

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
to www.cedarcityut.gov

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
SEPTEMBER 3, 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
 - Utah Summer Games Presentation. Jon Oglesby

Business Agenda

Public

1. Accept the petition to annex 19.18 acres of land in the vicinity of 3000 North 400 West. Go Civil/Randall McUne

Dated this 28th day of August 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 28th day of August 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 COUNCIL
AGENDA ITEM - 1

TO: Mayor and City Council

FROM: City Attorney

DATE: August 28, 2025

SUBJECT: Consider accepting or rejecting the petition to annex 19.18 acres of land in the vicinity of 3000 North and 400 West.

DISCUSSION:

Ryan Brindley seeks to annex approximately 19.18 acres of land contiguous to the City's boundary in the location of 3000 North and 400 West. Ryan Brindley has signed the annexation petition. City Staff also confirms that the petition was done according to Utah state law.

The Council's decision to accept or reject the petition is one of the first steps in the annexation process. If the Council accepts the petition, public notice will be sent and posted to begin the 30-day protest period. If no lawful protest is received this matter will come back before the Planning Commission and City Council for final acceptance.

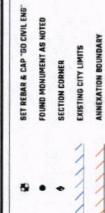
Attached is a copy of the following: (1) map and (2) petition for annexation.

ANNEXATION PLAT FOR RYAN BRINDLEY

LOCATED IN SEC. 26 & 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, IRON COUNTY, UT

SCALE IN FEET

LEGEND



NOTES:

PROPERTY OWNER: RYAN BRINDLEY

PROPERTY ADDRESS: 4400 N. PIONEER DRIVE

PARCEL NUMBER: 0-0721-0000-0000

ANNEXATION NOTE:

1. BASIS OF MEASUREMENT FOR THIS ANNEXATION IS 500' W FROM COUNTY LINE.
2. THE APPROPRIATE ADDRESS FOR THIS ANNEXATION IS 500 W IRON COUNTY, UT.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'C' - SOURCE OF INFORMATION: FEMA 804 LONG DATED PARCEL 2001.
4. EXISTING 12' INCH CEDAR CITY WATER MAIN LOCATED 3' 000 NORTH.
5. THIS PROPERTY FALLS WITHIN THE RURAL RESIDENTIAL PLAT APPROVED MARCH 1, 2002.
6. PROPOSED LAND USE: GENERAL PLAT APPROVED MARCH 1, 2002.
7. 2000 NORTH IS A CLEAR CITY 76' FT MINOR ARTIFICAL MARSH PLAT ROAD WITH A BIKE LANE.

ANNEXED PARCEL TABULATION:

PARCEL NUMBER: 0-0721-0000-0000

PARCEL AREA: 0.435 ACRES

PARCEL AREA UNITS: 0.435 ACRES

PLANNING COMMISSION APPROVAL

LADY HANH, CHAMBERS OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED BY PLANNING COMMISSION.

