

# Cedar City

10 North Main Street • Cedar City, UT 84720  
435-586-2950 • FAX 435-586-4362  
to [www.cedarcityut.gov](http://www.cedarcityut.gov)

## CITY COUNCIL MEETING

JULY 30, 2025

5:30 P.M.

**Mayor**  
Garth O. Green

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

**City Manager**  
Paul Bittmenn

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

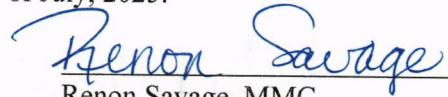
- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comment
    - FY 2025 Economic Development Review. David Johnson
    - Presentation of 2024 Water Report. Jonathan Stathis
- IV. Business Agenda
  - Public Comments
    - SUU Economic Impact Study. President Mindy Benson
- V. Public Consent Agenda
  1. Approval of minutes dated July 2 & 9, 2025
  2. Ratify bills dated July 18, 2025
  3. Approve the appointment of Steven Hitz to the Planning Commission. Mayor Green
  4. Approve naming the trail along Industrial Road "The Fort Cedar Railroad Trail". Anthony Pearson
- Staff Agenda
  5. Consider an ordinance changing a street name from "Old Highway 91". Dan Roberts/Randall McUne
  6. Consider a resolution consenting to the amendment to the Iron Springs Inland Port project area. David Johnson
  7. Consider properties located within Cedar City for amendment into the Iron Springs Inland Port project area. David Johnson
  8. Consider an ordinance modifying Cedar City Ordinance Section 32-9(B) and Engineering Standard 3.1 requiring Engineering Standards to be adopted by ordinance and allowing the City Engineer to authorize variances to the Engineering Standards. Kent Fugal / Randall McUne
  9. Consider AIP 054 Grant Agreement. Tyler Galetka
  10. Appoint poll workers for the August 12<sup>th</sup> Primary Election and the November 4<sup>th</sup> General Election. Renon Savage

Dated this 28<sup>th</sup> day of July, 2025.

*Renon Savage*  
Renon Savage, MMC  
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 28<sup>th</sup> day of July, 2025.



Renon Savage  
Renon Savage, MMC  
City Recorder

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

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

## COUNCIL MINUTES

JULY 30, 2025

The City Council held a meeting on Wednesday, July 30, 2025, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Garth O. Green; Councilmembers: Robert Cox; W. Tyler Melling; R. Scott Phillips; Ronald Riddle; Carter Wilkey.

**STAFF PRESENT:** Finance Director Terri Marsh; City Recorder Renon Savage; Senior Engineer Jonathan Stathis; Police Chief Darin Adams; Economic Development Director David Johnson; Airport Manager Tyler Galetka; Water Superintendent Matt Baker.

**STAFF EXCUSED:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Kent Fugal

**OTHERS PRESENT:** Danny Stewart, President Mindy Benson, Ron Cardon, Tom Jett, Ann Clark, Rebecca Faith Munn, Pastor Scott Maxwell, Steve Nelson, Meri Pryor, Waldo Galan, Phil Schmidt, Rick Holman, Brent Drew.

**CALL TO ORDER:** Pastor Scott Maxwell of First Baptist Church gave the invocation; the pledge was led by Terri Marsh.

**AGENDA ORDER APPROVAL:** Councilmember Phillips moved to approve the agenda order; second by Councilmember Melling; vote unanimous.

### ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

**COMMENTS:** ■**Mayor** – there is a debate tomorrow at 6:00 p.m. on SUU Campus.

■**Phillips** – Welcome back Mayor. I will be absent next week. I appreciate what the Parks Department does to keep Main Street Park lawn alive, we have so much on that park. Can we get an update on the drainage at Canyon View High School. **Jonathan** – it is coming along, we had to order additional pipe, we are waiting on that. The underground chambers are backfilled; they need to bring in the turf. I think it will be done in the next few weeks. We hope to have it done before monsoon season. **Phillips** – thank you for the striping on 600 South. ■**Wilkey** – we have two areas we need to look at with weeds, Lund and 1600 North, on in front of the Fire Station and across the street at Cedar Reserve Townhomes, 10' strip against the sidewalk, people cannot walk in those areas. How are we on the BLM well?

**Jonathan** – KP Ventures drilled to 1400 feet, we have not got the samples back. We were hoping for more, and we tried to pump more, but we were drawing down to the screens. That is a pretty good well for the valley. **Wilkey** – could that be the time of year, or does that matter? **Jonathan** – that doesn't matter. It does recharge in the winter. **Mayor** – Rush Lake Ranch people pump it hard this time of year. **Wilkey** – are they going anywhere else? **Mayor** – they are done. ■FY 2025 Economic Development Review. **David Johnson** – with the fiscal year over, I want to give you a recap. See Exhibit "A". Cedar City is about 42,000 and 10% of the jobs are manufacturing. I can't always give you who I am talking to, but I can give you a summary a few times a year. ■Presentation of the 2024 Water Report. **Jonathan Stathis** – this is for calendar year 2024. Per capita water use went up this last year to 200 gallons per capita per day. We are seeing conservation with the water rates. See Exhibit "B". **Melling** – 3 years prior we had monsoons, and we didn't last year so it isn't bad. **Wilkey** – that is 92-acre feet of water and that is what we expected. **Jonathan** – we have 25,261-acre feet in water rights. **Wilkey** – where do we have surface water rights? **Jonathan** – Coal Creek. **Wilkey** – it would be interesting to see, at what point to we cross the line where we

don't have safe yield. **Jonathan** - we have looked at that. **Melling** – it was 2060, 2070 is when the city takes its biggest cut. If well levels stabilize, that may change. **Jonathan** – we are seeing more developers bring water a right in which is good. The peak day was 16.15 million gallons per day. We have seen an increase in that, and we have to increase the lines to meet that peak day. The peak day was July 8<sup>th</sup>. **Cox** – do we know how much was metered for construction development? **Jonathan** – I have that number, but not in this report. We are dropping 2-2.5 feet a year in the Quichapa area in that aquifer. In wet years it does go back up. We are trying to diversify so we can rest the wells when possible. I have been working with the State on the chlorination project, and they are willing to move the date back. They will require a temporary chlorination system at the Cross Hollow tank. **Melling** – chlorination is due to surface influence. Does EPA require it for everyone? **Jonathan** – I think so. **Mayor** – we are going to propose to change the pressure zone, the District's pressure zone will cover the valley, the height of their tank will serve with adequate pressures west of Westview Drive and west of the Airport and on the same elevation line past Canyon View and out to Enoch. Our proposal, instead of breaking it in the valley, is going to be to put it all in the District and then still build the pressure point at Cross Hollows. There will still be two pump stations, the first one will be at Westview Drive and Hwy-56. We have to chlorinate before the District's tank. **Cox** – Cedar City, Enoch and the Water Conservancy District are all part of the committee, and we are getting close to an agreement. **Jonathan** – we are working with Ensign Engineering, and they still need to do some modeling. **Mayor** – Hansen, Allen & Luce are ok with changing that position. **Jonathan** – with the water situation, we need to get more wells online and we need to encourage conservation.

**PUBLIC COMMENTS:** ■SUU Economic Impact Study. **President Mindy Benson** – I want to acknowledge Ron Cardon, the Assistant Vice President of Alumni and Community Relations at SUU for his help in setting this up. I want to thank you for your service. When we held this reveal in late June you had City Council, but I want you to have the information. See Exhibit "C". We are appreciative to be in this community, and we want to be good partners. Our MBA has grown 162% online. Our numbers are up for fall, but there is concern with visas for international students. We have about 9,500 students on campus. We will continue to grow, but I don't want to be a 40,000-student campus. **Cox** – thank you for the concurrent enrollment. **President** – we are enhancing the concurrent enrollment. If they take concurrent enrollment, they can graduate from SUU in two years and have a master's degree in three years post high school. **Wilkey** – is AP classes the same as concurrent, or is it classes you can take to any school. **President** – it is all part of the same bucket, but concurrent is a specific institution the faculty at your institution teach within. **Phillips** – there was a story about another institution in Ogden, and they talked about touting a 3-year degree, my understanding is we have had one for a few years. Am I correct in my assumption? **President** – there are a few different things. We do have a three-year degree, and students can complete in three years, but it is still 120 credits. We got funding from the legislature to pilot that program, and it is thriving, but we are finding that students would rather be home and working and not paying rent in the summer and then coming back. **Phillips** – the story I heard is they are offering a 3-year degree with a lot less credits. **Mindy** – it is a sub 90 credit degree. We have nine of those ready to go. Weber State was the first one to pilot that and that is because their President is a commissioner on the Northwest Accreditation, that has been our problem, accreditation won't accept anything less than 120 credits, and we are all saying we can do this with 90 credits. Now that he has put that degree forward, we will move the nine programs through the process. **Phillips** – I want to thank you for being here. You

efforts have been wonderful in trying to bring the community and the university back together, that so-called town and gown situation. As I have said many times, we are the only University that has a downtown within 3 blocks, and we need to continue to work together. **President** – we appreciate that. **Melling** – we are thankful for the Speedway program, that wasn't an option 10 years ago, but it is helpful. **President** – thank you. That is one of the most economical college degrees you can get, and you can get it all online. We are trying to be as innovative as we can. **Wilkey** – when is your estimated grand opening on the two new buildings? **President** – one will be done in February, and the other will be done in March or April, they will be back-to-back. We are going to ask the State for a STEM building, including nursing, this year and we think it will be funded next year. We are second on the list right now behind a Utah State project.

**CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED JULY 2 & 9, 2025; (2) RATIFY BILLS DATED JULY 18, 2025; (3) APPROVE THE APPOINTMENT OF STEVEN HITZ TO THE PLANNING COMMISSION. MAYOR GREEN; (4) APPROVE NAMING THE TRAIL ALONG INDUSTRIAL ROAD “THE FORT CEDAR RAILROAD TRAIL”.**  
**ANTHONY PEARSON:** Councilmember Phillips moved to approve the consent agenda items 1 through 4 as written above; second by Councilmember Wilkey; vote unanimous.

