	142	162	1,900	1,900	-	0%
5255251	GAS & OIL	29,354	24,713	23,153	30,000	30,000	-	0%
5255252	EQUIPMENT MAINTENANCE	20,160	15,667	20,610	30,000	30,000	-	0%
5255270	UTILITIES	8,188	44,310	48,750	26,300	26,300	-	0%
5255280	TELEPHONE	4,945	5,395	5,081	3,900	3,900	-	0%
5255290	SEWER LINE MAINTENANCE	22,880	36,638	118,592	150,000	210,000	60,000	40%
5255300	ADMINISTRATION FEES	126,526	137,389	144,307	151,279	151,279	-	0%
5255310	PROF & TECH SERVICES	29,440	-	-	14,125	14,125	-	0%
5255311	AUDIT	5,500	6,167	6,167	6,167	6,167	-	0%
5255312	COMPUTER & TECH SERVICES	6,244	1,926	1,291	8,873	8,873	-	0%
5255451	UNIFORM SERVICE	1,553	2,321	820	2,500	2,500	-	0%
5255480	SPECIAL DEPT SUPPLIES	6,366	9,480	7,345	13,000	13,000	-	0%
5255510	INSURANCE & SURETY BONDS	11,570	13,239	15,930	15,323	15,323	-	0%
5255511	LEGAL CLAIMS	-	1,500	-	7,500	7,500	-	0%
5255610	SUNDRY	117	336	-	750	750	-	0%
5255611	EMPLOYEE RECOGNITION	1,000	319	621	750	750	-	0%
5255650	DEPRECIATION	813,562	891,187	943,326	-	-	-	-
5255730	CAP OUTLAY-IMPROVEMENTS	1,513,315	1,661,603	1,859,999	1,001,658	1,061,658	60,000	5.99%
5255731	CAP OUTLAY-LINE REPLACEMENT	191,459	713,095	1,102,057	550,000	947,943	-	-
5255732	CAP OUTLAY-LINE UPSIZING	508,099	462,695	497,353	738,500	788,500	-	-
5255735	CAP OUTLAY-2400 NORTH LINE	115,265	43,100	301,563	950,000	950,000	-	-
5255740	CAP OUTLAY-EQUIPMENT	-	8,948	-	-	-	-	-
5255741	CAP OUTLAY-VEHICLES	465,493	49,222	-	53,100	53,100	-	-
5255914	TRANS TO SEWER PLANT FUND	125,058	125,058	80,766	80,766	80,766	-	0%
5255916	TRANS TO PUBLIC WORKS FACILITIES	12,561	1,643	88,161	45,000	84,519	39,519	88%
	TOTAL EXPENDITURES	2,931,251	3,065,365	3,929,898	3,419,024	4,016,486		
	NET REVENUES OVER EXPENDITURES	1,108,679	2,149,468	859,589	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
53	SEWER PLANT FUND							
	REVENUE							
5337161	SEWER PLANT IMPACT FEES	358,150	193,311	348,516	300,000	300,000	-	0%
5337310	SEWER SERVICE	2,479,292	2,633,421	2,774,262	2,371,270	2,405,637	34,367	1%
5337311	SEWER SERVICE-ENOCH	141,250	128,267	150,039	164,503	164,503	-	0%
5337312	SEWER SERVICE-IRON COUNTY	112,794	125,615	150,923	88,246	88,246	-	0%
5337315	UNMETERED SEWER SERVICE	17,073	17,073	20,300	20,300	20,300	-	0%
5337500	NITRATE MITIGATION-ENOCH CITY	293,989	69,568	-	-	-	-	-
5338100	INTEREST EARNINGS	48,202	413,555	647,140	50,000	50,000	-	0%
5338110	INTEREST-IMPACT FEES	1,143	9,473	26,558	1,000	1,000	-	0%
5338400	SALE OF FIXED ASSETS	7,024	-	10,779	-	-	-	-
5338900	SUNDRY	4,068	3,823	450	2,000	2,000	-	0%
5338920	PRETREATMENT FEES	34,176	67,089	49,970	25,000	25,000	-	0%
5339400	TRANS FROM SEWER COLLECTION FUND	125,058	125,058	80,766	80,766	80,766	-	0%
5339800	FUND BALANCE-APPROPRIATED	-	-	-	4,432,404	8,370,029	3,937,625	89%
	TOTAL REVENUE	3,622,218	3,786,252	4,259,703	7,535,489	11,507,481		
	EXPENSES							
5356110	SALARIES & WAGES-PERM	538,177	548,802	658,578	683,298	699,298	16,000	2%
5356111	OVERTIME-PERM	27,225	26,162	28,494	38,000	38,000	-	0%
5356120	SALARIES & WAGES-TEMP	-	-	-	2,400	2,400	-	0%
5356123	SOCIAL SECURITY-TEMP	-	-	-	184	184	-	0%
5356131	SOCIAL SECURITY-PERM	39,937	43,849	52,840	55,179	56,403	1,224	2%
5356132	EMPLOYEE INSURANCE	170,001	161,300	171,569	174,763	189,136	14,373	8%
5356133	STATE RETIREMENT	159	63,043	91,778	118,301	120,843	2,542	2%
5356134	WORKERS COMPENSATION	8,770	8,134	5,554	8,640	8,820	180	2%
5356135	UNEMPLOYMENT INSURANCE	1,069	1,538	1,432	2,171	2,219	48	2%
5356140	COMPENSATED ABSENCES EXPENSE	-	-	17,283	-	-	-	-
5356210	SUBSCRIPTIONS & MEMBERSHIPS	520	481	790	1,500	1,500	-	0%
5356220	PUBLIC NOTICES	41	31	49	1,000	1,000	-	0%
5356230	TRAVEL & TRAINING	11,552	7,550	9,326	14,000	14,000	-	0%
5356240	OFFICE SUPPLIES & EXPENSE	3,562	6,134	11,766	9,000	9,000	-	0%
5356251	GAS & OIL	24,358	27,085	23,627	50,500	50,500	-	0%
5356252	EQUIPMENT MAINTENANCE	65,954	125,495	85,176	131,200	206,200	75,000	57%
5356254	CHEMICALS	139,518	206,216	205,815	218,000	218,000	-	0%
5356261	JANITORIAL SUPPLIES	1,722	754	564	2,000	2,000	-	0%
5356262	BUILDING & GROUND MAINTENANCE	52,996	21,935	19,400	40,000	40,000	-	0%
5356263	LAUNDRY	-	-	-	100	100	-	0%
5356270	UTILITIES	449,653	556,384	473,435	628,000	628,000	-	0%
5356280	TELEPHONE	4,793	4,944	7,020	4,600	4,600	-	0%
5356300	ADMINISTRATION FEES	173,162	188,953	198,941	215,923	215,923	-	0%
5356310	PROF & TECH SERVICES	18,825	23,638	26,271	39,375	39,375	-	0%
5356311	AUDIT	6,500	7,053	7,053	7,053	7,053	-	0%
5356312	COMPUTER & TECH SERVICES	5,893	9,565	5,269	19,069	19,069	-	0%
5356313	TESTING	37,972	39,747	56,054	60,000	60,000	-	0%
5356451	UNIFORM SERVICE	3,361	4,126	2,643	5,000	5,000	-	0%
5356480	SPECIAL DEPARTMENT SUPPLIES	12,039	14,456	13,521	20,000	20,000	-	0%
5356510	INSURANCE & SURETY BONDS	14,701	16,772	20,950	20,783	20,783	-	0%
5356610	SUNDRY	605	74	395	1,000	1,000	-	0%
5356611	EMPLOYEE RECOGNITION	1,348	880	789	1,350	1,350	-	0%
5356650	DEPRECIATION	800,035	819,781	834,001	-	-	-	-
	TOTAL EXPENDITURES	2,941,418	3,234,974	3,610,139	7,535,489	11,507,481		
	NET REVENUES OVER EXPENDITURES	680,800	551,278	649,564	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
54	STORM DRAIN FUND							
	REVENUES							
