

**COUNCIL WORK MINUTES**  
**OCTOBER 22, 2025**

The City Council held a meeting on Wednesday, October 22, 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; R. Scott Phillips; Ronald Riddle.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Lieutenant Clint Pollock; Fire Marshal Mike Shurtz; Economic Development Director David Johnson; Senior Engineer Jonathan Stathis; Water Superintendent Matt Baker; Street Superintendent Eric Witzke.

**OTHERS PRESENT:** Rick Magness, Brant Parker, Heidi Rugg, Jesse Carter, Steve Nelson, Phil Schmidt, Ann Clark, Wendy Green, Tyler Melling, Dallas Buckner, Rebecca Wharton, Sean Wharton, Scotty Harville, Joe Sandberg, Mike Platt, Bill Payne, Tonya Payne,

**CALL TO ORDER:** Steve Nelson gave the invocation; the pledge was led by Councilmember Phillips.

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

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

**COMMENTS:** ■ **Mayor** – I would like to appoint Keith Naylor to the Board of Adjustments. He will replace Terry Hermansen and will begin the first of December. This will be on the November 5<sup>th</sup> agenda. ■ **Proclamation Declaring November as Homeless Youth Awareness Month.** See Attached Exhibit “A”. ■ **Riddle** – In the past week, we have mourned the loss of Cedar City firefighter Scott Carlile. As we reflect on our first responders, the Fire Department and Police Department, it is clear that we cannot fully comprehend the stress they endure with each call. Whether it’s a fire, a home invasion, a car accident, a domestic violence situation, or any other emergency, these men and women face challenges that most of us will never experience. I know that both the Cedar City Police Department and Fire Department offer and encourage counseling for those who need it. To honor Mr. Carlisle’s passing, I would like to encourage and suggest that mental health support be made even more readily available to our first responders. While I hesitate to use the word “mandatory,” I strongly recommend that each member of these departments meet with a mental health professional at least once a quarter. From my conversations with Chief Phillips and Chief Adams, I’ve learned that some individuals may initially be reluctant to seek help. However, after participating in counseling, many discover that it provides significant relief and support during their struggles and trials. Therefore, I propose that we allocate funds in our budget every year specifically for these services. Additionally, we should actively seek out grants and other external funding sources to help provide the necessary resources for mental health treatment. By pursuing these opportunities, we can further ensure that financial constraints do not hinder our ability to support our first responders. As a Councilman, I recognize that we cannot fully understand what these brave individuals go through. We are not in their shoes, but what we can do is ensure that opportunities for support are always within reach. I hope we can find it in our hearts, and in our budget, to help these individuals, so that in the future, we might prevent the hardships and losses we are currently experiencing. ■ **Phillips** – all in the community are feeling this loss. There are tremendous stress and anguish daily and during the budget we look into this. We do have resources and some use it and some do not. ■ **Cox** – We need to do something to break barriers on the use of resources. ■ **Phillips** – our Cedar City Livestock and Heritage Festival start tomorrow and runs through the weekend. We had some difficulties yesterday, but I think we have diverted that. The sheep, wagons, longhorns and horses will be there. A shout out to Kobalt Construction, they have



made concessions to make this event work out. We have people from far and wide coming to this event. Also, tomorrow night at 6 p.m. we are unveiling historical markers on Main Street, Vitals Café built in 1895 started as Palace Drug and the Bulloch Drug Building, which is the Sheep Association building, there will be a short ceremony. We will start at 6 p.m. at the Bulloch Building. ■**Kent** – I would like to bring an item that came before you in February, we had discussion about a variance to Engineering Standards for a narrow roadway to connect two cul-de-sac bulbs before it was allowed for the City Engineer to make the variances. We had a long lot where it was proposed to be an open space common lot and a large lot adjacent. Property has since changed hands, the owner would like to add more lots, the long lot roughly corresponds to lots 3, 4, and 5 (see Exhibit “B”, pg 1) and the other lot was essentially split and there was refinement to the other lots. Council did approve the variance, but there was discussion on the number of homes on the street. With this change that would increase the number of homes. My recommendation would have been the same with this number of lots as the previous number, but I don’t know how the number influenced your vote. I want to know if you are ok to proceed or if you want to bring it back to a council meeting. **Randall** – if you look at lot #20 (see Exhibit “B”, pg 2), in both the work and action meetings Dallas said that was the open space. **Dallas Buckner**, Go Civil – I have been working with Kent, it was approved several years ago and then we revitalized with the previous owner, and it has now been sold. City staff doesn’t want us to enter South Mountain, so we are trying to make it work; the variance was to make it 1,000 feet instead of 500 feet. There was a conversation that there wasn’t a lot of lots, there are three more with the new layout. In the redesign we have added storm drain. We brought this forward in February. We have had the first review with staff, and the second review is in process, and we have a grading permit and have been grading roads. **Phillips** – there was discussion with open space for storm drains, what will happen with additional hard surface. I think #3 had a driveway. **Dallas** – there is a note with no lot access for maintenance. Also, the three lots will not have access to the substandard road. The intent was so the sewer and snowplow wouldn’t have to flip around, the substandard road was for city services, not driveway access. We will have increased storm drain flow, there was a 1 foot borrow ditch, this now has curb, gutter and sidewalk and with the substandard road a super elevation to have it drain to the south and putting drop inlets to tie in with the drain system in phase 1. There are 4 drop inlets so I think the drainage will be picked up. **Eric Witzke** – We want to red curb no parking on the maintenance road. **Dallas** – we will use signs. **Kent** – as long as we have compliance, we won’t red curb because we don’t want to maintain the red curb. **Cox** – do you have a problem with this? **Kent** – no, they will have to see if they can make it work.