**CONSIDER AN ORDINANCE CHANGING A STREET NAME FROM “OLD HIGHWAY 91”. DAN ROBERTS/RANDALL MCUNE:** **Rick Holman** – we included in your packet a letter from the decedents of Ken Middleton some alternatives. We got the message that Main Street was not an option. The Middleton family would like the Cedar Trails Boulevard name. **Phillips** – I appreciate other options. We all had concerns about Main Street, thank you. I worry we have a North Cedar Boulevard; we haven't discussed this. **Wilkey** – Cox said what about Cedar Boulevard, but I brought up North Cedar Blvd. **Rick** – St. George has the St. George Boulevard. **Mayor** – we have a wonderful Main Street, and it is an opportunity for the businesses to do well, and a longer main street is economically an opportunity for the businesses and in my opinion why you want to name it that. **Rick** – as Carter said, if you market Main Street, it is an incentive. **Phillips** – with Cedar Trails Boulevard, we have other developments going in place, we have the Courtyards at Shurtz Canyon and the Trails at Shurtz Canyon. **Wilkey** – what about Southern Trails Parkway or Southern Trails Boulevard? For me, I can't get out of my mind that it is where we hunt jackrabbits. **Phillips** – you see the numbers on the Economic report and the numbers will be there. **Rick** – some parcels have been sold already. **Cox** – I like Cedar City Boulevard. **Riddle** – I am still ok with Old Hwy 91. I don't like the Trails; I don't want to incentivize one development. **Wilkey** – is Cedar Trails Development responsible for widening the road or is all of their development off of that road, are they required to improve that road. **Rick** – there are access points that will have to be improved. **Jonathan** – properties that front Old Hwy 91 will be required to put the improvements in; they might be divided later. **Rick** – further south there is a mix of residential and commercial all the way down to Tipple Road. **Wilkey** – is North Cedar Blvd. the official name? **Cox** – you can do South Cedar Blvd. nothing would be north on that so it would not be the same. **Jonathan** – that would be a question for the Fire and Police Department. **Phillips** – the businesses already on Old Hwy 91, who is responsible to make the changes financially for those businesses. **Melling** – the businesses, I had a call from an owner, they would like better branding for marketing, but they wanted Main Street. **Rick** – I talked to businesses in town about costs to change a street name, most marketing is done electronically, they didn't think it would be significant. **Melling** – one of the hotels called me. **Wilkey** – you have to think for the Hotels, Maverik and the other developments. **Chief Adams** – generally we don't like to replicate names, but as long as you say south it shouldn't be an issue. **Cox** – they both are along the freeway. **Phillips** – are the unintended consequences we are not seeing. **Wilkey** – can we wait and talk with Chief Phillips, our City Engineer and some businesses. **Chief Adams** – Chief Phillips texted me and he is ok with it. **Cox** – the only thing is if we don't change it at all. **Rick** – my understanding is that Kent was more concerned with Main Street. **Riddle** – if we eliminate Main

Street, I think he would be ok. **Melling** – I would like to go to the business owner with the other name.

Councilmember Wilkey moved to table the ordinance changing the name from Old Highway 91 to next week; second by Councilmember Cox; vote unanimous.

**CONSIDER A RESOLUTION CONSENTING TO THE AMENDMENT TO THE IRON SPRINGS INLAND PORT PROJECT AREA.** **DAVID JOHNSON**; **Danny Stewart** – thank you for meeting with me this last week individually. Hopefully you looked at page 189 of the packet, the City Attorney said *“Per the discussion last week, I’ve modified the proposed resolution to make the order of events clear. This resolution is merely a request that the Utah Inland Port Authority begin the process for including additional land into the Iron Springs Inland Port Project Area. The resolution then requires the issue to come back before the Council the specific areas proposed to be added. The primary goal in this change is to keep the Council’s consent authority provided by statute. You will note that this topic is now two items on the agenda. The first item simply asks whether the amended resolution in your packet should be approved or not and whether the City wants the Port Authority to begin the work on creating a draft amended project area and to then bring that back to you for later consent. The second item is to discuss the specific proposed areas to be added. The hope is to avoid bogging down the first step due to any disagreements on the proposed map.*

*However, if the Council wants to (1) request the Port Authority work on expanding the project area AND (2) consent to the addition of all areas proposed in the map provided by Danny Stewart last week, then the Council could consent to the areas now and avoid requiring the map to come back at a later date.”* We have it as 2 agenda items. Exhibit “D”. In order to amend the project area, we have to have property. My solution, if you adopt the resolution, I propose the properties be included, but it doesn’t bind you until we do the budget at a later time. We need the properties to work on that amendment. If we work on a plan and budget and then take it to my board on October 6<sup>th</sup>, and they vote in November, it gives a month to work on a plan and budget before it goes to my board. **Phillips** – share with us the intent of the Inland Port, and the concern of favoritism for retail development.

**Danny** – 1. The intent, the port authority has been granted tools, we have a lot of communities that have asked for project areas to fund infrastructure for surrounding areas. We have a tool, and we want to help the cities. It is to make the best access of the rail and the industrial areas next to the rail. Some are not using the rail and airport push. We have the Skyline Corridor in Sanpete, Sevier and Wayne Counties and none of them have active railroad, but they can use the tools to achieve economic development. It is to create workforce housing to help recruit. We are still focusing on industrial development. The property that is not in our industrial area, we feel the tools will help bring in retail that will build out infrastructure to help the community; it is a mixed use with commercial. We will not help until the community desires the retail shopping and infrastructure is very expensive, sso we want to use the Inland Port tools to help with that. **Cox** – a piece of land on the southeast side of town is it an unfair advantage to other retailers, or do others have the opportunity to opt in. **Danny** – our intent is not to benefit single developers as much as an area in the community. We had the rail, water and power. The one not shown on the map is the Parowan Airport area. Does the community want recruitment for corporate headquarters and retailers. **Cox** – how does it compete with businesses that have already gone in? **David Johnson** – as community we want to be good stewards of the tool. In the area there is retail that wants to use it, we don’t have to allow them to use it. There is corporate headquarters with an investment. **Wilkey** - I get the corporate headquarters, but my problems are it is unique for my headquarters, but now the infrastructure is in for the retail we will bring in. What would stop everyone on North Main. **Danny** - you get to choose the direction. **Cox** – then we will be right back here. We need a mechanism that will support and help existing retail, not compete with it, I don’t like that. Nothing is there until something happens. **Cox** – there is a lot being built right there that is not a part of this. **Danny** – let me talk about the next steps. We have a company that is almost finished, they occupy about 5 acres, once that building is complete, we have to go through Iron County to trigger collecting the tax increment to use in that area. **Melling** – they are paying the old tax. **Wilkey** – they must build the project and then the final decision is made. **Danny** – we put

together the incentives in good faith, but until the project is finished it is not official. **Wilkey** – it is like an RDO, once we said yes, but when it comes back how do we change it, it feels final. **Danny** – if a private development came in and started without discussing it with the city there does not have to be an increment. **Phillips** - we want to bring companies here and we will create tax increments, and we get a report every year. This is now another tool that is statewide. **Danny** – yes, it is taking place of a local RDA. **Wilkey** – I am thinking Inland Port as moving things, but if they are doing that throughout the state, then fine. **David** - this is another tool similar to an RDA and what you want to bring where. If you don't want to include that, you don't have to. It is for high paying white-collar workers also, that is what you do to incentivize certain types of businesses. **Cox** – Cross Hollows is growing on its own. **Danny** – I would discourage using it for retail, it could benefit in an ancillary way. **Cox** – I am talking about a big building that would support retail. We want to attract what will support the entire community. **Wilkey** – they are already here, we are not attracting anything new, we are moving them from one location to another. **Phillips** – but if you can attract a corporate headquarters, they are paying high dollar jobs and it helps the entire community, that is where we have to differentiate. **David** – Randall gave you options. **Wilkey** – the other area added, the place already done, who gets the incentive, is it the original developer or the companies coming in. **Danny** – we don't incentivize something already done, but there are dynamics such as water pressure that would benefit this project and others in the area. **David** – if a burger joint wants to go where a CPA office was, they have to address additional needs. **Wilkey** – it sounds like we have identified the property in the new water reimbursement area, so they know they will have to pay that in the area. **David** – it is an incentive to recruit new businesses or expansions. Are you good with the concept and what areas are you comfortable with.

Councilmember Phillips moved to approve the resolution consenting to the amendment to the Iron Springs Inland Port Project Area, (1) requests that the Port Authority commence work on drafting an expanded project area plan to include property located in Cedar City into the Iron Springs Inland Port Project Area in Iron County in accordance with Utah Code Annotated§ 11-58-501 *et. Seq.*; and (2) directs the Economic Development Director to bring the project area plan back to the City Council for the Council's consent; There was discussion on the motion.

The motion was seconded by Councilmember Cox; vote as follows:

AYE: 5  
NAY: 0  
ABSTAINED: 0

**CONSIDER PROPERTIES LOCATED WITHIN CEDAR CITY FOR AMENDMENT INTO THE IRON SPRINGS INLAND PORT PROJECT AREA. DAVID JOHNSON:** **Wilkey** – if we agree and vote on all the properties you don't have to bring it back, or we can say yes to this portion or not. **Danny** - I would approve the map, and we will have to bring it back. **Riddle** – if we say no, you don't have direction. **Cox** – if it is adopted, what will be adopted. **Wilkey** – for the ones sold, what is their advantage? **Cox** – if it is only infrastructure, I am for it. **Phil Schmidt** – I own one piece, 30 acres bought by a large corporation, they have 25 acres to go and there is a big expense for rail that has to go in. We have the roads in, we finished paving. Basically, the power needs to come in and the gas. There are big companies looking at 8-10 acres that could use the incentives, they are competing with other companies, it is \$9-\$12 million building. **Cox** – your costs are gone; we can pay for rail or up size water or street. **Wilkey** – they choose, it is an overall incentive. **Phillips** – it is a matter of geography; they are helping to pipe water to our future water tank. **Wilkey** – it is a type of business. **Schmidt** – there are two 16" lines through Saddleback, one will feed the water tank, and it benefits everyone. **Wilkey** – the company coming in, if they qualify, they will get incentive only for the rail portion, not the building. **Danny** – that is decided project by project through a development agreement. We are looking at rail for other businesses or just one business. We prefer to benefit a project area, not just one business. The rail is a huge expense, we don't want to piecemeal one portion

at a time, there is a portion that can incentivize, and they decide how to use it. **Wilkey** – of the 75%, does it all stay in our area? **Danny** – 100% transparent, 5% is admin for the Port Authority, nothing will go to another county. **Wilkey** – does the Port Authority have in their bylaws that they have to reinvest within a certain amount of time? **Danny** - no.

Councilmember Phillips moved to approve the adoption including properties within Cedar City for amendment into the Iron Springs Inland Port Project Area;

Question on the motion **Wilkey** – so each project will come back to the Council for approval? **Danny** – we will bring a triggering Resolution and Development Agreement back to the Council.

The motion was seconded by Councilmember Riddle; vote Aye – 4, Nay -1 Cox.

**CONSIDER AN ORDINANCE MODIFYING CEDAR CITY ORDINANCE SECTION 32-9(B) AND ENGINEERING STANDARD 3.1 REQUIRING ENGINEERING STANDARDS TO BE ADOPTED BY ORDINANCE AND ALLOWING THE CITY ENGINEER TO AUTHORIZE VARIANCES TO THE ENGINEERING STANDARDS. KENT FUGAL / RANDALL MCUNE: Riddle** – we don't know everything, we should let them do their work.

Councilmember Phillips moved to approve the ordinance modifying Section 32-9(B) and Engineering Standard 3.1 requiring Engineering Standards to be adopted by Ordinance & Allowing the City Engineer to authorize variances to the Engineering Standards; second by Councilmember Melling; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Ronald Riddle	-	AYE
Scott Phillips	-	AYE
Carter Wilkey	-	AYE

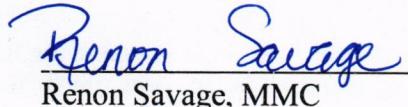
**CONSIDER AIP 054 GRANT AGREEMENT. TYLER GALETKA:** **Tyler Galetka**, Airport Manager – I received a grant offer after the work meeting, and we have a deadline of August 8<sup>th</sup>. This is for AIP-054, it is the project we have talked about for the seal coat, and painting, this is the official grant \$546,988. This is a connector from Taxiway A, they were all reconstructed in 2020. **Phillips** – will Cedar City administer it or will Woolpert? **Tyler** – Woolpert.