5437110	STORM DRAIN FEES	812,494	1,798,988	1,831,693	1,800,000	1,800,000	-	0%
5437115	CITY DEPT. STORM DRAIN FEES	13,660	13,592	27,184	27,184	27,184	-	0%
5437150	REIMBURSEMENTS	100,000	-	-	-	-	-	-
5437210	INTEREST EARNINGS	4,203	41,975	98,325	5,000	5,000	-	0%
5437211	INTEREST-IMPACT FEES	5,081	35,799	40,331	4,000	4,000	-	0%
5437250	STORM DRAIN IMPACT FEES	161,765	129,024	205,860	185,000	185,000	-	0%
5437701	FED GRANT-NRCS	-	-	-	-	410,000	410,000	-
5439620	LOCAL GRANT-IRON COUNTY	-	360,000	-	-	-	-	-
5439800	FUND BALANCE-APPROPRIATED	-	-	-	2,020,831	2,478,927	458,096	23%
	TOTAL REVENUES	1,097,203	2,379,379	2,203,393	4,042,015	4,910,111		
	EXPENSES							
5440110	SALARIES & WAGES-PERM	112,504	153,958	184,920	191,422	191,422	-	0%
5440111	OVERTIME-PERM	2,115	1,165	1,743	3,000	3,000	-	0%
5440120	SALARIES & WAGES-TEMP	-	1,076	-	19,000	19,000	-	0%
5440123	SOCIAL SECURITY-TEMP	-	82	-	1,454	1,454	-	0%
5440131	SOCIAL SECURITY-PERM	7,310	11,960	13,983	14,874	14,874	-	0%
5440132	EMPLOYEE INSURANCE	44,192	51,892	55,975	57,348	57,348	-	0%
5440133	STATE RETIREMENT	7,261	22,244	26,911	30,917	30,917	-	0%
5440134	WORKERS COMPENSATION	1,933	3,986	3,006	4,680	4,680	-	0%
5440135	UNEMPLOYMENT INSURANCE	217	445	406	640	640	-	0%
5440140	COMPENSATED ABSENCES	-	-	16,987	-	-	-	-
5440230	TRAVEL & TRAINING	-	-	-	700	700	-	0%
5440251	GAS & OIL	33,979	45,581	19,673	12,025	12,025	-	0%
5440252	EQUIPMENT MAINTENANCE	17,942	11,953	18,083	7,000	7,000	-	0%
5440253	INFRASTRUCTURE MAINTENANCE	55,099	51,968	87,156	63,800	88,800	25,000	39%
5440280	TELEPHONE	507	506	454	500	500	-	0%
5440300	ADMINISTRATION FEES	150,171	164,428	170,862	183,095	183,095	-	0%
5440310	PROF & TECH SERVICES	138,134	-	9,209	13,125	13,125	-	0%
5440311	AUDIT	4,400	4,464	4,464	4,464	4,464	-	0%
5440451	UNIFORM SERVICE	250	1,012	488	850	850	-	0%
5440480	SPECIAL DEPARTMENT SUPPLIES	747	83	641	800	800	-	0%
5440510	INSURANCE & SURETY BONDS	3,687	4,331	5,177	4,369	4,369	-	0%
5440511	LEGAL CLAIMS	-	10,672	2,020	5,465	5,465	-	0%
5440610	SUNDRY	-	-	-	250	250	-	0%
5440611	EMPLOYEE RECOGNITION	50	186	-	300	300	-	0%
5440650	DEPRECIATION	304,146	317,539	302,772	-	-	-	-
5440730	CAP OUTLAY-IMPROVEMENTS	884,643	859,530	924,931	620,078	645,078	25,000	4.03%
5440731	CAP OUTLAY-QUICHAPA CHANNEL	154,935	300	1,950	-	74,100	-	-
5440732	CAP OUTLAY-LINE UPSIZING	1,052	304,713	499,379	2,122,100	2,150,000	-	-
5440733	CAP OUTLAY-CROSS HOLLOW BASIN	-	-	425	-	25,575	-	-
5440734	CAP OUTLAY-NORTHFIELD STORM DRAIN	-	-	-	600,000	600,000	-	-
5440735	CAP OUTLAY-400 NORTH 700 WEST	-	-	-	-	300,000	-	-
5440736	CAP OUTLAY-PAIUTE STORM DRAIN	-	-	456,897	-	-	-	-
5440737	CAP OUTLAY-1600 NORTH	-	-	-	245,000	245,000	-	-
5440738	CAP OUTLAY-AIRPORT	-	-	-	140,000	140,000	-	-
5440810	DEBT SERVICE-PRINCIPAL	238,000	242,000	246,000	250,000	250,000	-	0%
5440820	DEBT SERVICE-INTEREST	46,251	42,324	38,210	33,782	33,782	-	0%
5440850	FED GRANT-NRCS	-	-	-	-	410,000	410,000	-
5440914	TRANS TO CAPITAL IMPROVEMENT FUND	25,055	25,055	25,055	25,055	25,055	-	0%
5440916	TRANS TO PUBLIC WORKS FACILITIES	8,757	241	11,995	6,000	11,521	5,521	92%
	TOTAL EXPENDITURES	1,360,317	1,474,164	2,204,841	4,042,015	4,910,111		
	NET REVENUES OVER EXPENDITURES	(263,114)	905,215	(1,449)	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
55	SOLID WASTE FUND							
	REVENUES							
5537100	GARBAGE FEES	795,772	1,120,415	1,167,362	1,000,000	1,000,000	-	0%
5537105	CITY DEPT. GARBAGE COLL FEES	1,080	1,080	1,800	1,800	1,800	-	0%
5537110	GARBAGE CAN SALES	84,877	41,182	62,800	60,000	60,000	-	0%
5537120	COUNTY PROCESSING FEE	26,473	30,246	31,047	27,923	27,923	-	0%
5537200	INTEREST EARNINGS	8,258	59,556	105,036	8,000	8,000	-	0%
5537201	INTEREST EARNINGS-BULLOCH PIT	318	3,013	4,539	-	-	-	-
5537210	SUNDRY	-	-	1,442	-	-	-	-
5537900	FUND BALANCE-APPROPRIATED	-	-	-	-	225,804	-	-
	TOTAL REVENUE	916,778	1,255,493	1,374,027	1,097,723	1,323,527		
	EXPENSES							
5540110	SALARIES & WAGES-PERM	180,318	185,396	207,946	216,881	216,881	-	0%
5540120	SALARIES & WAGES-TEMP	9,253	6,035	-	11,800	11,800	-	0%
5540123	SOCIAL SECURITY-TEMP	2,096	3,688	3,615	903	903	-	0%
5540131	SOCIAL SECURITY-PERM	13,270	11,760	13,035	16,592	16,592	-	0%
5540132	EMPLOYEE INSURANCE	44,803	53,729	54,979	55,295	55,295	-	0%
5540133	STATE RETIREMENT	1,461	15,533	21,399	35,083	35,083	-	0%
5540134	WORKERS COMPENSATION	4,661	4,712	3,470	5,400	5,400	-	0%
5540135	UNEMPLOYMENT INSURANCE	420	749	549	686	686	-	0%
5540140	COMPENSATED ABSENCES	-	-	8,101	-	-	-	-
5540230	TRAVEL & TRAINING	-	-	-	500	500	-	0%
5540251	GAS & OIL	82,480	85,586	78,315	74,520	74,520	-	0%
5540252	EQUIPMENT MAINTENANCE	34,117	35,739	88,134	37,300	37,300	-	0%
5540270	UTILITIES	138	150	211	200	200	-	0%
5540300	ADMINISTRATION FEES	152,491	170,183	170,782	174,636	174,636	-	0%
5540311	AUDITING	4,039	4,529	4,529	4,529	4,529	-	0%
5540312	COMPUTER & TECH SERVICES	1,474	-	-	2,232	2,232	-	0%
5540451	UNIFORM SERVICE	1,317	512	1,129	3,000	3,000	-	0%
5540480	SPECIAL DEPARTMENT SUPPLIES	2,253	2,155	2,477	3,900	3,900	-	0%
5540481	GARBAGE CANS	79,511	79,524	123,793	105,700	105,700	-	0%
5540510	INSURANCE & SURETY BONDS	8,261	9,430	10,935	8,192	8,192	-	0%