**PUBLIC COMMENTS:** ■**Ann Clark** – Mayor, we are getting close to the end of the year, and I want to publicly thank you, you have done many great things, and I appreciate your service. ■**Brant Parker** – I am not an engineer on roads, but my main hobby is driving, cruising Main is a past time of mine. As soon as they started framing medians on 200 North, I started reaching out to the City Engineers who sent me to UDOT. The main concern I have, the turtle cuts into the white line for the turn lane to go north. Turning off 100 West, the left turn lane will back up past 100 west. There were more cars in the left turn lane than the other 3 lanes for 1 hour, and traffic blocks 100 West. I didn’t catch it before they poured concrete today and I think it will be worse than Wal-Mart. They tried to make less than 50/50 to let 100 West turn left. My recommendation is to not let people turn left to 100 West. **Phillips** – I agree with you, it isn’t long enough. **Brant** – I have been there several different hours, and it is a problem. **Kent** – we are working with UDOT on this. We will be seeing more of these medians. The discussion is trying to minimize the turn bay to 100 West and give as much as we can to the east bay and we need to see if it was built as it was discussed. It could be subject to change in the future. We will work with UDOT on that. **Steve Nelson** – I had the same thought when I came here tonight. It is possible to add two turn lanes, one that would turn left or go straight. **Kent** – the dual left didn’t provide as much benefit as we would think and it would require



widening the roadway, so it wouldn't happen in the time frame. The dual left offsets the benefit of the left turn, the cost benefit was very low, and I don't see UDOT wanting to do that. **Cox** – I think people are being cautious with construction also, I think they will get faster. **Phillips** – people will fill up their tank, and they will go to 100 West and won't be able to turn left onto 200 North so they will go to 300 West. **Brandt** – Maverik is not operational now, that is happening without the traffic of Maverik. **Wilkey** – are they doing that on Main Street also? **Kent** – yes to just north of Hoover Avenue. **Brandt** – left turn lane, it could have the same issue. **Kent** – it will be straight; it won't have a curve. **■Sean Wharton** – I am going to go back to the mandatory mental health; I adopted 7 kids and the state recommended they go to counseling and if it had been mandatory instead of optional the benefit to those children would have been better. They all had a rough life, and they all fought counseling. If it is mandatory, it would have made a difference and their lives would have been improved 50%. It is a great idea.

**PUBLIC HEARING TO CONSIDER A GENERAL PLAN CHANGE FROM LOW DENSITY TO MEDIUM DENSITY, LOW DENSITY TO HIGH DENSITY, MEDIUM DENSITY TO LOW DENSITY, MEDIUM DENSITY TO HIGH DENSITY, MEDIUM DENSITY TO HIGH DENSITY, AND HIGH DENSITY TO MEDIUM DENSITY IN THE VICINITY OF 800 NORTH 3700 WEST. PLATT & PLATT/RANDALL MCUNE:** **Mike**

**Platt, Platt & Platt** – we are flipping the old plan to meet with the development agreement. **Wilkey** – the number of units stay the same and acreage stays the same? **Mike** – very small difference. Units are the same. **Phillips** – explain the color. **Mike** – the color corresponds with the old general plan. **Randall** – remember items 1, 2 and 3 are together. **Phillips** – explain the reasoning. **Mike** – 800 North was not built originally, Phil Schmidt built 800 North, and they eliminated a road and are now using 800 North so we can run the parcels north and south. Iron Crest is to the west which is R-1 and R-1 is adjacent to it and it moves the density up. To the north is a vacant field. **Kent** – the parcel to the north is zoned annex transition, it is on the general plan as R-1. **Wilkey** – it is a large piece that will be multiple zones. **Phillips** – elaborate on connectivity. **Mike** – there are curb cuts along 800 North into the developments and then we will best move people in the development. **Wilkey** – the only fences that would be required per ordinance would be on parcels A and B. **Kent** – the wording in the previous amendment is connectivity east west and to the north, the 3<sup>rd</sup> item is the development agreement, and it would preserve that language, it would require the connectivity. **Phillips** – what about to the west. **Mike** – it is a U shape. There is a road that we could possibly tie into Empire subdivision. **Phillips** – 800 is a beautiful road, but it could have a lot of traffic on it. **Mike** – the people can stay in the development, and 900 North will stay dedicated. 900 North will turn and go south for now.