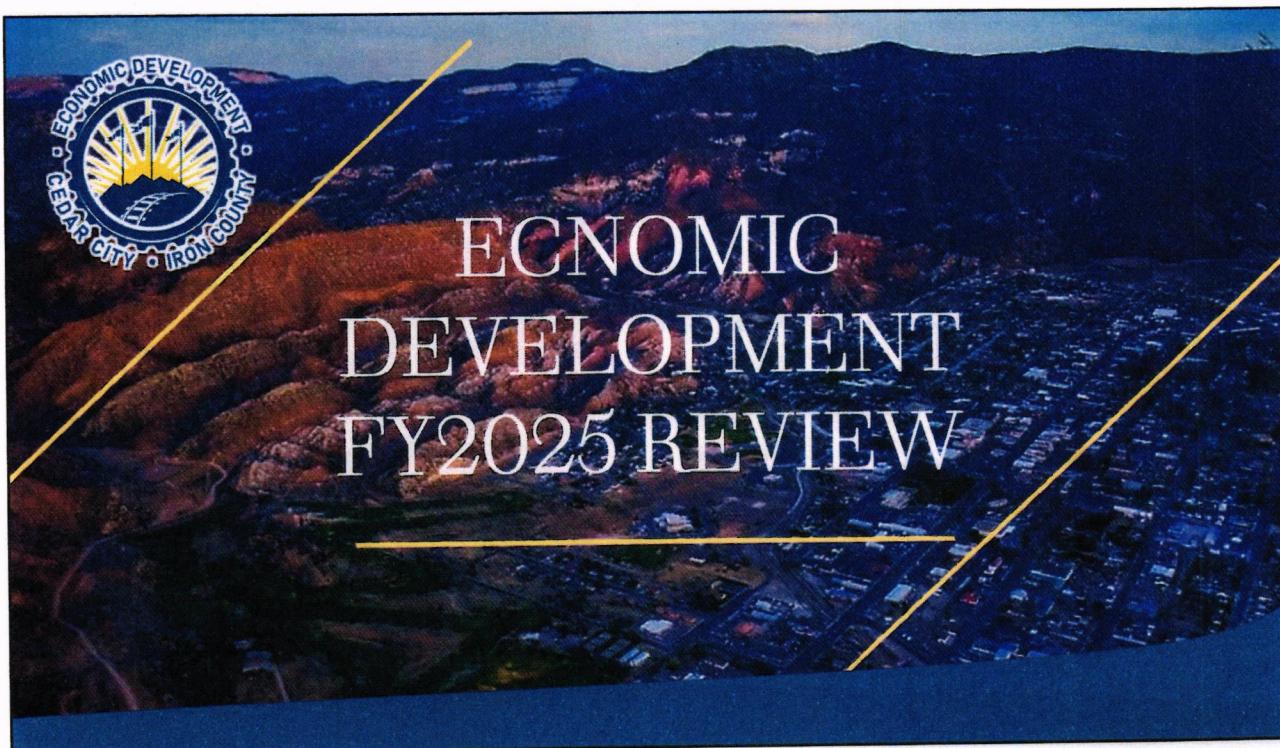
Councilmember Phillips moved to approve the grant agreement for AIP 054; second by Councilmember Wilkey; vote unanimous.

**APPOINT POLL WORKERS FOR THE AUGUST 12<sup>TH</sup> PRIMARY ELECTION AND THE NOVEMBER 4<sup>TH</sup> GENERAL ELECTION. RENON SAVAGE:** **Renon** – The poll workers for the 2025 elections will be Wyett Ihler, Mabel Ellen (Sam) Creamer and Jane Roberta (Bobbie) Jensen.

Councilmember Phillips moved to approve said poll workers for the 2025 elections; second by Councilmember Melling; vote unanimous.

**ADJOURN:** Councilmember Melling moved to adjourn at 7:48 p.m.; second by Councilmember Riddle; vote unanimous.

  
Renon Savage, MMC  
City Recorder



1

A composite image featuring a large crowd of people in the foreground, a street scene with a "CEDAR CITY" sign in the background, and a road with traffic in the middle ground. The image is set against a white background with a blue border at the bottom.

2



# HOUSING

## Residential Units

- Proposed & New Construction: 4,380 units
- 2024 Certificates of Occupancy: 721 units
  - Single Family: 281 units
  - Townhome: 158 units
  - Multi-Family: 230 units
  - Congregate Living: 52 Units



3



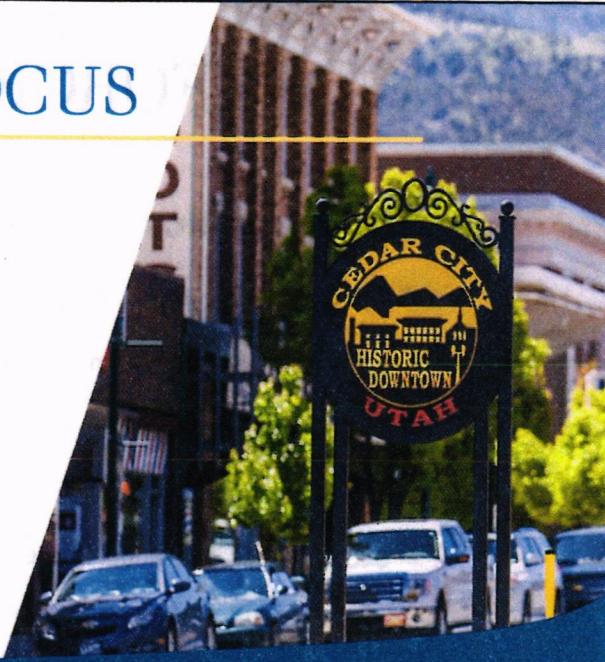
# STRATEGIC FOCUS

## Key Strategic Industries

1. Manufacturing & Distribution
2. Retail
3. Small Business
4. Tourism
5. Renewable Energy

## Key Supporting Industries

1. Higher Education
2. Transportation



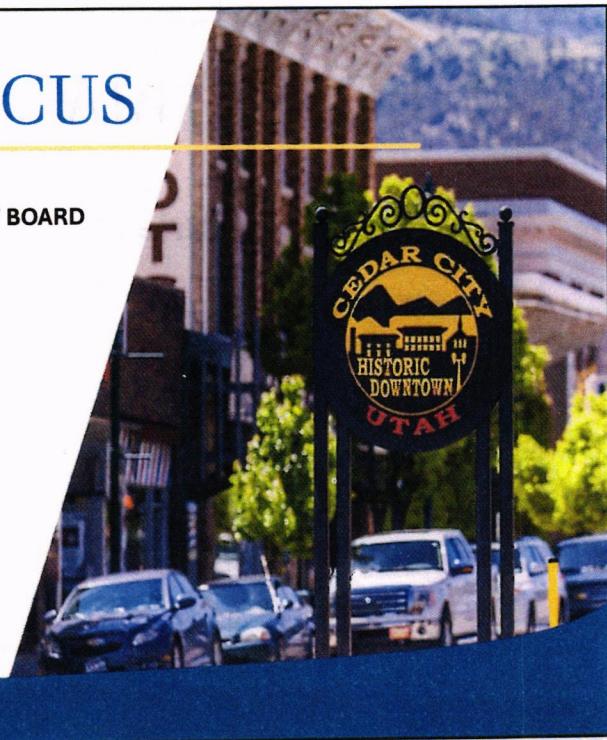
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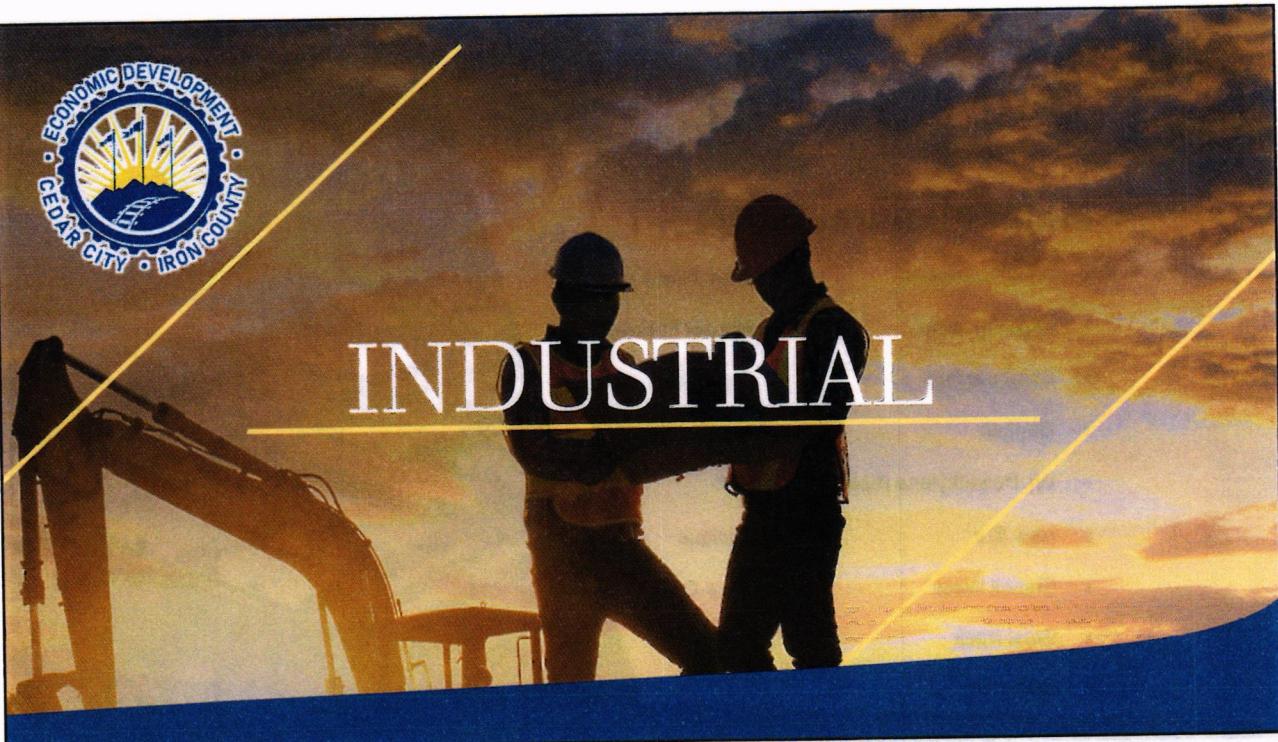
## STRATEGIC FOCUS

### IRON COUNTY ECONOMIC DEVELOPMENT BOARD

1. Joni Anderson, Chair (SUU)
2. James Mullenax, Vice Chair (SW Tech)
3. Mike Bleak (Iron County)
4. Ron Riddle (Cedar City)
5. Mollie Halterman (Parowan City)
6. Geoffrey Chestnut (Enoch City)
7. Bret Howser (Brian Head)
8. Ben Johnson (ICSD)
9. Amie Graff (DWS)
10. Brent Drew (Port 15)
11. Spencer Jones (Velocity)



5



6



# INDUSTRIAL

## Major Industries

- Plastics
- Packaging
- Aerospace & Defense
- Food & Beverage
- Rail



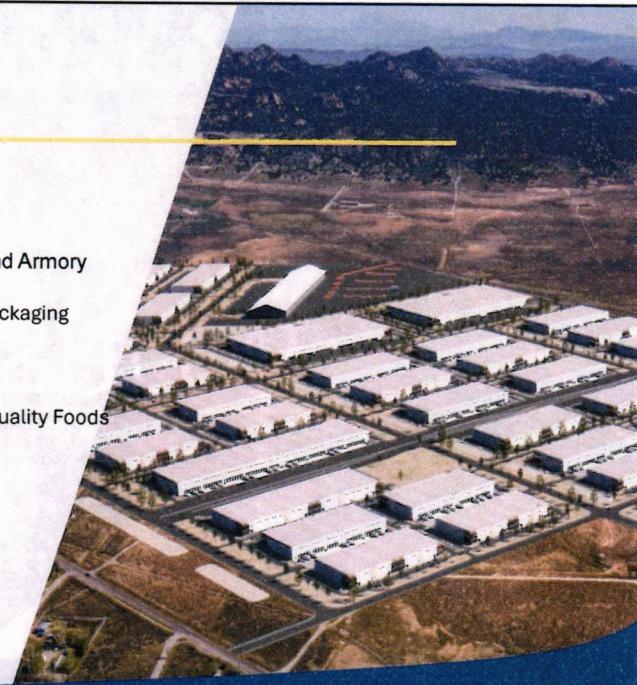
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# INDUSTRIAL