ADAM HANH - CHAMBERS

CITY ENGINEER'S APPROVAL

1. LENTIL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY ME THIS ____ DAY OF ____.

KENT TUBAL, CEDAR CITY ENGINEER

IRON COUNTY SURVEYOR APPROVAL

1. CLAY TOLBERT, DEPUTY COUNTY SURVEYOR, DO HEREBY APPROVE THIS ANNEXATION THIS ____ DAY OF ____.

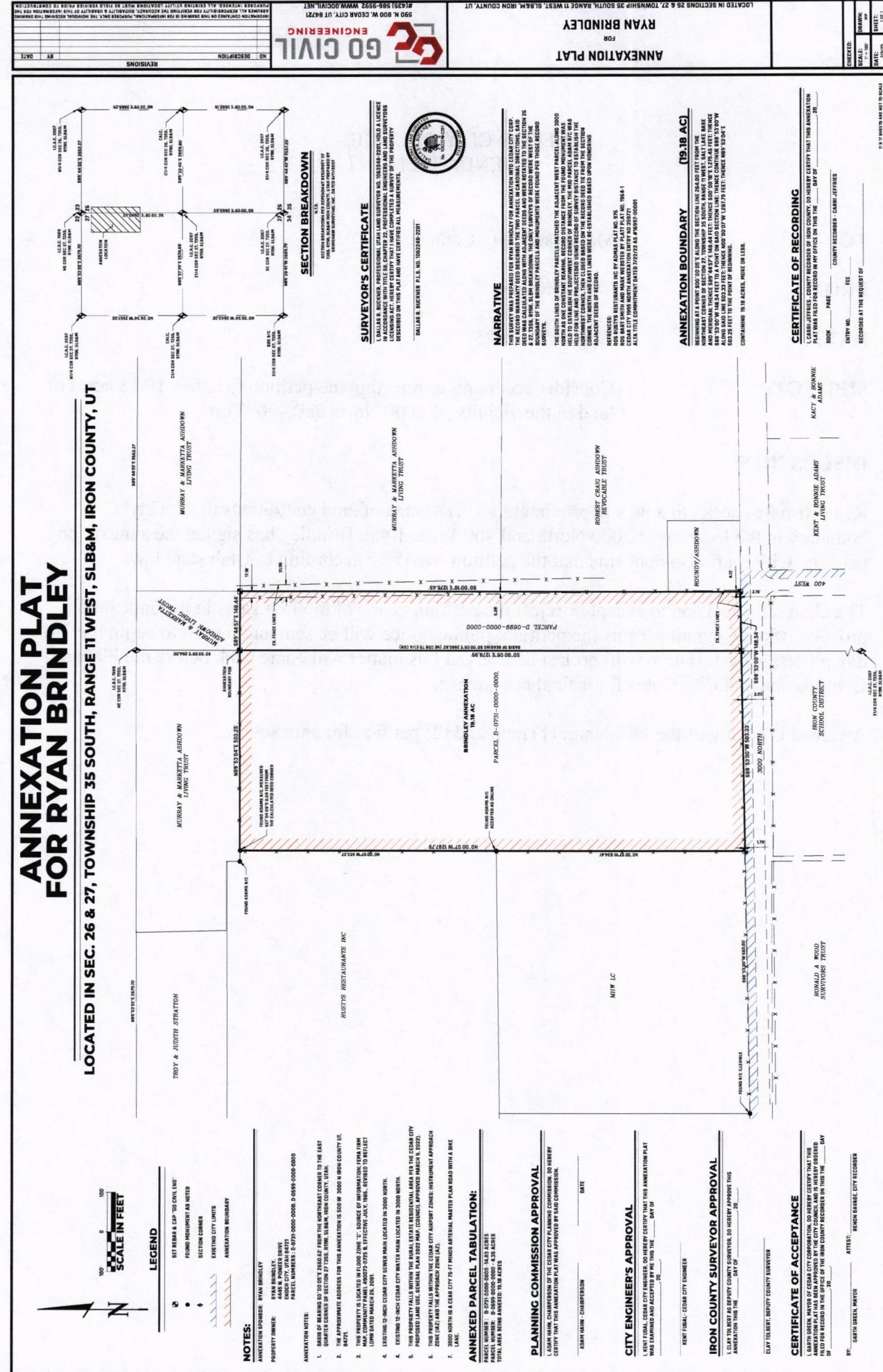
CLAY TOLBERT, DEPUTY COUNTY SURVEYOR

CERTIFICATE OF ACCEPTANCE

LADY HANH, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY THE CEDAR CITY CORPORATION, AND IS HEREBY ORDERED THAT IT BE ENFORCED AND OBSERVED AS A PLAT OF LAND IN CEDAR CITY, UTAH, ON THE ____ DAY OF ____.

BY: GARTH GREEN, MAYOR

ATTEST: RENEGADE CITY RECORDER



PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE
STATE OF UTAH:

The Petition of the undersigned owners of real property hereinafter more particularly described, do hereby present this Petition for Annexation of the said real property into the corporate limits of the City of Cedar City, Utah, and respectfully represent as follows:

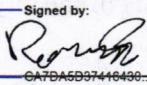
1. That they are the owners of the real property in the territory lying contiguous to the present corporate limits of the city of Cedar City, in Iron County, State of Utah.
2. That the undersigned Petitioners constitute a majority of the owners of the said real property, and at least 1/3 of the value of all private real property within the area proposed for annexation, and that they desire to have such property annexed to the City of Cedar City, Utah and become a part thereof.
3. That attached hereto is an accurate plat or map of such territory to be so annexed, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of the city of Cedar City, Utah, and which plat or map has been prepared by Go Civil Engineering, competent and duly licensed engineers and surveyors.
4. That the territory to be so annexed is shown on the annexation plat attached hereto and is more particularly described as follows:

(MUST ATTACH LEGAL DESCRIPTION AS EXHIBIT "A")

5. The petitioner designated as the contact sponsor is Dallas Buckner- Go Civil
Engineering, at 590 N 800 W
, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 30 day of July, 2025.

 Signed by:

CA75A5B37446400...
(Please sign your name)

RYAN BRINDLEY - OWNER
(Please print your name and the capacity in which you sign)

 (Please sign your name)

 (Please print your name and the capacity in which you sign)

"Notice"

- **There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.**
 - **If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified."**

*** AT THE SAME TIME THE PETITION IS FORMALLY FILED WITH THE CITY,
THE FOLLOWING MUST TAKE PLACE:

1. A MYLAR MUST BE FILED
2. WRITTEN NOTICE BY THE PETITIONER MUST BE SENT TO
EFFECTED ENTITIES.
3. VERIFICATION THAT THE REQUIRED NOTICES WERE SENT MUST
BE FILED WITH THE PETITION.

EXHIBIT A: ANNEXATION BOUNDARY

BEGINNING AT A POINT S00°00'05"E ALONG THE SECTION LINE 264.00 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°44'57"E 148.44 FEET; THENCE S00°00'18"E 1,275.45 FEET; THENCE S88°53'00"W 148.54 FEET TO A POINT ON SAID SECTION LINE; THENCE CONTINUE S88°53'00"W ALONG SAID LINE 503.33 FEET; THENCE N00°00'07"W 1,287.79 FEET; THENCE N89°53'04"E 503.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.18 ACRES, MORE OR LESS.