5540511	INSURANCE CLAIMS	435	6,591	-	5,000	5,000	-	0%
5540610	SUNDRY	1,062	1,515	2,560	1,500	1,500	-	0%
5540611	EMPLOYEE RECOGNITION	338	245	-	600	600	-	0%
5540612	SALES TAX	4,856	2,555	3,730	3,630	3,630	-	0%
5540640	LANDFILL CLOSURE EXPENSES	4,893	3,964	3,133	-	-	-	-
5540650	DEPRECIATION	166,287	169,015	186,212	-	-	-	-
	TOTAL EXPENDITURES	1,162,891	874,533	1,609,197	1,097,723	1,323,527		
5540740	CAP OUTLAY-EQUIPMENT	318,647	-	570,987	-	202,469	-	-
5540916	TRANS TO PUBLIC WORKS FACILITIES	44,010	21,238	49,179	24,000	47,335	-	-
5540990	FUND BALANCE-UNAPPROPRIATED	-	-	-	305,644	305,644	-	-
	NET REVENUES OVER EXPENDITURES	(246,112)	380,960	(235,171)	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
56	DOWNTOWN PARKING AUTHORITY							
	REVENUE							
5638100	ASSESSMENTS-MAINTENANCE	10,110	12,786	11,873	10,700	10,700	-	0%
5638200	RENTS-STALLS	5,399	7,136	5,302	5,800	5,800	-	0%
5638500	INTEREST EARNINGS	257	1,366	2,998	500	500	-	0%
5639100	ASSESSMENTS-MAINTENANCE	19,736	20,899	22,001	19,401	19,401	-	0%
5639200	RENTS-STALLS	9,851	10,182	10,158	8,712	8,712	-	0%
5639500	INTEREST EARNINGS	626	4,202	5,484	1,000	1,000	-	0%
5639800	FUND BALANCE-APPROPRIATED	-	-	-	-	-	-	0%
	TOTAL REVENUE	45,980	56,572	57,817	46,113	46,113		
	EXPENDITURES							
5640262	BUILDING & GROUND MAINTENANCE	-	-	4,673	-	-	-	0%
5640263	SNOW REMOVAL	4,900	7,700	5,336	8,400	8,400	-	0%
5640311	AUDIT	156	156	156	156	156	-	0%
5640510	INSURANCE & SURETY BONDS	525	616	595	612	612	-	0%
5641262	BUILDING & GROUND MAINTENANCE	7,916	29,153	13,535	8,000	8,000	-	0%
5641263	SNOW REMOVAL	4,670	7,120	3,490	7,000	7,000	-	0%
5641264	SWEEPING	-	-	-	500	500	-	0%
5641270	UTILITIES	2,683	3,477	3,452	7,800	7,800	-	0%
5641280	TELEPHONE	463	494	464	700	700	-	0%
5641311	AUDIT	161	161	161	161	161	-	0%
5641510	INSURANCE & SURETY BONDS	775	876	845	612	612	-	0%
		22,250	49,754	32,708	33,941	33,941	0	0.00%
5641900	TRANS TO REDEVELOPMENT AGENCY FUND	8,600	8,600	8,600	8,600	8,600	-	0%
5641990	FUND BALANCE-UNAPPROPRIATED	-	-	-	3,572	3,572	-	0%
	TOTAL EXPENDITURES	30,850	58,354	41,308	46,113	46,113		
	NET REVENUES OVER EXPENDITURES	15,130	(1,782)	16,509	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
57	REDEVELOPMENT AGENCY FUND							
	REVENUE							
5739101	TAXES-PORT 15	498,920	524,534	787,944	498,920	1,032,325	533,405	107%
5739103	TAXES-GENPAK-INCENTIVE	187,487	-	-	-	-	-	-
5739105	TAXES-MSC AEROSPACE	24,454	25,606	27,673	24,455	39,295	14,840	61%
5739106	TAXES-DECORWORX	15,733	13,668	11,838	15,733	19,449	3,716	24%
5739200	RENTS-LINS BUILDING	329,062	341,250	341,250	325,000	325,000	-	0%
5739500	INTEREST EARNINGS	8,088	53,198	68,329	8,000	8,000	-	0%
5739801	TRANS FROM PARKING AUTHORITY	8,600	8,600	8,600	8,600	8,600	-	0%
5739900	FUND BALANCE-APPROPRIATED	-	-	-	-	63,594	63,594	-
	TOTAL REVENUE	1,072,345	966,856	1,245,634	880,708	1,496,263		
	EXPENDITURES							
5740262	BUILDING & GROUND MAINTENANCE	27,376	42,519	27,946	22,000	22,000	-	0%
5740300	ADMINISTRATION FEE	5,025	8,836	4,000	5,000	5,000	-	0%
5740310	PROF & TECH SERVICES	-	-	-	-	8,000	8,000	-
5740311	AUDIT	1,950	1,950	1,950	1,950	1,950	-	0%
5740510	INSURANCE & SURETY BONDS	8,276	9,604	10,919	4,765	4,765	-	0%
5740613	INCENTIVE-GENPAK	187,487	-	-	-	-	-	-
5740614	INCENTIVE-MSC	-	-	-	24,455	39,295	14,840	61%
5740616	INCENTIVE-DECORWORX	15,733	15,035	13,964	15,733	19,449	3,716	24%
5740620	PORT 15-DEVELOPER	206,952	217,577	326,839	206,952	428,208	221,256	107%
5740621	PORT 15-IRON COUNTY SCHOOL DISTRICT	111,259	116,971	175,711	111,259	230,208	118,949	107%
5740622	PORT 15-CEDAR CITY HOUSING AUTHORITY	99,784	104,907	157,589	99,784	206,465	106,681	107%
5740623	PORT 15-ECONOMIC INCENTIVES	-	306,217	-	55,979	115,827	59,848	107%
5740624	PORT 15-ADMINISTRATION FEE	-	-	-	24,946	51,617	26,671	107%
5740633	INCENTIVE-TENANT IMPROVEMENTS	-	8,275	14,815	-	20,550	20,550	-
		663,842	831,890	733,733	572,823	1,153,334	580,511	101.34%
5740730	CAP OUTLAY-IMPROVEMENTS	166,187	(13,428)	208,654	-	155,233	-	-
5740810	DEBT SERVICE-PRINCIPAL	162,000	166,000	170,000	176,000	176,000	-	-
5740820	DEBT SERVICE-INTEREST	25,496	21,446	16,881	11,696	11,696	-	-
5740990	FUND BALANCE-UNAPPROPRIATED	-	-	-	120,189	-	-	-
	TOTAL EXPENDITURES	1,017,525	1,005,907	1,129,267	880,708	1,496,263		
	NET REVENUES OVER EXPENDITURES	54,820	(39,051)	116,366	-	-		
58	MUNICIPAL BUILDING AUTHORITY							
	REVENUE							
5839800	TRANS FROM GENERAL FUND	32,944	65,389	64,589	66,789	66,789	-	0%
5839801	TRANS FROM PUBLIC SAFETY IMPACT FEES	95,385	94,695	95,435	95,145	95,145	-	0%
	TOTAL REVENUE	128,329	160,084	160,024	161,934	161,934		
	EXPENDITURES							
5840220	PUBLIC NOTICES	-	-	-	250	250	-	0%
5840610	SUNDRY	-	-	-	280	280	-	0%
5840811	DEBT SERVICE-PRIN ANIMAL SHEL	31,625	32,000	32,000	35,000	35,000	-	0%
5840812	DEBT SERVICE-PRIN FIRE TRUCK	83,000	84,000	86,000	87,000	87,000	-	0%
5840821	DEBT SERVICE-INT ANIMAL SHEL	30,295	30,174	29,374	30,025	30,025	-	0%
5840822	DEBT SERVICE-INT FIRE TRUCK	11,940	10,794	9,435	8,145	8,145	-	0%
5840830	BANK CHARGES	-	-	-	1,234	1,234	-	0%
	TOTAL EXPENDITURES	156,860	156,968	156,809	161,934	161,934		
	NET REVENUES OVER EXPENDITURES	(28,531)	3,116	3,215	-	-		