## Major Manufacturers

• American Pacific	• Rock Island Armory
• Align Precision	• Mauser Packaging
• Charlotte Pipe	• Utah Steel
• Genpak	• Western Quality Foods
• WL Polyethylene Pipe	• GAF
• New Era	• Cacique
• Staheli West	• Coca-Cola
• West Rock	• Budweiser
• Utah Iron	



8



# INDUSTRIAL

## Iron Springs Inland Port

- 1<sup>st</sup> Rural subport to the Utah Inland Port Authority
- Recently Expanded to 2,300 acres that now includes Silver Hills and Lakeside Industrial

## Port 15 Utah

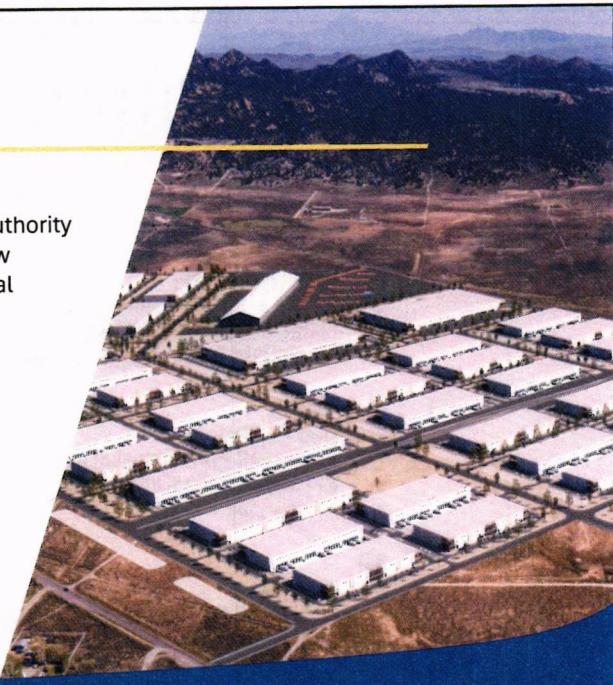
- 800 acres
- *Three Recent new project*
- *Rail Access*

## BZI Innovation Park

- 825 acres
- *Zoned Heavy Industrial*
- *Rail Access*

## Savage Rail

- 74 acres of Direct Rail Service



9



# INDUSTRIAL

## Request For Information (RFI) Submissions

- FY2025 Goal: 12 New Project Submissions
- FY2025 Actual: 24 New Project Submissions

## Proactive Outreach

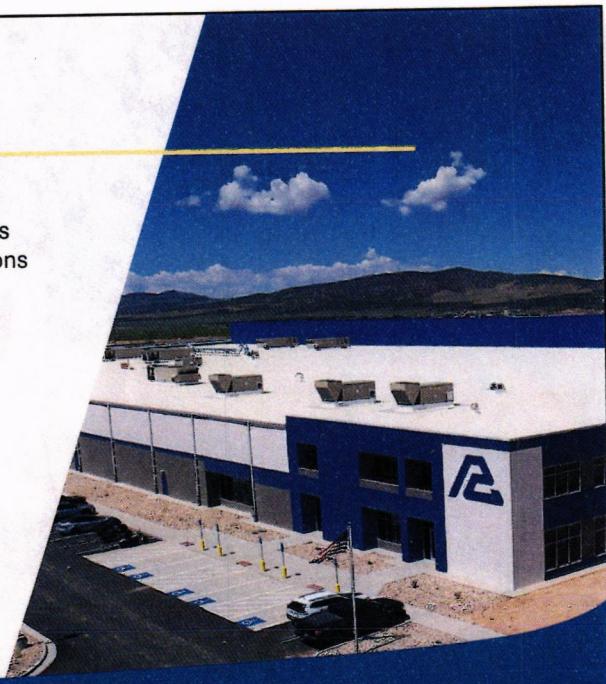
- 16 New Projects

## Business Meetings & Site Visits

- 14 New Projects
- 1 Business Expansion
- 3 State Partners

## Committed Projects

- 2 of 8 Projects Announced
- 7 New Projects
- 1 Expansion Project



10



# INDUSTRIAL

**Project Announcements**

- American Pacific
  - Expansion Project
  - Up to a \$100 million capital investment
  - Increase production by 50%
  - 25 new jobs to the current 170-employee base
- Hive Plastics
  - New Company
  - 23,000 sqft with expansion to 42,000 sqft
  - \$11 million Capital Investment
  - 71 New jobs
- BZI
  - Nautilus I
  - Phase I of BZI Innovation Park - Opening



11





12

A photograph of a WinCo Foods grocery store. The building is white with large red lettering that says "WinCo FOODS". There is a black entrance door with a glass window. A yellow "ENTER" sign is visible above the door. The parking lot in front is mostly empty.

**EDC Logo**

## RETAIL

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**Major Retail Development**

- 7 Major Retail Development Areas

**Proactive Outreach**

- 9 Major Large-Scale Retailers
- 6 Small-Scale Retailers

**Organic Growth**

- 9 Retail & Commercial Businesses

**Retail Projects Moving Forward**

- Winco is Bringing Grocery to North Cedar City
- 3 Unannounced
- 16 Announced, Under Construction, or Built

13

A photograph of two women walking down a city street. They are both carrying shopping bags and holding coffee cups. The woman on the left is wearing a dark coat and a hat, and the woman on the right is wearing a blue coat and sunglasses. They are walking past a storefront with a sign that says "HARD ICE CREAM" and "GOURMET CANDY".

**EDC Logo**

## SMALL BUSINESS

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14



# SMALL BUSINESS

## Historic Downtown Economic Development Committee

1. Brent Drew, Chair (Leavitt Land)
2. Mirryn Morrill, Vice Chair (Gnache'd)
3. Scott Phillips (City Council Liaison)
4. Jaden Reardon (The Pub)
5. David Whitmore (Cedar Sports)
6. Jennifer Wilson (America First)
7. Jessica Kinsey (Shakespeare/SUMA/Beverly Center)
8. Kaylee Pickering (County Tourism)
9. Ron Cardon (SUU)
10. Tyrel Eddy (ICSD)
11. Brooke Twitchell (BZI)



15



# SMALL BUSINESS

## Small Business Grant

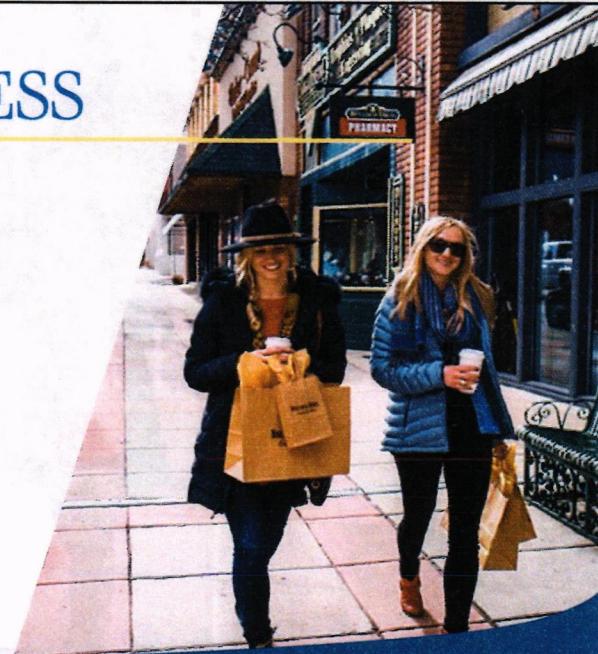
- Ganache'd - \$4,739.50
- Fire & Smoke BBQ - \$20,000
- The Pub Spirits + Craft Kitchen - \$15,000
- Brian Head General Store - \$14,000
- Dallas Smith Media - \$5,000
- Lone Wolf Precision - \$3,000
- Marketing Videos - \$5,000

## Main Street Sign Grant

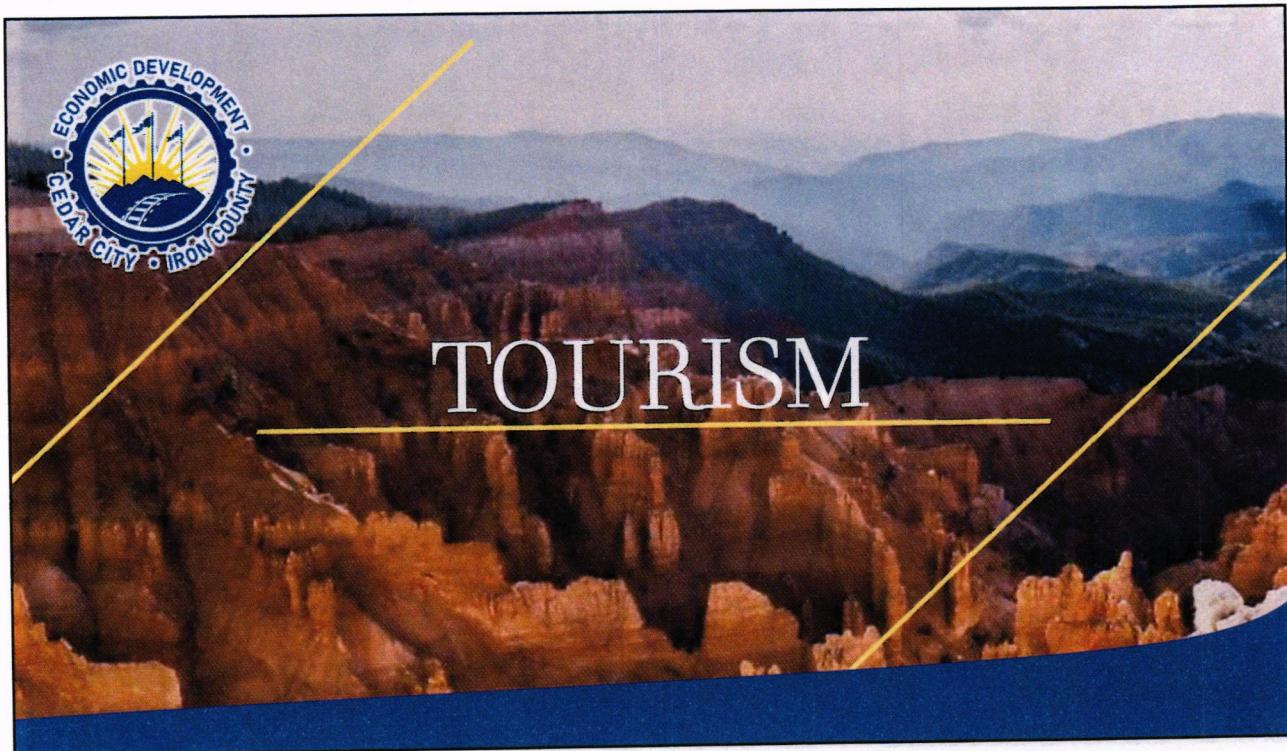
- Jerseys Corner - \$1,248.06
- Pizza Factory - \$2,500
- Prime Powersports - \$2,500