Mayor Green opened the public hearing for items 1, 2 and 3. **Phil Schmidt** – we have the development north of this, we worked together to do the road. We are in agreement with what they are trying to do, Sean has been great working with this, it does go all the way though. The hearing closed.

**Randall** – Planning Commission gave a positive recommendation for all three items last night. Action.

**PUBLIC HEARING TO CONSIDER ZONE CHANGES FROM R-1 TO R-2-1, R-1 TO RN, R-2-1 TO R-2-2, R-2-1 TO RN, R-2-2 TO R-1, R-2-2 TO R-2-1, R-2-2 TO RN, RN TO R-2-2 IN THE VICINITY OF 800 NORTH 3700 WEST. PLATT & PLATT/RANDALL MCUNE:** this item was discussed with item #1 above. Action.



**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING A DEVELOPMENT AGREEMENT FOR A PROPERTY LOCATED AT APPROXIMATELY 800 NORTH 3700 WEST. PLATT & PLATT/RANDALL MCUNE:** this item was discussed with item #1 above. Action.

**PUBLIC HEARING TO CONSIDER A GENERAL PLAN CHANGE FROM HIGHWAY/REGIONAL COMMERCIAL TO CENTRAL COMMERCIAL IN THE VICINITY OF 1157 S MAIN. AWA ENGINEERING/RANDALL MCUNE:** Randall – Planning Commission gave a positive recommendation. The public did not have comments regarding this property, the people behind them would like to be able to turn left on Main Street. Wilkey – the Giger Auto property was added. It was zoned R-2-2 but was shown in the General Plan as HS. Kent – a portion is already zoned Central Commercial, so they want to change all of the property to Central Commercial in the General Plan and zoning.

Mayor Green opened the public hearing. Brandt Parker – would that all need to be change red also? Phillips – that is up to the owner. Rick Magness, AWA Engineering – I represent the applicant, they want to make the property agreeable to everything around it, the R-2-2 is excess property, there was an arbitrary line drawn. We accept the recommendation. We enjoy working with your staff. We look forward to working with this owner. The hearing closed. Action.

**PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM RESIDENTIAL DWELLING – TWO UNIT (R-2-2) TO CENTRAL COMMERCIAL (CC) IN THE VICINITY OF 1157 S MAIN. AWA ENGINEERING/RANDALL MCUNE:** This item was discussed with item #4 above. Action.

**CONSIDER THE PURCHASE OF A 2026 INTERNATIONAL PLOW TRUCK CHASSI FOR \$172,056.47. ERIC WITZKE:** Eric Witzke, Street Superintendent – this was approved in the budget, I ordered the truck, the chassis is here, and I need to pay for it and have the body put on it. The budget was \$320,000. Wilkey – can we approve the body and plow with this. Randall – we are approving the contract. Paul – you could change the purchasing policy to make it quicker and easier. Prior councils wanted expensive items to come back for approval. Consent.

**CONSIDER ROAD DEDICATION OF 100 EAST SOUTH OF 900 NORTH. KENT FUGAL/RANDALL MCUNE:** Kent – the property to the west Tom Jett has the lease on, we separated a right-of-way before we leased that property. This is to formally dedicate this as a public road and dedicate the public utility easements. Wilkey – how wide is the road? Kent – it is a custom configuration; it is 65 feet because of the path. We could get up to 4 lanes with no parking allowed. We would run it with two lanes and allow on-street parking for now. There is not a center lane. Mayor – is this the piece that will be chipped sealed? Kent – no, it is the piece to the north. Paul – to accommodate both projects, we asked Engineering to complete the design to Knoll Street, bid to 675 and bid the portion for the double chip seal as an add alternative and see how far we get. Wilkey – isn't it to get this done so we can get is asphalted when the plants open next year. Phillips – how is 675 tied into the south, it is a wider road to the south. Kent – there are curb, gutter and sidewalk requirements on the Southwest Plumbing property with the agreements. When we get to 675, we are going to 625 with the path, we will go through the Forest Service property. Phillips – what happens between 675 and 700. Kent – we are not proposing to build all of that at this time. There is potential for additional development on that property. If the bids come in really good, we can do a change order. There are agreements with Southwest Plumbing for their participation in the portion to 675. Paul – the property lines are approximations. Kent – there are some cut slopes that



will slope to the Quonset hut. **Wilkey** – where does the curb start? **Kent** – there was a budget for additional fencing at the driving range, and it will follow the road. It won't touch the prairie dog fence, other than in one area that is in the road that will have to be redone. Consent.