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
INTERNAL SERVICE FUNDS								
61	PUBLIC WORKS FACILITIES							
	REVENUES							
6139101	TRANS FROM WATER	12,788	1,977	208,148	120,000	197,204	77,204	64%
6139102	TRANS FROM SEWER COLLECTION	12,561	1,643	88,161	45,000	84,519	39,519	88%
6139103	TRANS FROM STORM DRAIN	8,757	241	11,995	6,000	11,521	5,521	92%
6139104	TRANS FROM SOLID WASTE	44,010	21,238	49,179	24,000	47,335	23,335	97%
6139107	TRANS FROM CAP IMPROVEMENT FUND	15,646	8,364	251,849	102,000	245,974	143,974	141%
6139108	TRANS FROM CATS	-	67	5,403	3,000	5,139	2,139	71%
6139200	ADMINISTRATIVE CHARGES	201,923	207,817	220,182	185,206	185,206	-	0%
6139500	INTEREST EARNINGS	18	-	60	-	-	-	-
	TOTAL REVENUES	295,703	241,347	834,977	485,206	776,898		
	EXPENDITURES-PUBLIC WORKS FACILITIES							
6140110	SALARIES & WAGES-PERM	40,208	48,707	47,725	50,002	50,002	-	0%
6140111	OVERTIME-PERM	-	-	470	-	-	-	-
6140120	SALARIES & WAGES-TEMP	5,640	9,956	10,539	16,700	16,700	-	0%
6140123	SOCIAL SECURITY-TEMP	431	764	810	1,277	1,277	-	0%
6140131	SOCIAL SECURITY-PERM	2,678	3,329	3,621	3,100	3,100	-	0%
6140132	EMPLOYEE INSURANCE	16,812	16,818	11,134	23,844	23,844	-	0%
6140133	STATE RETIREMENT	8,141	8,753	7,329	7,945	7,945	-	0%
6140134	WORKERS COMPENSATION	1,237	750	462	720	720	-	0%
6140135	UNEMPLOYMENT INSURANCE	84	167	125	200	200	-	0%
6140230	TRAVEL & TRAINING	213	1,875	394	1,000	1,000	-	0%
6140240	OFFICE SUPPLIES & EXPENSE	1,749	4,315	2,628	3,500	3,500	-	0%
6140251	GAS & OIL	-	6,293	4,703	10,400	10,400	-	0%
6140252	EQUIPMENT MAINTENANCE	-	-	23	2,000	2,000	-	0%
6140261	JANITORIAL SUPPLIES	2,781	3,374	2,913	4,300	4,300	-	0%
6140262	BUILDING & GROUND MAINTENANCE	9,005	6,499	10,844	11,427	11,427	-	0%
6140270	UTILITIES	20,919	25,900	24,003	26,200	26,200	-	0%
6140280	TELEPHONE	604	604	534	-	-	-	-
6140310	PROF & TECH SERVICES	6,505	6,071	8,507	8,000	8,000	-	0%
6140311	AUDIT	33	33	33	33	33	-	0%
6140312	COMPUTER & TECH SERVICES	-	-	300	5,550	5,550	-	0%
6140510	INSURANCE & SURETY BOND	3,762	4,310	5,294	9,008	9,008	-	0%
6140650	DEPRECIATION	70,050	70,050	70,050	-	-	-	-
6140730	CAP OUTLAY-IMPROVEMENTS	190,851	218,565	212,442	185,206	185,206	0	0.00%
6140740	CAP OUTLAY-EQUIPMENT	93,763	33,530	589,947	300,000	541,692	-	-
6140900	TRANS TO GENERAL-PRINCIPAL	-	-	24,788	-	50,000	-	-
6140901	TRANS TO WATER-PRINCIPAL	15,119	16,353	17,007	-	-	-	-
6140910	TRANS TO GENERAL-INTEREST	26,087	28,216	29,344	-	-	-	-
6140911	TRANS TO WATER-INTEREST	2,568	1,334	680	-	-	-	-
		4,431	2,302	1,174	-	-	-	-
	TOTAL EXPENDITURES	332,819	300,300	875,383	485,206	776,898	0	0.00%
	NET REVENUES OVER EXPENDITURES	(37,115)	(58,954)	(40,406)	-	-	-	-