## Main Street Façade & Tenant Grant

- Gym on Main - \$7,500
- Prime Powersports - \$7,500



16



17

**TOURISM**

**Key Performance Indicators**

- 930K overnight visitors & 2 mill overnight stays
- 63% hotel occupancy in 2024, 3% over 2023

**Revenue**

- Total Revenue: \$4,143,698.
- TRT: \$2,685,202
- TRCCA/Restaurant Tax: \$1,414,245

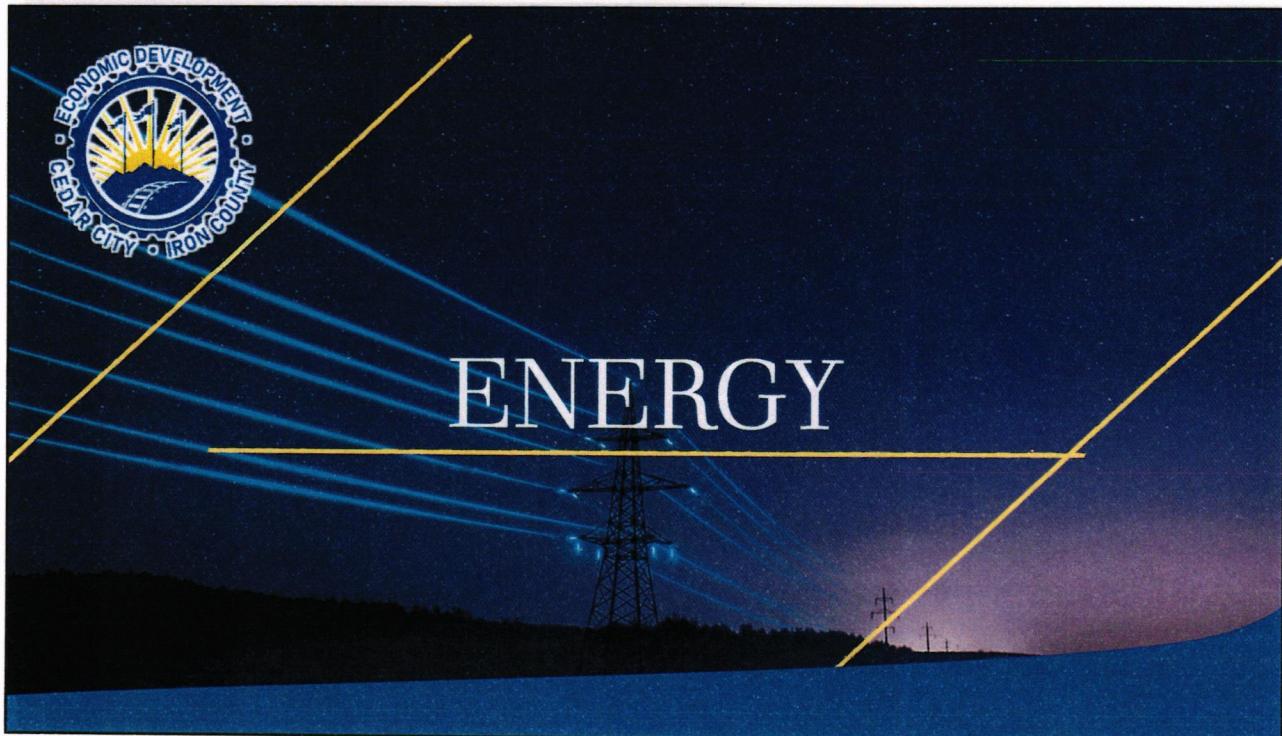
**Marketing & Events**

- Support of 32 Events & Organizations

**Tax Reinvestment**

- \$939,364.50 in Iron County Projects
- Support to 10 Community Partners
- Support of 10 Improvement Projects, including \$1 million to expand the Cross Hollows Diamond Z Arena

18

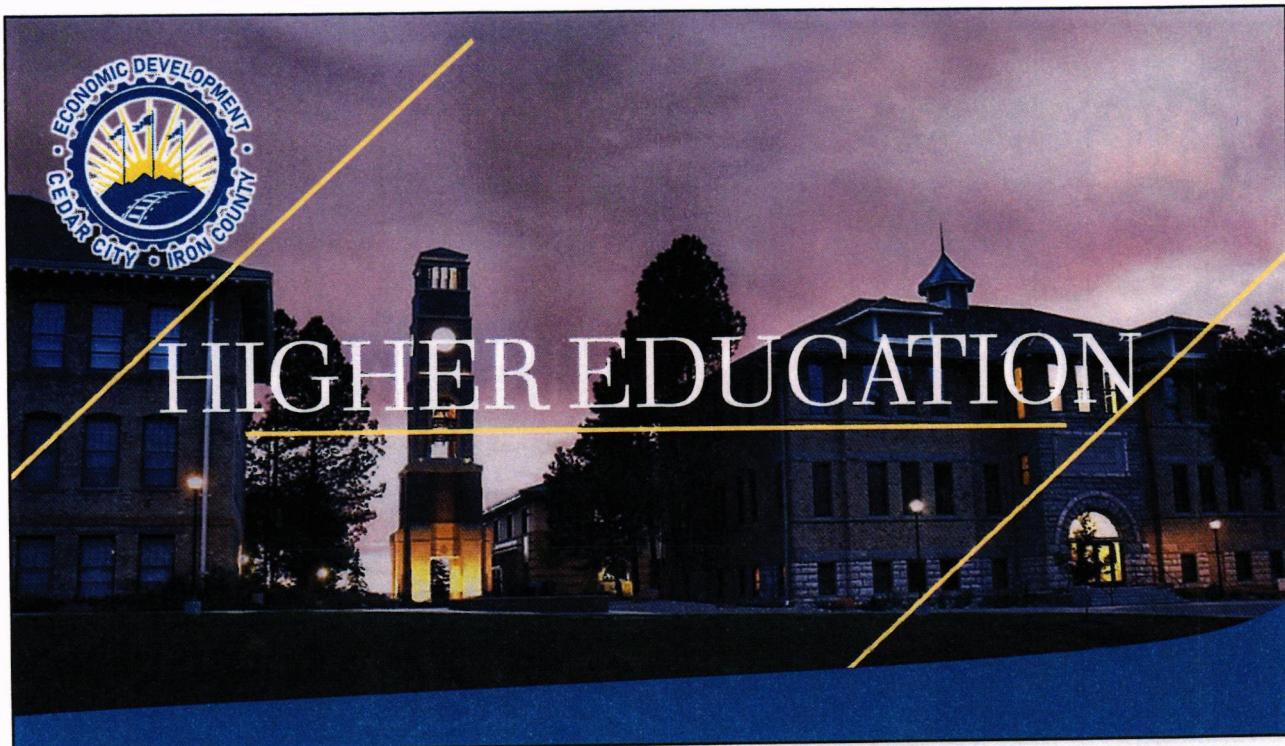


19

ENERGY

- Geothermal Project
- Enough Solar to Power half of Utah's homes
- 26,000 acres operating and/or permitted
- 15 Operating, 5 Permitted, 5 Planning
- Recent Project : Appaloosa Solar