**DISCUSSION ON THE WASTEWATER EFFLUENT REUSE STUDY. JONATHAN**

**STATHIS: Jonathan Stathis**, Senior Engineer – we have a project budgeted for effluent reuse, the project at the plant is going well. The issue is a pump station and pipeline to get the water into town and use it, this study is for that. One issue we are running into, and we want your take on, is should we look at a citywide secondary irrigation system to use the wastewater, or should we expand the city partial system. The secondary system serves the Golf Course, Bicentennial Park, Canyon View High School, SUU and Cedar High School, most are fed from the Lake at the Hills, the Golf Course is solely from the Cemetery Well which is not culinary water. Northfield well feeds the Lake at the Hill. The Cemetery is fed by Northfield well and Lake at the Hill. This will all be part of the study. The cemetery well is very hard water, and the customers don't want to use it. Lake at the Hills is also augmented by culinary water. Exhibit "C" is one design of the expanded city partial system. The main backbone is a 12-inch water line that runs right along I-15, and that is existing from the Northfield Well to the Lake at the Hills. One thing we looked at is if we started adding more customers, especially along Center Street to the Little League ball fields and to Iron West, some customers on Cross Hollows Road and Cove Drive, just large users like churches, schools and parks. Right now, it serves under 200 acres, last year we used 800-acre feet of secondary water. Exhibit "D" was reviewed, there was almost 5,000-acre feet of outdoor irrigation in the city, these are rough numbers. **Mayor** – it is a two-step process, the lower hanging fruit, second is to store it and how to use it. **Wilkey** – it is not good to put culinary at the Lake at the Hills; can we put that in the Lake at the Hills where people swim there? **Jonathan** – that is part of the study, we will have to treat it with phosphorous. **Wilkey** – what is in the budget, is it basic or comprehensive? **Jonathan** – more basic. **Phillips** – I am not sure we can afford that; it will be millions. **Wilkey** – I would like to have developers participate in part of that, give them credit if they participate. **Cox** – potentially an irrigation reservoir and use it for farmers. **Jonathan** – if we expand there is questions on recharge and if we can get it to the water quality standards. **Phillips** – do we need to bid item or do we have a person doing it? **Paul** – Hansen Allen and Luce are doing it. **Phillips** – I think the partial system for the larger areas for now. **Riddle** – I agree. **Kent** – part of the reason this came up was from my previous experience. I was working for Pleasant Grove, we were looking at a secondary system, the trend was full city-wide system, requiring it with subdivisions. We made the decision that it didn't make sense, and we went with a backbone system. Since that time, they decided it wasn't the right decision and installed a secondary system. We do already have the conservation tiers, so the benefit would be less than it was for Pleasant Grove. I just wanted to ask the question. **Wilkey** – when we went to the water conference, there was ways industrial could use this water for cooling units in industrial use, we may want a trunk line to Port 15. **Jonathan** – that has come up in the discussions. I echo Kent with conservation; with a citywide system it may send the wrong message. **Cox** – the water usage per household has showed it is working. We still have the large open spaces where the secondary system works. **Kent** – with some other municipal clients Hansen Allen Luce wasn't big on the citywide system either. **Mayor** – you then have two systems to maintain, and people think they can use all the water they want.

**MARTINS FLAT WELL DISCUSSION. JONATHAN STATHIS:** **Jonathan Stathis**, Senior Engineer – this is going very slow, 4" and hour. The drilling company is requesting to reduce the bore hole to a smaller diameter to see if it increases the rate. They have gone through 4 different drill bits, and nothing is helping. **Phillips** – if we go to a smaller size and we are successful, what does that do when we do a production well, does it increase the costs? **Jonathan** – it could increase the cost, but we don't know for sure. **Mayor** – they will fill this up after the testing and they have to



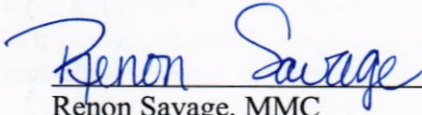
drill it out larger, does it break off easier because there is a hole in it. Is the Navajo sandstone within our reach or not. They are committed to go to 2100 feet, but their time has run out. It is unfortunate, but it does tell us if we go on. If we don't get to the Navajo sandstone, we do have the 850 water that is above. It tells us if we get to the Navajo sandstone and the quality of the water. **Riddle** – do we feel that reducing it to 9-7/8 will work. **Cox** – I am in favor of trying it and see what is there. **Wilkey** – it doesn't change the quality testing but may change how much. **Jonathan** – not much. **Wilkey** – if it is this slow, imagine how slow drilling a large hole will be. Council wants to drill the smaller hole.

**WATER WELL EXPLORATION LOCATIONS. MAYOR GREEN:** **Mayor Green** – we are in a holding pattern. **Cox** – we need to have a discussion on the drawdown test, and once that goes forward, we will have all the data and can pull it all together. I am trying to locate the 93-year-old neighboring landowner, and I am getting close. **Paul** – do we know a cost? **Cox** - Numbers were thrown out, but that is more for closed session. **Paul** – I am talking about numbers for the drawdown test.

**Jonathan** – two options for the Brent Hunter well. See Exhibit “E”. They will have to special make the p-trap, Tyler is working on the costs. The State has not been willing to look at other options. We have two options on test pump, leave Brent Hunters pump, one benefit to pulling it out is we can run a camera down the well. **Wilkey** – will we have to pay for the power for the drawdown test? **Mayor** – the tester brings the power with them. **Jonathan** – we would get better results by pulling Brent's pump out. When both pumps are out, we can run the camera down and look at the casings and look at the screens and see if there are perforation issues and if there is build up at the bottom.