**CEDAR CITY CORPORATION
FINAL BUDGET REVISION**

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
SPECIAL REVENUE FUND								
76	PUBLIC SAFETY TASK FORCE							
	REVENUES							
7636100	FEDERAL GRANT	-	50	-	-	-		
7636110	STATE GRANT STFG	50,102	37,300	58,086	60,586	60,586		
7639100	UNRESTRICTED REVENUES	22,636	36,618	79,705	11,000	33,686		
7639110	TRANS FROM GENERAL FUND	-	-	21,500	-	21,500		
7639410	SWAT MEMBER CONTRIBUTIONS	-	-	-	-	18,500		
7639500	INTEREST EARNINGS	720	11,012	5,435	-	-		
7639800	FUND BALANCE-APPROPRIATED	-	-	-	-	76,745		
	TOTAL REVENUE	73,457	84,980	164,726	71,586	211,017		
	EXPENDITURES							
7640110	SALARY & WAGES-PERM	(4,430)	-	-	-	-		
7640111	OVERTIME-PERM	15,514	12,629	10,776	19,500	19,500		
7640120	SALARIES & WAGES-TEMP	4,746	4,409	6,339	5,000	5,000		
7640131	SOCIAL SECURITY-PERM	3,683	888	1,256	1,000	1,000		
7640133	STATE RETIREMENT	16,190	792	876	1,000	1,000		
7640135	UNEMPLOYMENT INSURANCE	9	12	11	-	-		
7640210	EQUIPMENT, SUPPLIES, OPERATING	4,970	6,495	15,339	14,000	36,686		
7640230	TRAVEL & TRAINING	4,214	6,712	5,745	7,000	7,000		
7640250	CONFIDENTIAL INFORMANT	6,500	6,000	22,000	24,086	24,086		
7640510	INSURANCE & SURETY BONDS	108	123	164	-	-		
7643210	EQUIPMENT, SUPPLIES, OPERATING	41,676	58,877	73,827	-	18,000		
7643220	SWAT OPERATIONS	-	-	-	-	98,745		
7643230	TRAVEL & TRAINING	15,070	400	-	-	-		
	TOTAL EXPENDITURES	108,250	97,338	136,333	71,586	211,017		
	NET REVENUES OVER EXPENDITURES	(34,792)	(12,358)	28,393	-	-		

CEDAR CITY CORPORATION
FINAL BUDGET REVISION

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	REVISED FY24/25	\$ Change	% Change
SID DEBT SERVICE FUNDS								
80	SID GUARANTEE FUND							
	REVENUES							
8038100	INTEREST EARNING	1	4	7	-	-		
8039400	TRANS FROM SID 79-2	-	-	-	-	-		
8039755	TRANS FROM SID 97-1	-	-	-	-	-		
8039756	TRANS FROM SID 98-1	-	-	-	-	-		
	TOTAL REVENUE	1	4	7	-	-		
	EXPENDITURES							
8095900	TRANS TO CAPITAL IMPROVEMENT FUND	-	-	-	-	-		
	TOTAL EXPENDITURES	-	-	-	-	-		
	NET REVENUES OVER EXPENDITURES	1	4	7	-	-		
82	SID 02-1							
	REVENUES							
8239100	ASSESSMENTS RECEIVED	-	-	-	-	-		
8239500	INTEREST EARNINGS	58	378	563	-	-		
8239800	TRANS FROM SID GUARANTEE FUND	-	-	-	-	-		
	TOTAL REVENUE	58	378	563	-	-		
	EXPENDITURES							
8240911	TRANS TO SPEC IMP GUARANTEE FD	-	-	-	-	-		
	TOTAL EXPENDITURES	-	-	-	-	-		
	NET REVENUES OVER EXPENDITURES	58	378	563	-	-		
86	SID 98-1							
	REVENUES							
8639100	SPECIAL ASSESSMENTS RECEIVED	-	-	-	-	-		
8639500	INTEREST EARNINGS	1	4	6	-	-		
	TOTAL REVENUE	1	4	6	-	-		
	EXPENDITURES							
8640911	TRANS TO SID GUARANTEE	-	-	-	-	-		
	TOTAL EXPENDITURES	-	-	-	-	-		
	NET REVENUES OVER EXPENDITURES	1	4	6	-	-		
97	SID 97-1							
	REVENUES							
9739100	SPECIAL ASSESSMENTS RECEIVED	-	-	-	-	-		
9739500	INTEREST EARNINGS	5	32	47	-	-		
	TOTAL REVENUE	5	32	47	-	-		
	EXPENDITURES							
9740911	TRANS TO SID GUARANTEE FUND	-	-	-	-	-		
	TOTAL EXPENDITURES	-	-	-	-	-		
	NET REVENUES OVER EXPENDITURES	5	32	47	-	-		

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Administration

Date 6/4/25

Division/Department _____

Fiscal Year 25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
State Grant-Housing Authority	\$150,000	State Grant-CDBG Housing Authority	\$150,000
10-33-496	\$267,800	10-41-951	\$267,800
Total of shaded amounts	\$150,000	Total of shaded amounts	\$150,000

Explanation of budget revision request:

Received more CDBG funds than what was budgeted.

Department/Division Head: _____

Department/Division Head: _____

Finance Director: Jeni J. Marsh City Manager: Paul Bettmann

City Council approved on _____

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Economic Development

Date: 06/04/2025

Division/Department

Fiscal Year: 24/25

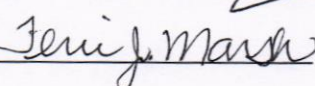
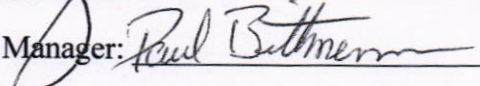
Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
State Grant-EDC 10-33-410	-\$3,000.00	State Grant Main St Program 10-60-950	\$3,000.00
	\$3000.00		\$11,000.00
Total of shaded amounts	-\$3,000.00	Total of shaded amounts	\$3,000.00

Explanation of budget revision request:

Received grant for Main Street Professional Development.