20

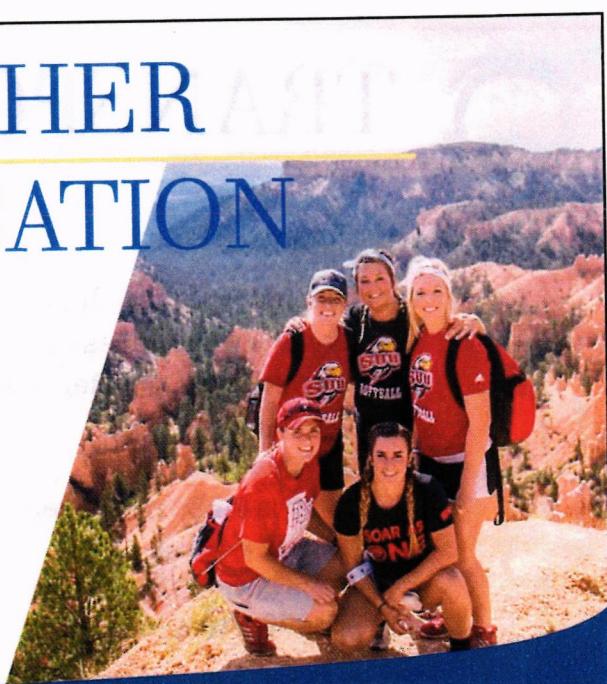


21

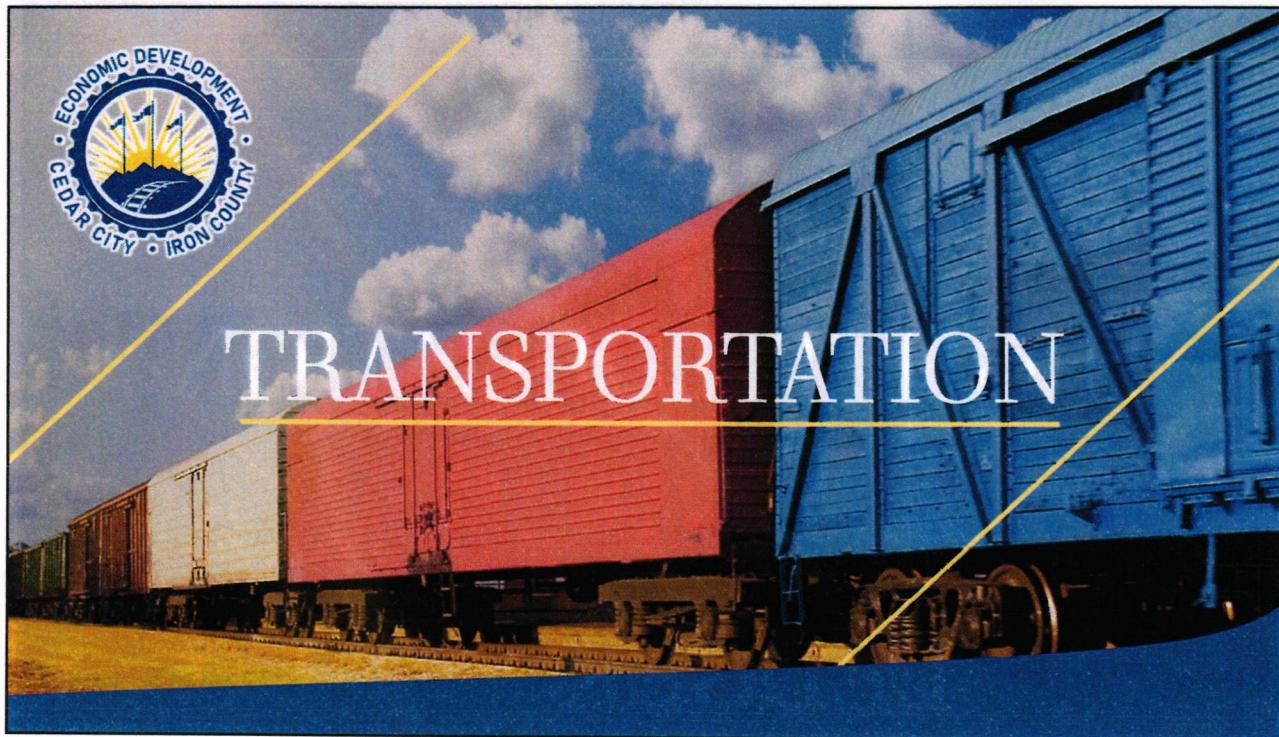


# HIGHER EDUCATION

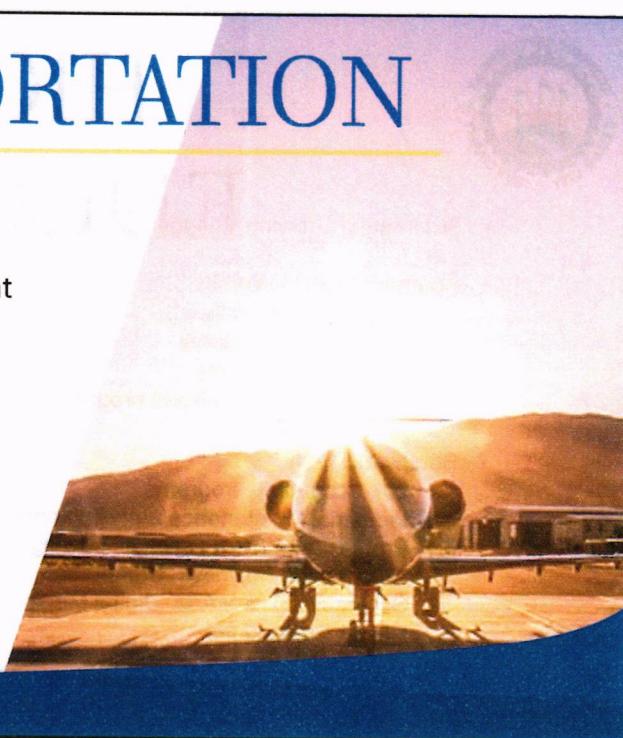
- 3rd Fastest Growing College Town in nation
- Southern Utah University
  - Division I University
  - Over 16,000 Students
  - 150+ undergraduate
  - 32 graduate & certificate programs
- Southwest Tech
  - 20+ accredited programs
  - Industrial Maintenance and Automation, Professional Truck Driving, Welding, Automotive, Business, Computer Science, Culinary Arts, Digital Media, Health Professions



22



23



**TRANSPORTATION**

**Airport**

- Expansion Ribbon Cutting Event
- Regional Airport Accessibility
- Delta/SkyWest Daily Regional Jet Service
- Two asphalt runways
  - 2/20 is 8,650 by 150 feet (2,637 x 46 m)
  - 8/26 is 4,822 by 60 feet (1,470 x 18 m)

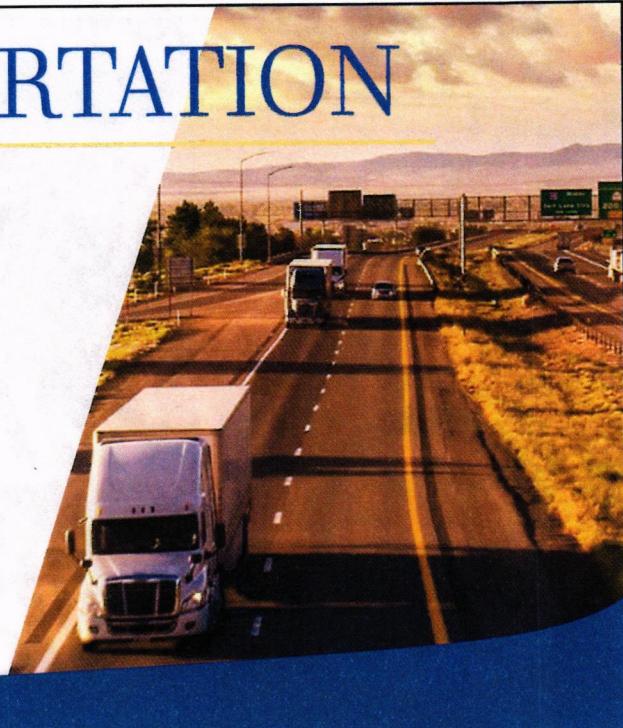
24



# TRANSPORTATION

## Trucking

- One-day's Trucking to Most Major Western Markets
- Interstate-15
- Proximity to Future Cedar Valley Belt Route



25



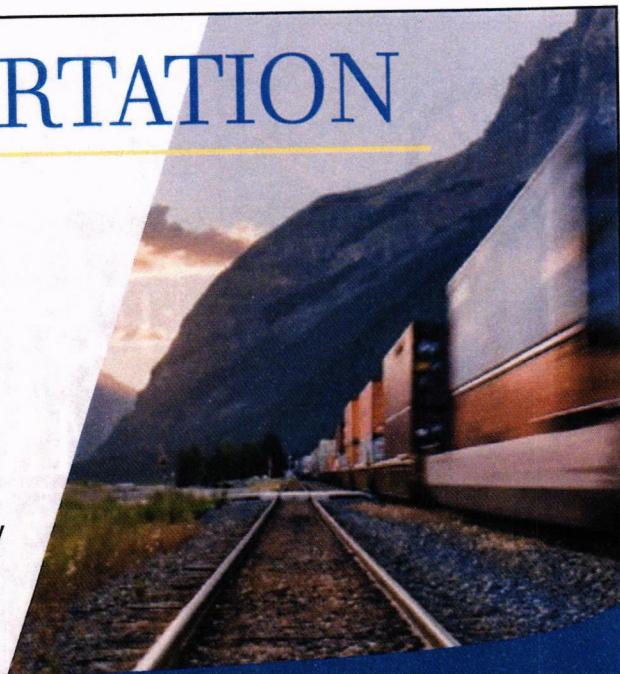
# TRANSPORTATION

## Rail

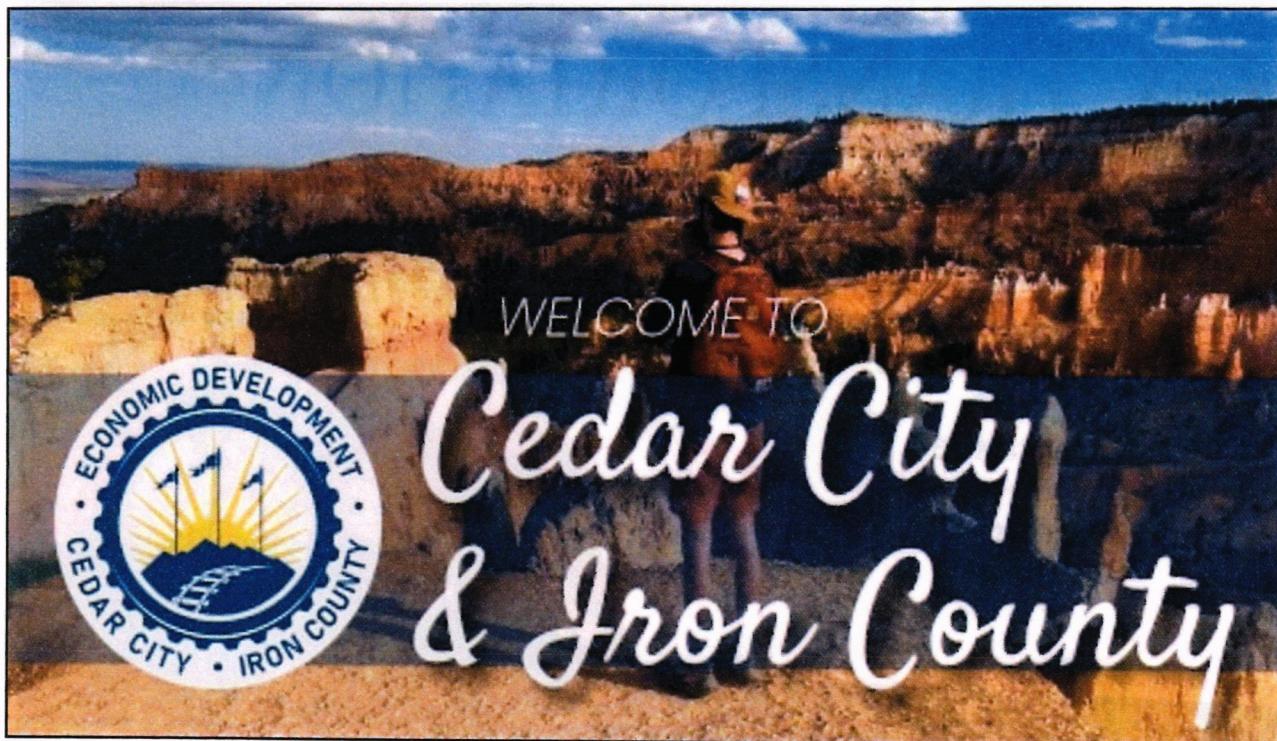
- 2 Transload Facilities
  - RailSync
  - Savage
- Union Pacific "Focus Site"
- Union Pacific Service 2x Weekly