**Paul** – there is a planned budget revision in December, you could spend the money out of Martin's Flat, and we can put the money back at the revision in December. I think there is enough to pay the contractor at Martin's Flat and to pay for this. **Mayor** – all the negotiations will happen on the well after we do the testing. If we like the quality and quantity that the state will certify we then negotiate. It will be beneficial if the drawdown test is as favorable as possible. **Wilkey** – do we have to share the drawdown results? **Paul** – the records we maintain are public. **Jonathan** – I have not talked with Brent Hunter about pulling his pump out. **Cox** – I did, he was ok if we had to but did not think we would have to. **Mayor** – if we don't it will be hard for an appraiser. **Cox** – for \$12,000 let's do it. **Riddle** – lets go with the \$39,000 option. **Wilkey** – can you do a drawdown test any time of the year and will the state accept this? **Jonathan** – yes you can do it whenever and the State will accept this. Anzalone Pump will do the test.

**ADJOURN:** Councilmember Phillips moved to adjourn at 7:15 p.m.; second by Councilmember Cox; vote unanimous.

  
Renon Savage, MMC  
City Recorder



# Cedar City, Utah

## Proclamation

*Whereas*, Youth Futures provides safe shelter, collaborative resources, respectful guidance, and diverse support for unaccompanied and at-risk youth in Utah, helping young people stabilize and build a path to long-term well-being; and

*Whereas*, in the past year Youth Futures provided emergency shelter and safe housing for over 298 youth, while expanding access to vital mental-health and job-readiness programs and life-skills such as healthy relationships, budgeting, and navigation of community resources; and

*Whereas*, community support helps fund shelter, meals, therapy, and case management, for local youth experiencing homelessness; and

*Whereas*, Youth Futures' shelter programs demonstrate an 80% success rate in preventing adult homelessness among the youth they serve, underscoring the effectiveness of early, trauma-informed intervention; and

*Whereas*, November is observed as Homeless Youth Awareness Month, an opportunity for residents, businesses, schools, faith communities, and civic partners to learn, volunteer, donate, and advocate so every young person has a safe place to sleep and a path forward; and

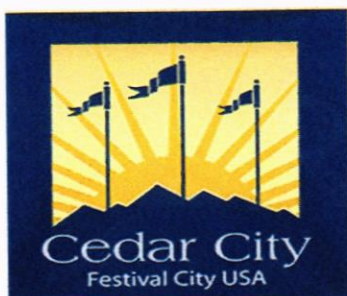
*Whereas*, Cedar City recognizes that the safety and well-being of youth are essential to a vibrant, thriving community and that local collaboration is key to ending youth homelessness:

*Now, therefore*, I, Mayor Garth O. Green, do hereby declare November as Homeless Youth Awareness Month in Cedar City and encourage all residents to support efforts that provide safety, shelter, and opportunity for youth.

**Signed on this, the 22nd day of October.**

In the year of our Lord 2025

Garth O. Green  
Mayor of Cedar City

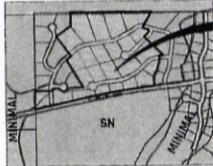


**EXHIBIT "A"**  
**CITY COUNCIL – OCTOBER 22, 2025**



# PRELIMINARY PLAN FOR THE ESTATES AT SOUTH MOUNTAIN, PHASE 3

LOCATED IN SECTION 29, T36S, R11W, SLB8M, CEDAR CITY, UTAH



## PROJECT LOCATION

DEVELOPMENT IS NOT SUBJECT TO HYDROCOMPACTION PROGRAMS, TERRAIN UNDERLAIN BY BEDROCK AT SHALLOW DEPTHS OR COARSE BEDROCK CONTAINING LENS OF FINE MATERIAL.

MINIMALLY SLOPED SITES, SOME POSSIBILITY OF OCCASIONAL HYDROCOMPACTION SITES IN THIS ZONE ARE LIKELY TO BE FOUND AND DRAINAGE TOWARD DRAINAGE REVERSAL OR DEVELOPING LAND RECOMMENDED. THIS TYPICAL FOR SITES 50 FEET MINIMUM DEPTH AND SOIL OR AT LEAST 5 FEET THICK, IN AQUIFER UNSATURATED SOILS FOR LANDSCAPE DESIGN.

SCALE IN FEET

DEVELOPMENT TEAM ALL PART OF THE  
SOUTH MOUNTAIN DEVELOPMENT GROUP  
P.O. BOX 1000  
CEDAR CITY, UT 84701

## RELATIVE HYDROCOMPACTION SUSCEPTIBILITY SOILS MAP

N.E.

## PROJECT LOCATION



## VICINITY MAP

N.E.