Department/Division Head: 

Department/Division Head: 

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Police

Date 06/12/2025

Division/Department Police

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Police Overtime	\$3882.59	Police Overtime	3882.59
1034210		1070111	
Police Misc Reimbursement	977.19	TT Investigations	977.19
1034211		1070232	
Police Misc Reimbursement	1552.19	TT Administration	1552.19
1034211		1070231	
Police Misc Reimbursement	86.45	Firearms	86.45
1034211		1070452	
Total of shaded amounts	\$6498.42	Total of shaded amounts	\$6498.42

Explanation of budget revision request:

1. The police department participates in state-funded initiatives, such as Overtime from Office of the Medical Examiner (OME,) traffic shifts, DUI enforcement shifts and also school game and dance OT.
2. Police Misc Reimbursement includes funds reimbursed for trainings, and evidence auction sales.

Department/Division Head: *Dan M. Allen*

Department/Division Head: _____

Finance Director: *Terri G. Marsh* City Manager: _____

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Police

Date 05/30/2025

Division/Department Police

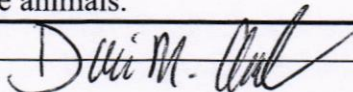
Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Unrestricted Revenues	\$15000.00	Equipment, Supplies, Operating	\$15000.00
76-39-100		76-42-210	
Unrestricted Revenues	\$7685.96	Equipment, Supplies, Operating	\$7685.96
76-39-100		76-42-210	
SWAT Member Contributions	\$11000.00	SWAT Operations	\$11000.00
76-39-410		76-43-220	
Animal Pound Fees	\$18150.00	Animal Shelter Food Supplies	\$18150.00
10-34-250		10-76-450	
Total of shaded amounts	\$51835.96	Total of shaded amounts	\$51835.96

Explanation of budget revision request:

1. This revenue is paid by Beaver County Sheriff's Office as their contribution to the Iron/Garfield/Beaver Narcotics Task Force and the work the task force does in and around Beaver County.
2. This revenue supports the iron/Garfield/Beaver Narcotics Task Force daily operations to include equipment and training. The revenue comes from court-ordered restitution, and other sources.
3. This revenue is paid by Iron County law enforcement agencies as part of their annual contribution to the multi-jurisdictional SWAT team. This funding supports SWAT training and equipment, both small items and large.
4. The Animal shelter provides services at cost for the community. This revenue, when added to the Animal Shelter Food/Supplies account, will allow the shelter to continue to care for the animals.

Department/Division Head:



Department/Division Head: _____

Finance Director: *Trujman* City Manager: _____

City Council approved on _____

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Fire

Date 18 May 2025

Division/Department _____

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fire Misc. Reimbursements	50,468.36	Overtime-Perm	11,033.00
10-34-221	.	10-73-111	164,277.00
		Gas & Oil	783.00
		10-73-251	37,476.00
		Travel & Training	6,525.00
		10-73-230	54,23.00
		Capital Improvement Fund	32,127.36
		10-95-924	32,746.36
TRANS. FROM GF:	32,127.36	FUND BALANCE APPROPRIATED	(32,127.36)
46-39-410		46-39-990	
Total of shaded amounts	50,468.36	Total of shaded amounts	50,468.36

Explanation of budget revision request: This request is to adjust the budget to show the revenue received from supplemental fire suppression program. To cover the costs of going to fires outside of our response area. The net profit after expenses is then divided out according to the Fire Department business plan.

Department/Division Head: Mr. Phillip

Finance Director: Kenj marsh City Manager: Paul Bettmann

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Fire

Date 18 May 2025

Division/Department _____

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fire Misc Reimbursements	55,000	Overtime	55,000
10-34-221		10-73-111	219,227
Total of shaded amounts	55,000	Total of shaded amounts	55,000

Explanation of budget revision request: This request is to adjust the budget to cover future estimated wage costs of state paid fuels projects and contract wildland fires between now and the end of the fiscal year. The revenue will be received after the end of the fiscal year and will be deposited to cover the actual costs.

Department/Division Head: _____

Finance Director: _____

City Manager: _____

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Fire

Date 18 May 2025

Division/Department _____

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fund Balance	21,500	Equipment Maintenance	15,800
10-38-900		10-73-252	81,837
		Insurance	4,520
		10-73-510	48,178
		Subscriptions & Member	1,180
		10-73-210	13,330
Total of shaded amounts	21,500	Total of shaded amounts	21,500

Explanation of budget revision request: This request is to adjust the budget to cover unexpected repair to: Engine 21 for pump repairs \$6,485, Engine 41 for pump repairs \$5,344, and AC compressor, and pump repairs on Engine 31 \$4,001. This request also covers unbudgeted insurance costs and subscriptions to Emergency Reporting Software.

Department/Division Head: M. Phil. 11.90

Finance Director: Jeni Marsh City Manager: Paul Bettmann

City Council approved on _____

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Fire

Date 18 May 2025

Division/Department _____

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fund Balance	8,000	Building & Grounds Maint	8,000
<u>10-38-900</u>		<u>10-73-262</u>	<u>8,000</u>
Total of shaded amounts	8,000	Total of shaded amounts	8,000

Explanation of budget revision request: This request is to adjust the budget to cover unexpected repairs for flood damage at station 1 from the upstairs bathrooms to the training room below. Total cost of repairs \$8,000

Department/Division Head: Mark Phillips

Finance Director: Teri Marsh City Manager: Paul Bettmann

City Council approved on _____

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Cross Hollow/ Leisure Services

Date: 06/5/2025

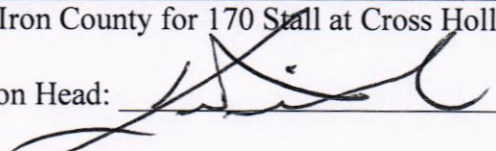
Division/Department: Cross Hollow/ Leisure Services

Fiscal Year: 2024/2025

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Iron County- Rec	(\$44,516)	CAP Outlay-RAP	\$44,516
10-33-870		10-90-790	
Iron County- Rec	(\$9,450)	<i>Park Improvements</i>	
10-33-870		<i>10-83-80</i>	\$9,450
Total of shaded amounts	(\$	Total of shaded amounts	\$

Explanation of budget revision request:

TRCC funds from Iron County for 170 Stall at Cross Hollow Arena.