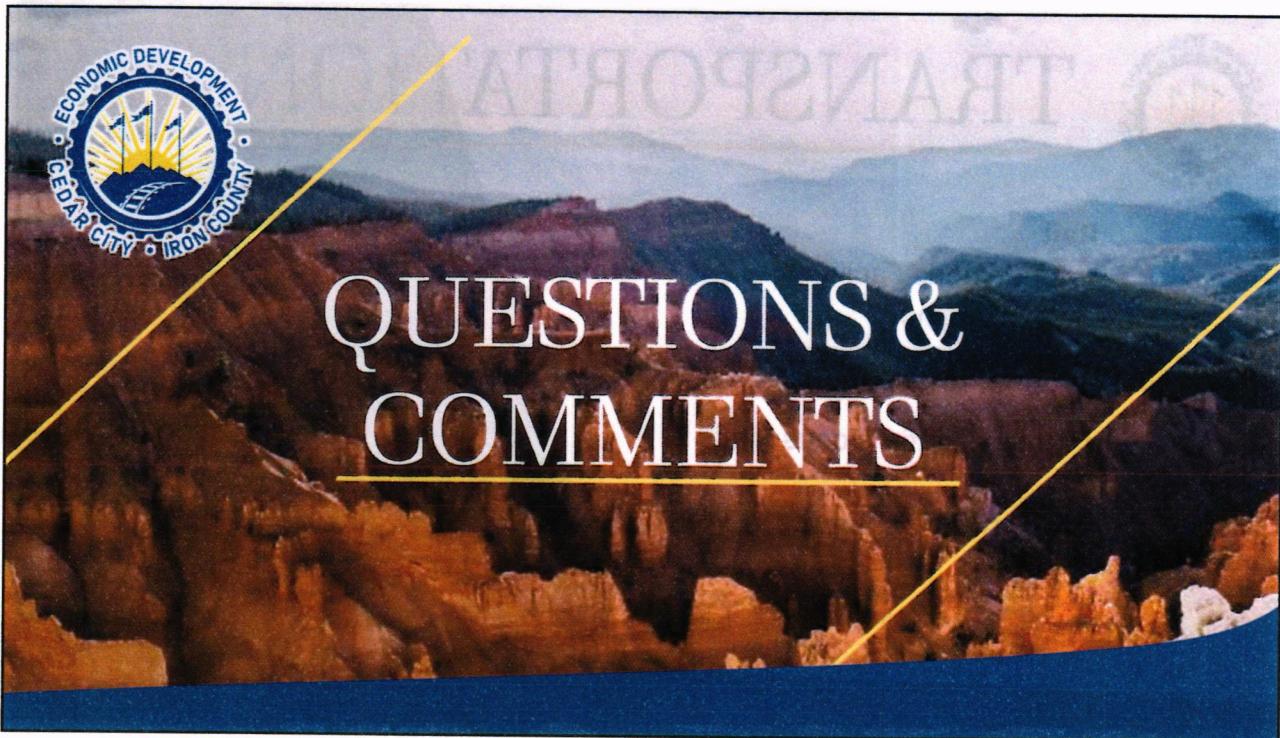
BUILDING AMERICA®



26

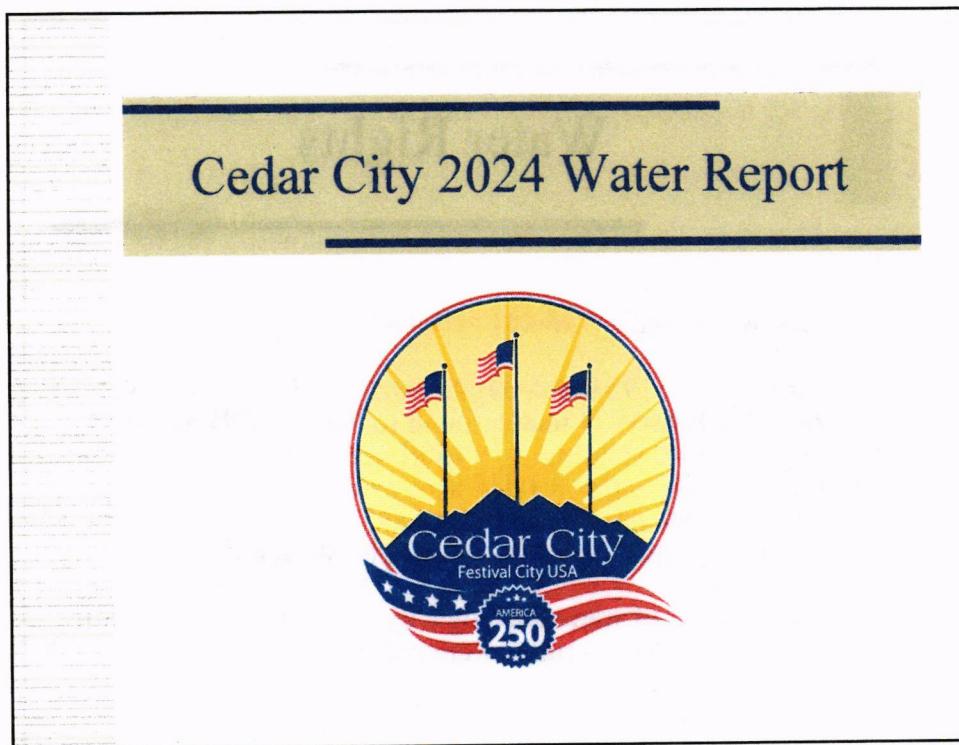


27

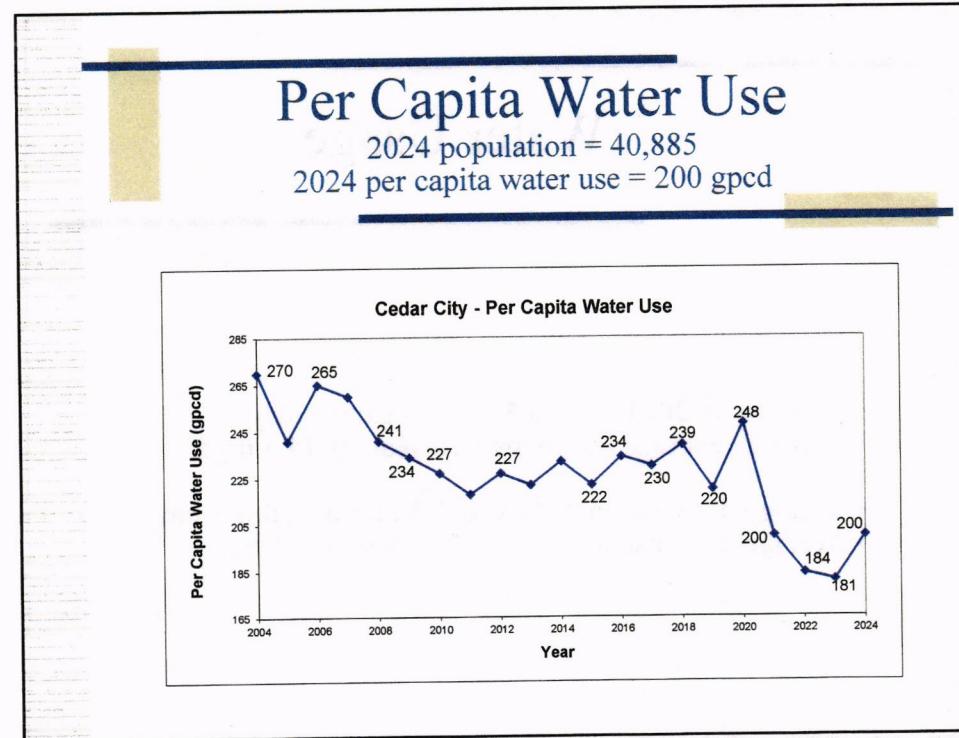


28

EXHIBIT "B"  
CITY COUNCIL – JULY 30, 2025



1



2

## Water Rights

- Total water rights = **25,261** acre-feet.
- Basin 73, pre-1934 underground rights = **4,215** acre-feet.
- Basin 73, post-1934 underground rights = **11,701** acre-feet
- Basin 71, safe yield rights = **1,002** acre-feet (62.31% depletion rate)
- Springs water rights = **4,838** acre-feet
- Surface water rights = **448** acre-feet
- Irrigation shares = **3,055** acre-feet (1,589 shares)
- Total amount of water used by City in 2024 was **9,142** ac-ft  
(36% of total water rights were used).

3

## Water Usage

- Peak day in 2024 was **16.5** million gallons/day.
- Peak day average for the past 10 years is 14.8 mgd.
- Average daily use in 2024 was **7.3** million gallons/day.
- Average daily use for the past 10 years is 6.7 mgd.

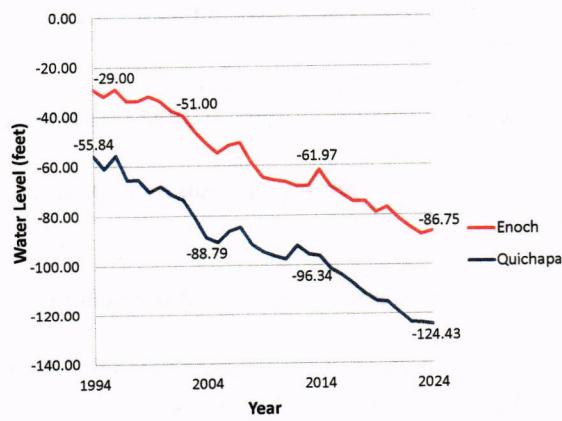
4

## Aquifer Trends

- Water level in the aquifer west of Quichapa Lake has decreased from 48 feet in 1994 to 124 feet last year. This is an average decline of about 2.53 feet per year.
- Recharge was approx. 2,835 ac-ft in 2024.

5

## Cedar Valley Aquifer Levels



6

## Summary of Water System Projects

### Water Projects completed in 2024

- 450 West waterline replacement
- College Ave. waterline replacement
- Western View Dr. waterline replacement
- North Tank interior re-coating and floor replacement
- Cedar Canyon test well

### Water Projects in 2025

- BLM South test well and production well
- Esplin and BLM North test wells
- Martins Flat test well
- Cedar Canyon filtration plant – on-going pilot study
- Water Rights Assessment Phase 2
- Chlorination project & Stipulated order – temp. chlorinator at Cross Hollow Tank
- Water meters change-out and radio read
- General Plan update – water use and preservation element
- Rate study
- Effluent Re-use – Disc filter units project and Re-use study

7

## Update on Water Situation

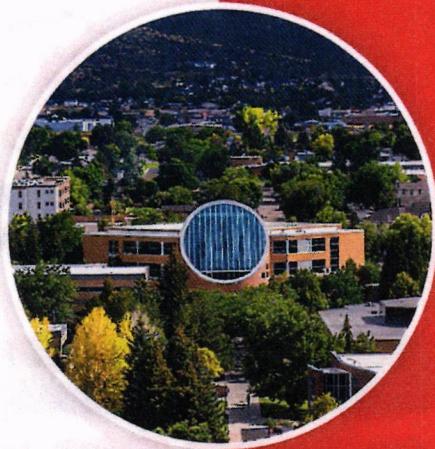
- City has watering restrictions in place – no outside watering from 8:00 AM to 6:00 PM.
  - 103 first violations issued in 2024
  - 3 second violations issued in 2024 (shut-off & \$25 fee)
- All City wells are running this summer and keeping up with demand.
- New water rates and ordinances implemented in 2022.
- Water Conservation is encouraged through education, rates, incentives from the State for turf removal.

8



# SUU'S ECONOMIC CONTRIBUTION

BY THE KEM C. GARDNER POLICY INSTITUTE



1

## STUDENT BODY

60.7%  
GRADUATION RATE

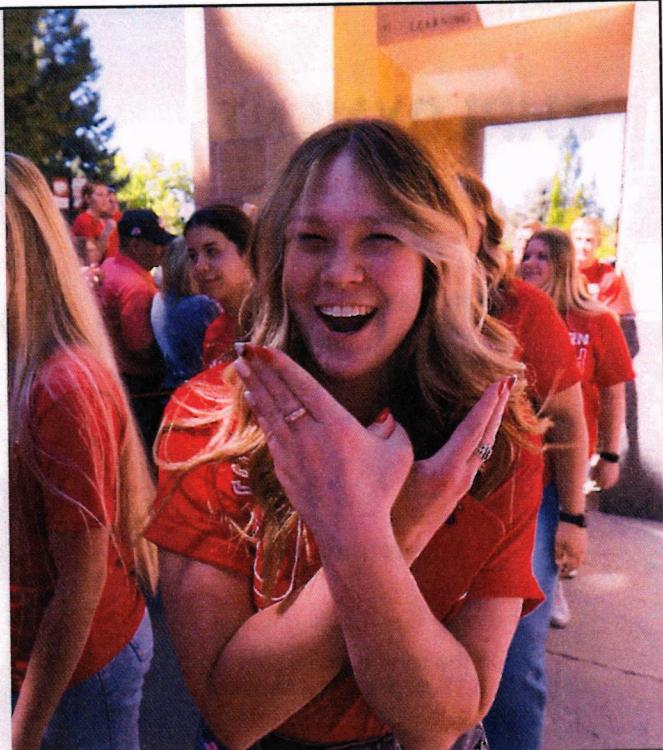
75.5%  
RETENTION RATE

2<sup>nd</sup>  
HIGHEST in the STATE

16,237

STUDENTS 3.5% INCREASE

 98%  
GROWTH  
OVER 10 YEARS



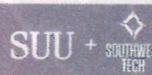
2

## WORKFORCE ALIGNMENT

**74%**  
OF ALL  
DEGREES

**92%**  
JOB  
PLACEMENT

**in HIGH DEMAND DEGREES  
AND 4 & 5 STAR JOBS**



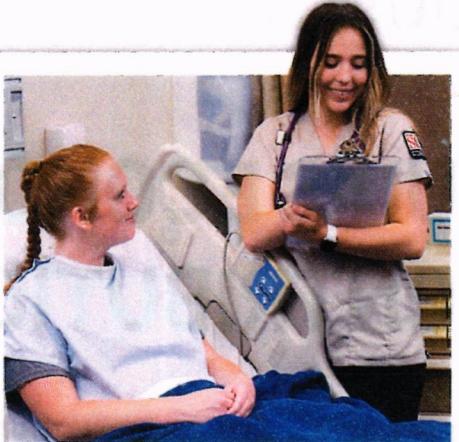
DUAL ENROLLMENT PROGRAM

**950**  
STUDENTS  
ENROLLED

**5k**  
CREDITS  
EARNED

**\$2M**  
SAVED

**70%**  
OF OUR GRADS WORK IN  
JOBS WITHIN UTAH  
AFTER GRADUATION



**SOUTHERN UTAH UNIVERSITY  
NURSING PROGRAM**

3

## EMPLOYMENT

**2,687**  
individuals employed  
by SUU in FY 2023

Largest employer in

**Iron  
County**

**3RD  
Largest  
Employer**  
in the Southwest  
Economic Region

Supports more than  
**5,000 jobs**  
in the region, representing  
**3.1% of jobs region-wide**



4

2

## REGIONAL ECONOMIC ACTIVITY

Southern Utah University supported:

**\$202m**

in earnings  
region wide

**\$298m**

in gross domestic  
product (GDP)

**\$513m**

in output (total sales)  
region wide

This constitutes 2.7% of regional earnings, 2.1% of regional GDP, and  
1.8% of total output in the Southwest Economic Region.