## SITE NOTES

1. THIS SUBDIVISION IS ZONE RESIDENTIAL ESTATES (RE), BUILDING SET BACKS ARE 25 FEET, 10' MIN. 20' TOTAL SIDE, AND 30' REAR. MINIMUM LOT FRONTAGE IS 70 FEET MEASURED AT THE FRONT DETACH.
2. PROPOSED PUBLIC UTILITY EASEMENTS WILL BE 10' ALONG FRONT LOT LINES & 7.5' ALONG THE SUBDIVISION BOUNDARY OR AS SHOWN ON THE PLAN.
3. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C, AREA OF PRIMAL FLOODING. SOURCE OF INFORMATION FLOOD INSURANCE RATE MAP, HIGH COUNTY, UTAH (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 400293 0000 & EFFECTIVE DATE: JULY 17, 1986.
4. THIS SUBDIVISION IS OUTSIDE OF ANY AIRPORT ZONES.
5. THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE WILDLAND URBAN INTERFACE ZONE AND SUBJECT TO THE ORDINANCE THAT CEDAR CITY HAS ADOPTED.
6. THIS SUBDIVISION FALLS WITHIN A MINIMAL SOIL TYPES PER THE CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP DATED FEBRUARY 2021.
7. SOUTH MOUNTAIN DRIVE ALONG THE PHASE 3 BOUNDARY IS A 55' R/W. ALL INTERNAL STREETS WITHIN THE SUBDIVISION ARE 40' R/W'S. THE PROPOSED STREETS IN PHASE 3 TO BE CONSTRUCTED AS 40' R/W'S TO THE CEDAR CITY STANDARD DETAIL, R.A.
8. BEFORE FINAL PLAT APPROVAL, SUB-OWNERS AND DEVELOPERS OF PLATTED SUBDIVISIONS AND RESIDENTIAL PLANS ARE REQUIRED TO CONVEY WATER RIGHTS TO THE CITY ACCORDING TO THE CITY'S WATER ACQUISITION ORDINANCE.
9. DRAINAGE WILL BE CONVEYED THROUGH THE SUBDIVISION STREETS AND STORM DRAINAGE TO THE EXISTING ROAD SIDE DITCHES AND STORM DRAIN SYSTEM THAT WAS CONSTRUCTED WITH PHASES 1 & 2.
10. DOUBLE FRONTED LOTS 2-7 ADJACENT TO SOUTH MOUNTAIN DRIVE & LOTS 1 & 2 SHALL FRONT THE INTERNAL 40' R/W ROADS AS SHOWN. SOUTH MOUNTAIN DRIVE IS A MINOR COLLECTOR ALONG THE PHASE 3 BOUNDARY. A 6' TALL SITE OBSCURING FENCE IS NOT REQUIRED. NO ACCESS OR DRIVEWAYS TO MAINTENANCE ROAD WILL BE PROHIBITED ALONG LOTS 2 & 3 & 10.
11. ALL CITY MASTER PLAN ITEMS SHOWN ON THIS PRELIMINARY PLAN FOR THE CITY ARE SHOWN AND IS SHOWN FOR REFERENCE ONLY.
12. IN THE CASE OF A CORNER LOT, THE SIDE BORDERING ON THE STREET WHICH HAS THE SMALLER DIMENSION SHALL BE THE FRONT LOT LINE AS DEFINED IN THE CEDAR CITY ORDINANCE.

## LEGEND

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EXISTING POWER HANDLE	EXISTING POWER HANDLE
PROPOSED POWER HANDLE	PROPOSED POWER HANDLE
EXISTING WATER METER	EXISTING WATER METER
PROPOSED WATER METER	PROPOSED WATER METER
EXISTING STORM DRAIN NOTICE SHOWN	EXISTING STORM DRAIN NOTICE SHOWN
PROPOSED STORM DRAIN NOTICE SHOWN	PROPOSED STORM DRAIN NOTICE SHOWN
CONTINUING OF BOUNDARY	CONTINUING OF BOUNDARY

## PHASE 3 AREA CALCS.

TOTAL AREA = 22.10 ACRES  
2 UNITS PER ACRE ALLOWED = 22.10 X 2 = 44 UNITS  
PROPOSED = 24 OR 126 UNITS PER ACRE

## ENGINEER/SURVEYOR

DALLAS BUCKNER, SO CIVIL ENGINEERING  
590 N. 900 W. CEDAR CITY, UTAH 84721  
PHONE (435) 546-7002  
EMAIL: dallas@go-civil.com

## PHASES 3 CONTACT

TYSON FELLER  
SOUTH MOUNTAIN DEVELOPMENT GROUP, LLC  
768 W. COVEY LN.  
SANTA CLARA, UTAH 84595  
PHONE (435) 671-4001  
EMAIL: tyson@fellerend.com

SEE SHEET 2 FOR PROPOSED  
SUBDIVISION LOT DIMENSIONS

11 X 17 SHEETS ARE NOT TO SCALE

REVISIONS	BY	DATE
NO	DESCRIPTION	
<p><b>GO CIVIL ENGINEERING</b></p> <p><b>PRELIMINARY PLAN FOR THE ESTATES AT SOUTH MOUNTAIN, PHASE 3 SOUTH MOUNTAIN DEVELOPMENT GROUP, LLC</b></p> <p><b>NOT TO BE RECORDED</b></p>		
CHECKED:	SCALE:	DRAWN:
DATE:	DATE:	SHEET:
6/29/25		1 OF 4