Department/Division Head: 

Department/Division Head: _____

Finance Director: 

City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Events

Date 6/2/2025

Division/Department _____

Fiscal Year FY24-25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Corporate Sponsorships	- \$12,035.50	Event Sponsorship	\$12,035.50
30-39-300	\$26,908.50	30-40-221	\$131,908.50
Entry Fees - Half Marathon	-\$7,988.44	Event Sponsorship	\$7,988.44
30-39-200	\$47,988.44	30-40-221	\$139,896.94
Total of shaded amounts	-\$20,023.94	Total of shaded amounts	\$20,023.94

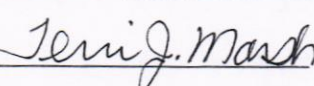
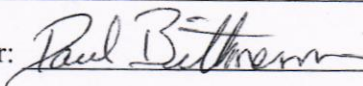
Explanation of budget revision request:

Moving sponsorship and grant dollars to expense accounts.

Moving excess race registration revenue to expense accounts.

Department/Division Head: 

Department/Division Head: _____

Finance Director:  City Manager: 

City Council approved on _____

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Cross Hollow/ Leisure Services

Date: 06/9/2025

Division/Department: Cross Hollow/ Leisure Services

Fiscal Year: 2024/2025

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Iron County- Rec	(\$10,000)	CAP Outlay-RAP	\$10,000
10-33-870		10-90-790	
Total of shaded amounts	(\$10,000)	Total of shaded amounts	\$10,000

Explanation of budget revision request:

TRCC funds from Iron County for recruitment of events at Cross Hollow Arena

Department/Division Head: _____

Department/Division Head: _____

Finance Director: _____

City Manager: _____

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Heritage Center

Date: June 9, 2025

Division/Department _____

Fiscal Year 24/25

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Transfer from Capital Improvement Fund	\$81,740.00	Heritage Center-Cap Outlay Improvements	\$81,740.00
10-38-103		10-92-730	
CAP. Imp. Fund Balance	\$81,740.	TRANS. to G.F.	\$81,740.
46-39-990		46-95-930	
Total of shaded amounts	\$81,740.00	Total of shaded amounts	\$81,740.00

Explanation of budget revision request: Contract for consulting services for renovations. Already approved to come from Capital Improvement Fund.

Department/Division Head: _____

Department/Division Head: _____

Finance Director: Jeri J. Marsh City Manager: Paul Butner

CEDAR CITY CORPORATION BUDGET REVISION FORM

Division/Department: Cedar Ridge/ Leisure Services

Date: 06/5/2025

Division/Department: Cedar Ridge/ Leisure Services

Fiscal Year: 2024/2025

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Fund Balance	(\$30,000)	Special Department Supply	\$30,000
28-39-900		28-40-480	
Total of shaded amounts	(\$30,000)	Total of shaded amounts	\$30,000

Explanation of budget revision request:

Seed, fertilizer, sand to repair golf course following bad winter

Department/Division Head: _____

Department/Division Head: _____

Finance Director: _____

City Manager: _____

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Airport / Public Works Date 06-11-2025

Division/Department _____ Fiscal Year 2025

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
FED GRANT – FAA Entitlement	\$263,021.91	CAP OUTLAY-AIRPORT TERMINAL	\$302,458.48
43-39-100	\$7,019,109.91	43-40-721	\$5,559,500.48
TRANS FROM AIRPORT FUND	\$39,436.57		
43-39-800	\$395,020.57		
Total of shaded amounts	\$302,458.48	Total of shaded amounts	\$302,458.48

Explanation of budget revision request: _____

Budget revision for Airport Terminal Expansion Project. Includes AIP Change Orders 1-10 and non-FAA eligible changes presented and as approved by city council through the duration of the project.

Department/Division Head: _____

Department/Division Head: _____

Finance Director: Teri J. Marsh City Manager: Paul B. Smith

City Council approved on _____

CEDAR CITY CORPORATION

RESOLUTION NO. 25-0628

A RESOLUTION SETTING THE PROPERTY TAX RATE FOR CEDAR CITY FOR
FISCAL YEAR 2025-2026

WHEREAS, the City is required by State law to set the real and personal property tax levy for municipal purposes, pursuant to Utah Code §10-6-133; and

WHEREAS, in accordance with applicable provisions of State law, the City Council of Cedar City, Utah, desires to set the real and personal property tax levy for various municipal purposes as more particularly provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CEDAR CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Enactment. The 2025 real and personal property tax levy for fiscal year 2025-26 for the General Fund shall be set as follows:

<u>Fund/Budget Type</u>	<u>Tax Rate</u>	<u>Revenue</u>
General Fund	[0.001583]	[\$6,472,246]

Section 2. Severability. If any section, part or provision of this resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this resolution, and all sections, parts, and provisions of this resolution shall be severable.

Section 3. Effective Date. This resolution shall become effective immediately upon its passage. A copy of this resolution shall be forwarded to the County Auditor and the State Tax Commission in accordance with Utah Code Ann. §59-2-913.

This resolution was made, voted, and passed by the Cedar City Council at its action meeting on the 25th day of June, 2025.

Council Vote:

Phillips -
Melling -
Riddle -
Cox -
Wilkey -

GARTH O. GREEN, MAYOR

[CORPORATE SEAL]
ATTEST:

RENON SAVAGE, CITY RECORDER

Exhibit

#1

Cedar City Resolution No. 25-0625

CERTIFIED TAX RATES ASSESSED ON CEDAR CITY PROPERTY

Tax Year	Cedar City	Iron County	Iron County School District	Water Conservancy District	Total
1987	0.004315	0.002802	0.008676	-	0.015793
1988	0.004916	0.003052	0.009197	-	0.017165
1989	0.004904	0.003051	0.009197	-	0.017152
1990	0.004854	0.003045	0.009367	-	0.017266
1991	0.004542	0.002846	0.008820	-	0.016208
1992	0.004523	0.002804	0.008596	-	0.015923
1993	0.004422	0.002800	0.008771	-	0.015993
1994	0.003797	0.002689	0.010539	-	0.017025
1995	0.003584	0.002602	0.008302	-	0.014488
1996	0.003332	0.002485	0.007645	-	0.013462
1997	0.003159	0.002475	0.007071	0.000100	0.012805
1998	0.003410	0.001965	0.008067	0.000100	0.013542
1999	0.003204	0.001846	0.007764	0.000100	0.012914
2000	0.003056	0.001755	0.007643	0.000100	0.012554
2001	0.003012	0.001723	0.007902	0.000099	0.012736
2002	0.002876	0.001672	0.007717	0.000096	0.012361
2003	0.003266	0.001970	0.007521	0.000094	0.012851
2004	0.003180	0.001936	0.007387	0.000097	0.012600
2005	0.003010	0.001962	0.007574	0.000094	0.012640
2006	0.002354	0.001543	0.006115	0.000550	0.010562
2007	0.002190	0.001449	0.005278	0.000509	0.009426
2008	0.002163	0.001441	0.005116	0.000504	0.009224
2009	0.002462	0.001663	0.005658	0.000562	0.010345
2010	0.003142	0.001993	0.006793	0.000644	0.012572
2011	0.003535	0.002206	0.007541	0.000717	0.013999
2012	0.003844	0.002387	0.008273	0.000779	0.015283
2013	0.003808	0.002367	0.008042	0.000768	0.014985
2014	0.003541	0.002230	0.007681	0.000719	0.014171
2015	0.003246	0.002067	0.006912	0.000664	0.012889
2016	0.003100	0.001990	0.006488	0.000643	0.012221
2017	0.002777	0.001723	0.006053	0.000576	0.011129
2018	0.002635	0.001648	0.006371	0.000551	0.011205
2019	0.002494	0.001595	0.006212	0.000537	0.010838
2020	0.002393	0.001528	0.005937	0.000510	0.010368
2021	0.002250	0.001434	0.005035	0.000474	0.009193
2022	0.001884	0.001200	0.004917	0.000398	0.008399
2023	0.001745	0.001133	0.004718	0.000375	0.007971
2024	0.001607	0.000794	0.004740	0.000355	0.007496
2025	0.001583	0.000780	0.003255	0.000349	0.005967