5

## VISITOR SPENDING

SUU attracts many out-of-region visitors for events such as the Utah Shakespeare Festival, Larry H. Miller Utah Summer Games, athletic events, campus tours, and commencement. These visitors spent an estimated \$7 million in the Southwest Economic Region.



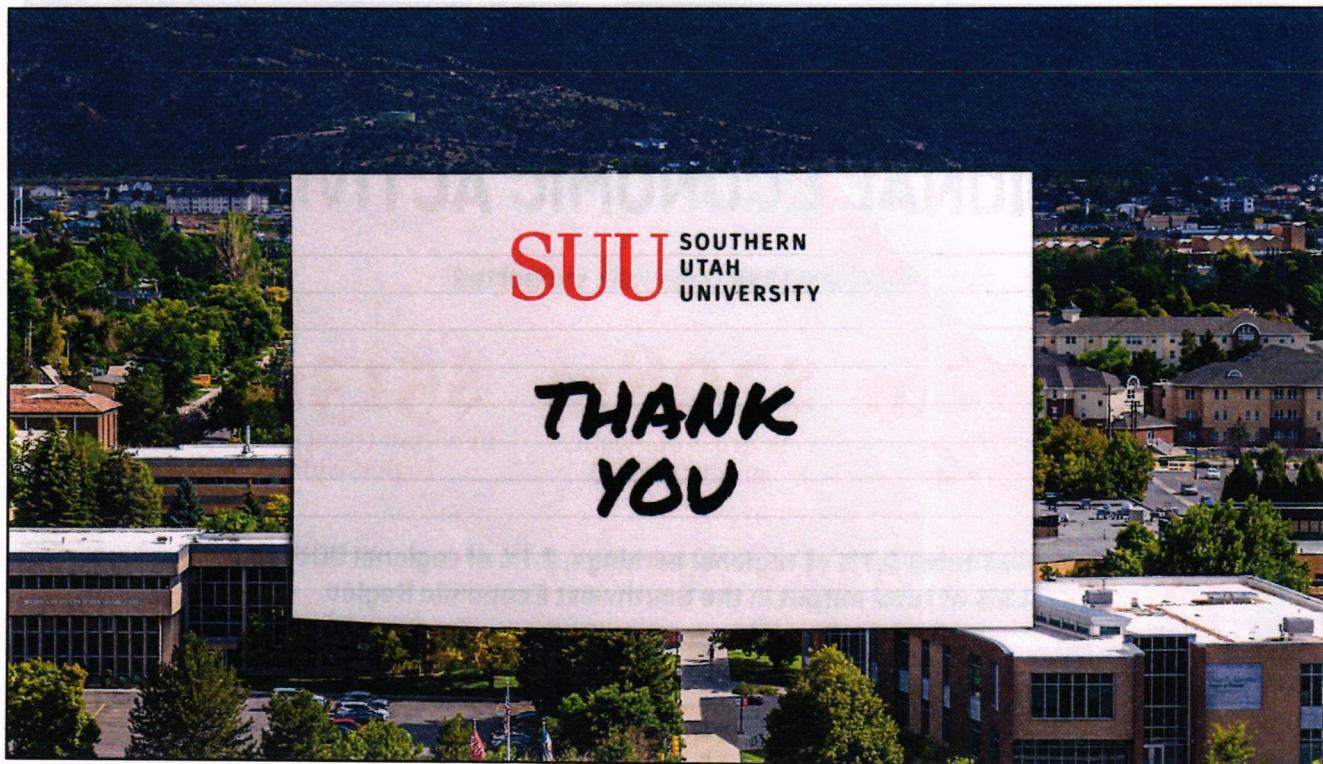
UTAH  
SHAKESPEARE  
FESTIVAL

Larry H. Miller  
Utah  
SUMMER  
GAMES



6

3

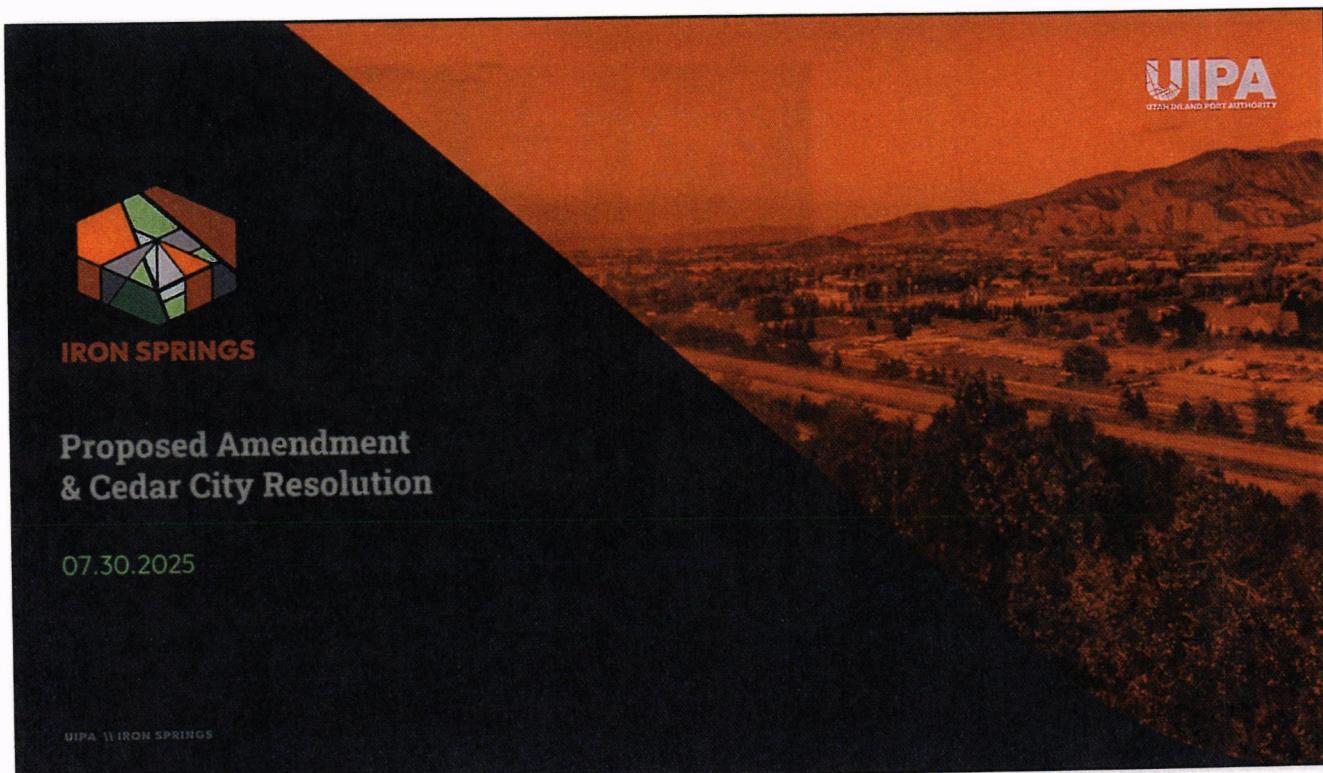


7

GRADUATION RECEPTION

EXHIBIT "D"  
CITY COUNCIL – JULY 30, 2025

7/30/2025



1

**Agenda Item #6**

- Local developers have requested to amend properties within Cedar City into the Iron Springs Inland Port Project Area.
- To do so, Cedar City needs to adopt a resolution inviting the Utah Inland Port Authority to amend properties - this is the business before the City Council.

**1. Resolve**  
A municipality or county can request UIPA commence work on drafting a project area plan. The municipality or county adopts a project area resolution in a public meeting.

**2. Draft**  
UIPA staff work with the municipality or county to develop a project area plan or amend a project area plan for the UIPA board to review in at least 2 public UIPA board meetings.

**3. Adopt**  
The UIPA board may adopt a project area or project area amendment in a public meeting.

**4. Build & Optimize**  
This phase will take 25 years, during which construction, development, and recruitment will occur.

2

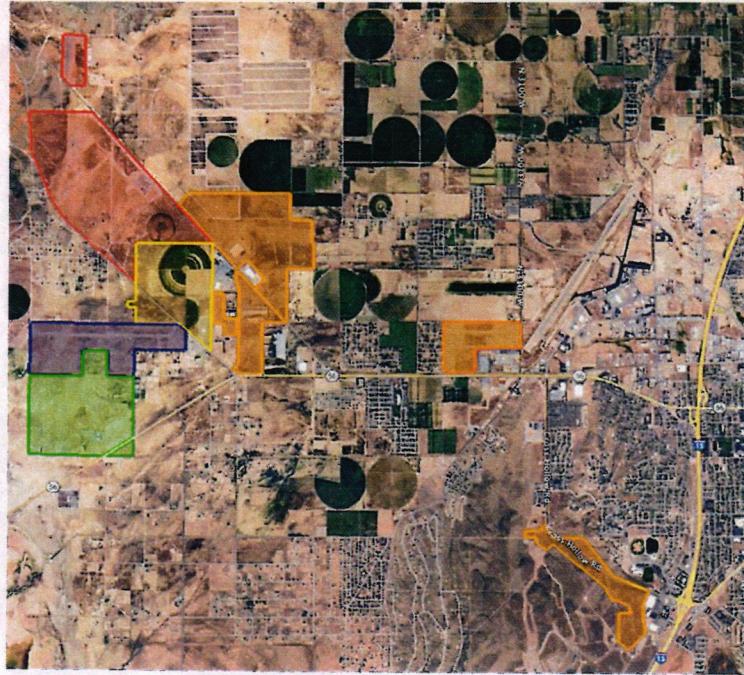
1



IRON SPRINGS

**Agenda item #7**

- Proposed Cedar City properties, including:
  - Undeveloped Port 15 Utah
  - Amber Industrial Park
  - Iron Horse area proposed for recruitment of corporate headquarters projects that are in the works.
- With approval on these properties, we can work on a Draft Amendment to bring back for Council approval before our October board meeting.



CIPA V. IRON SPRINGS