EXHIBIT "B"  
CITY COUNCIL – OCTOBER 22, 2025



LOCATED IN THE SE1/4 OF SECTION 29, T36S, R11W, SLB&M, CEDAR CITY, UTAH

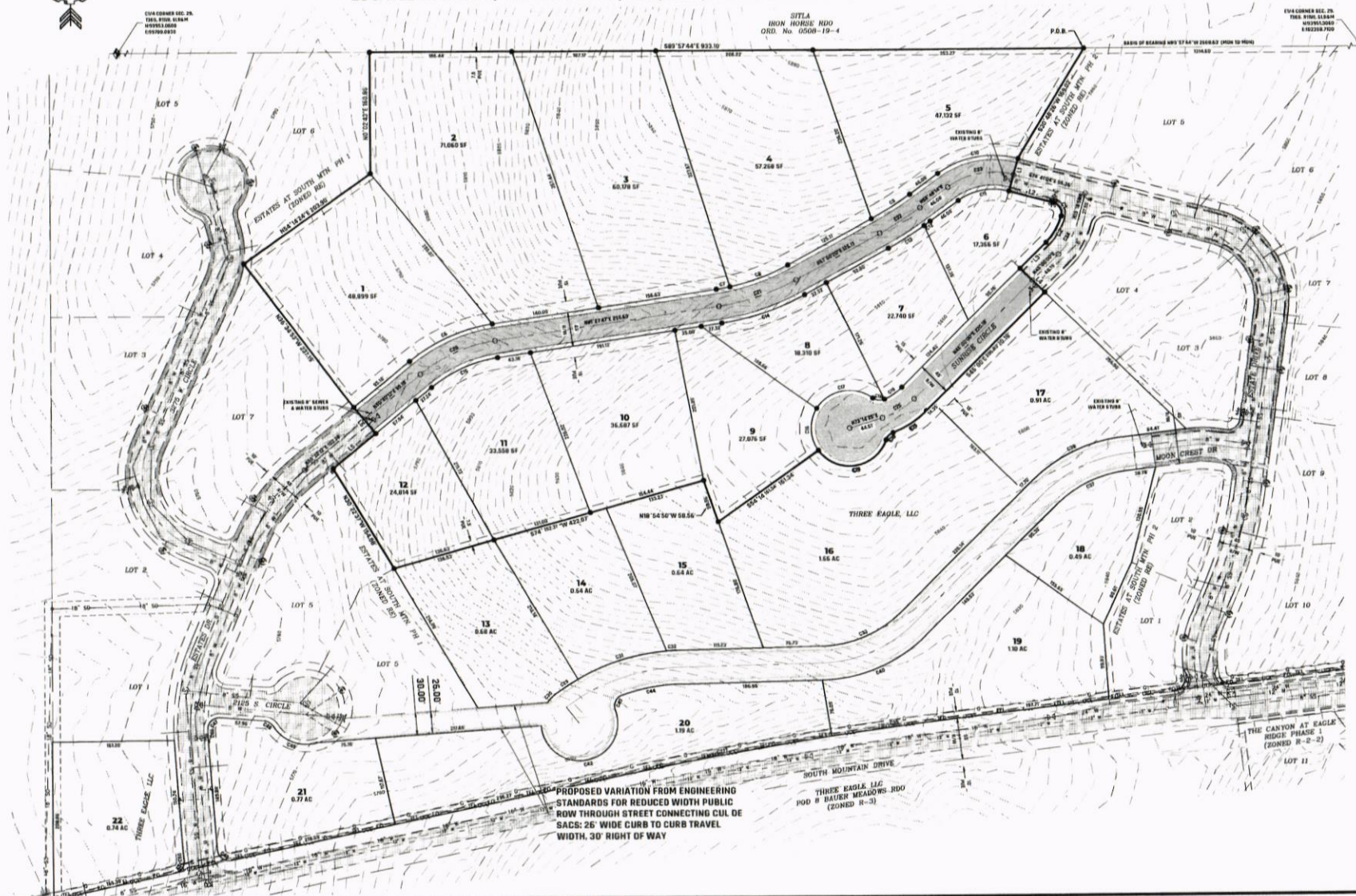
60' 0 60'

**SCALE IN FEET**

C/A CORNER SEC. 29,  
T26S, R77W, S184M  
N59553, DEED  
C-2000-0000

SITLA  
IRON HORSE RDO  
ORD. No. 0508-12-

1/4 CORNER SEC.  
T28S. R10W. S1E  
N43951.3  
S 107258.1



PROPOSED VARIATION FROM ENGINEERING  
STANDARDS FOR REDUCED WIDTH PUBLIC  
ROW THROUGH STREET CONNECTING CUL DE  
SACS: 26' WIDE CURB TO CURB TRAVEL  
WIDTH, 30' RIGHT OF WAY

[illegible]