CEDAR CITY COUNCIL

AGENDA ITEM – 10

TO: Mayor and City Council

FROM: City Attorney

DATE: June 13, 2025

SUBJECT: Granting Easement for Rocky Mountain Power's access at the Wastewater Treatment Plant.

DISCUSSION:

With the work at the Wastewater Treatment Plant, Rocky Mountain Power requires an easement on City property. The Planning Commission gave a positive recommendation.

Please consider whether to grant the requested easement.

1) **Creating a Power
Easement on City
Property
(Recommendation)**

7218 North 2300 West

Jonathan Stathis

Jonathan Stathis: As you may know we are working on a project to install a new filtration facility at the wastewater treatment plant. This will improve the wastewater to what we call a type one effluent. Which will allow the wastewater to be used on parks, and the golf course. Eventually we would like to bring the wastewater back into town. Use it on city facilities and others may want to into the city's secondary.

Jett: 30 years behind schedule.

Jonathan: Yes, it should have been done a long time ago. We are moving forward with it. The project is coming along quite nicely. As part of the project of course we need to run power to the new building. The Rocky Mountain Power serves the existing facility. They need to extend their line over to the new building. Rocky Mountain Power requires an easement even though this is city owned property.

Cox: They always require an easement so they can do off that if it is closer to go somewhere else. Right?

Jonathan: Yes, they require it, and it will be 15-foot easement. It is approximately 400 feet long. The conduit has already been installed. It has been surveyed so everything is ready to go with this.

Cox: Perfect.

Jonathan: This just needs to have a Planning Commission vote, and it will go city council.

Jett motions for a Positive Recommendation; Jennifer seconds; all in favor for a unanimous vote.

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Kameron Shortt

2217 W. Kittyhawk Dr.

Cedar City, UT. 84721

Project Name: ENO12 CEDAR CITY CORP

WO#: 7279355

RW#: 1 OF 1

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, CEDAR CITY CORPORATON ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 15' feet in width and 400' feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **IRON** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A" attached hereto and by this reference made a part hereof:

Legal Description:

A legal description, made in favor of Rocky Mountain Power, describing a 15.00 foot wide Right of Way easement being centered 7.50 foot left and right of the following described line:

Beginning at a point being South 89° 40' 32" East and 1961.08 feet along the section line and NORTH 332.50 feet from the South Quarter (1/4) Corner of Section 28, Township 34 South, Range 11 West of the Salt Lake Base and Meridian; thence South 63° 41' 57" East, 134.48 feet; thence North 87° 37' 08" East, 262.37 feet; thence North 14° 37' 20" West, 78.72 feet to the point of ending, said point being South 89° 40' 32" East and 2323.92 feet and NORTH 362.04 feet from the aforementioned South Quarter (1/4) Corner of Section 28.

Assessor Parcel No.

D-0446-0003-0000

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

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

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

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

Dated this _____ day of _____, 20__.

NAME/TITLE: GRANTOR

NAME/TITLE GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF _____)
) ss.
County of _____)

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

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

(notary signature)

NOTARY PUBLIC FOR _____ (state)

Residing at: _____ (city, state)

My Commission Expires: _____ (d/m/y)

Parcel Number: D-0446-0003-0000

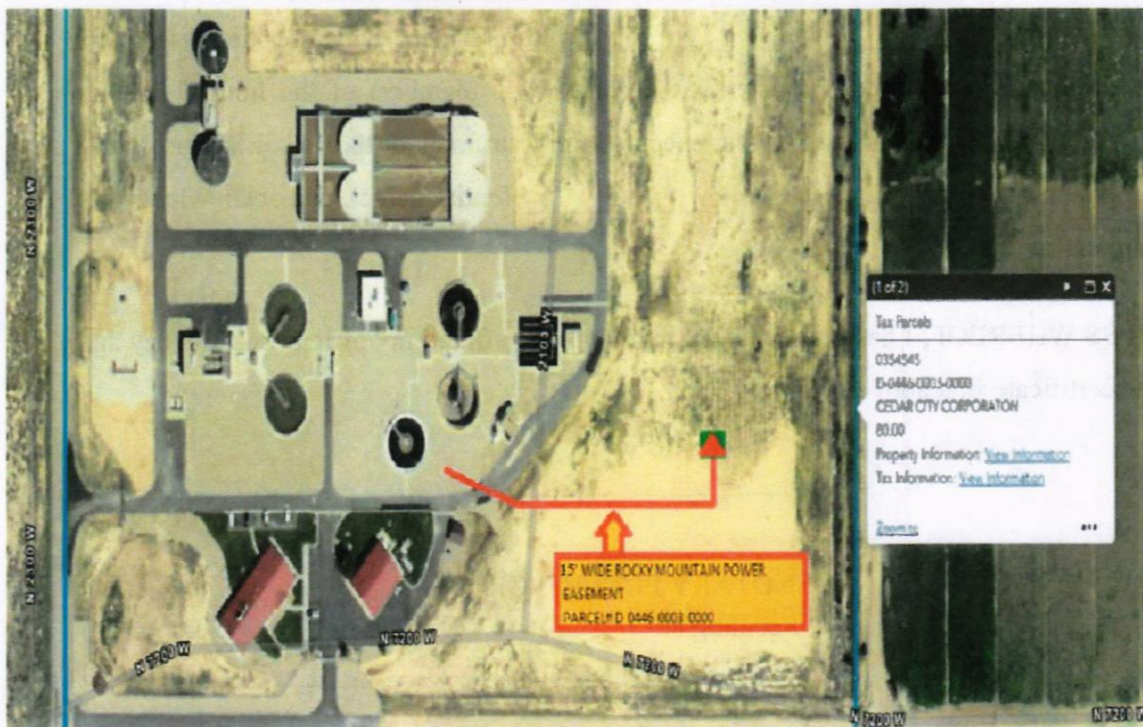


EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



SCALE: NTS