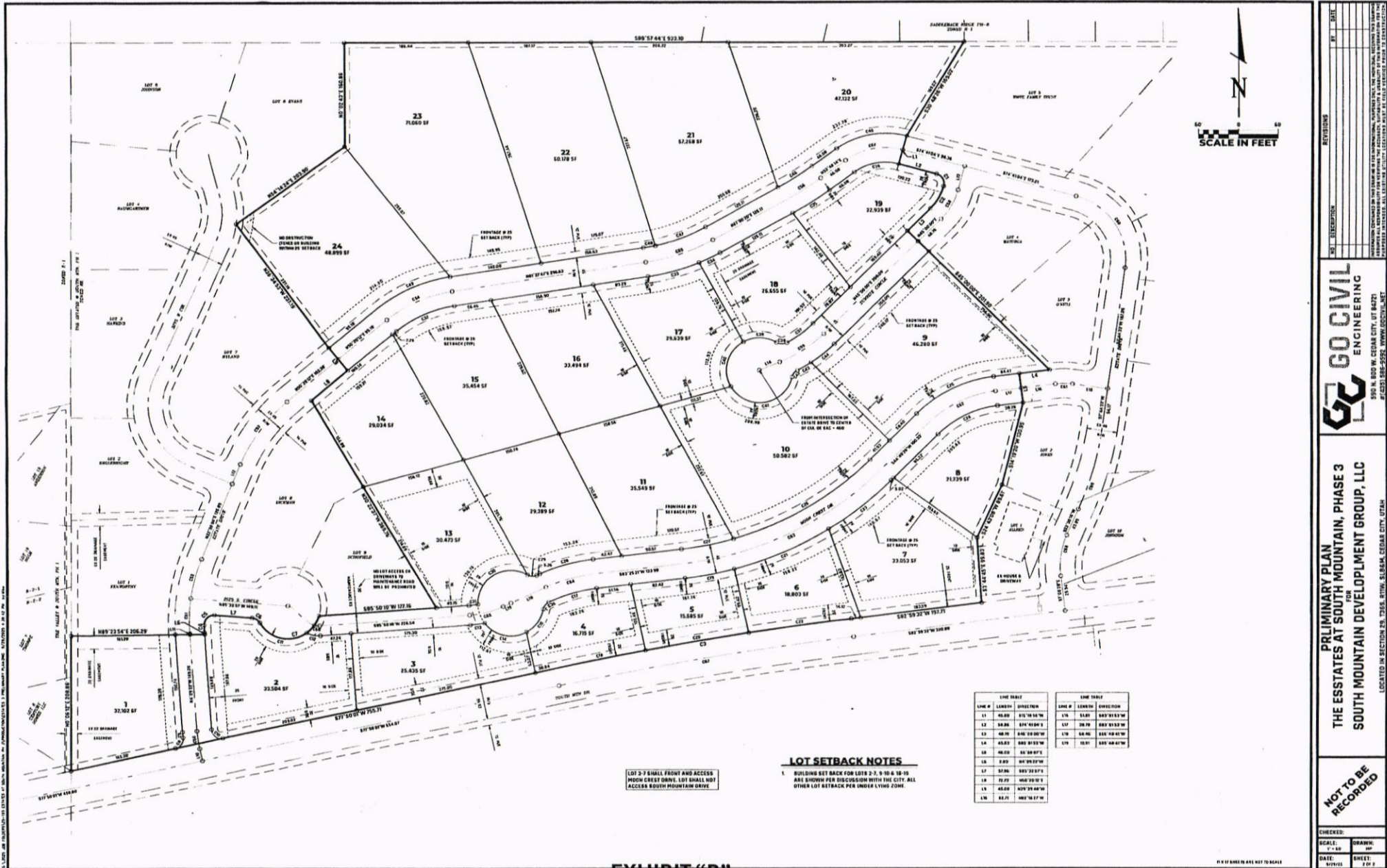
**VICINITY PLAN  
SOUTH MOUNTAIN ESTATES, PHASE 3  
FOR  
HBG DEVELOPMENT INC.**

LOCATED IN THE SE1/4 OF SECTION 29, T35S, R11W, SLB6M, CEDAR CITY, UTAH

CHECKED:	
SCALE: 1" = 60'	DRAWN: MP
DATE: 3/21/21	SHEET: 1 OF 1

**EXHIBIT “B”**  
**CITY COUNCIL – OCTOBER 22, 2025**





**EXHIBIT "B"**  
**CITY COUNCIL – OCTOBER 22, 2025**

GO CIVIL

ENGINEERING

3000 N. 6000 W. CIRCLE CITY, UT 84012  
 (801) 225-2225 WWW.GO-CIVIL.UT

**THE ESSTATES AT SOUTH MOUNTAIN, PHASE 3**

**SOUTH MOUNTAIN DEVELOPMENT GROUP, LLC**

LOCATED IN SECTION 29, T35S, R10E, S15E4, CIRCLE CITY, UTAH

**NOT TO BE**

**RECORDED**

CHECKED: \_\_\_\_\_

SCALE: 1" = 60'

DATE: 10/20/25

DRAWN: \_\_\_\_\_

SHEET: 1 OF 2

DATE: 10/20/25

SHEET: 1 OF 2



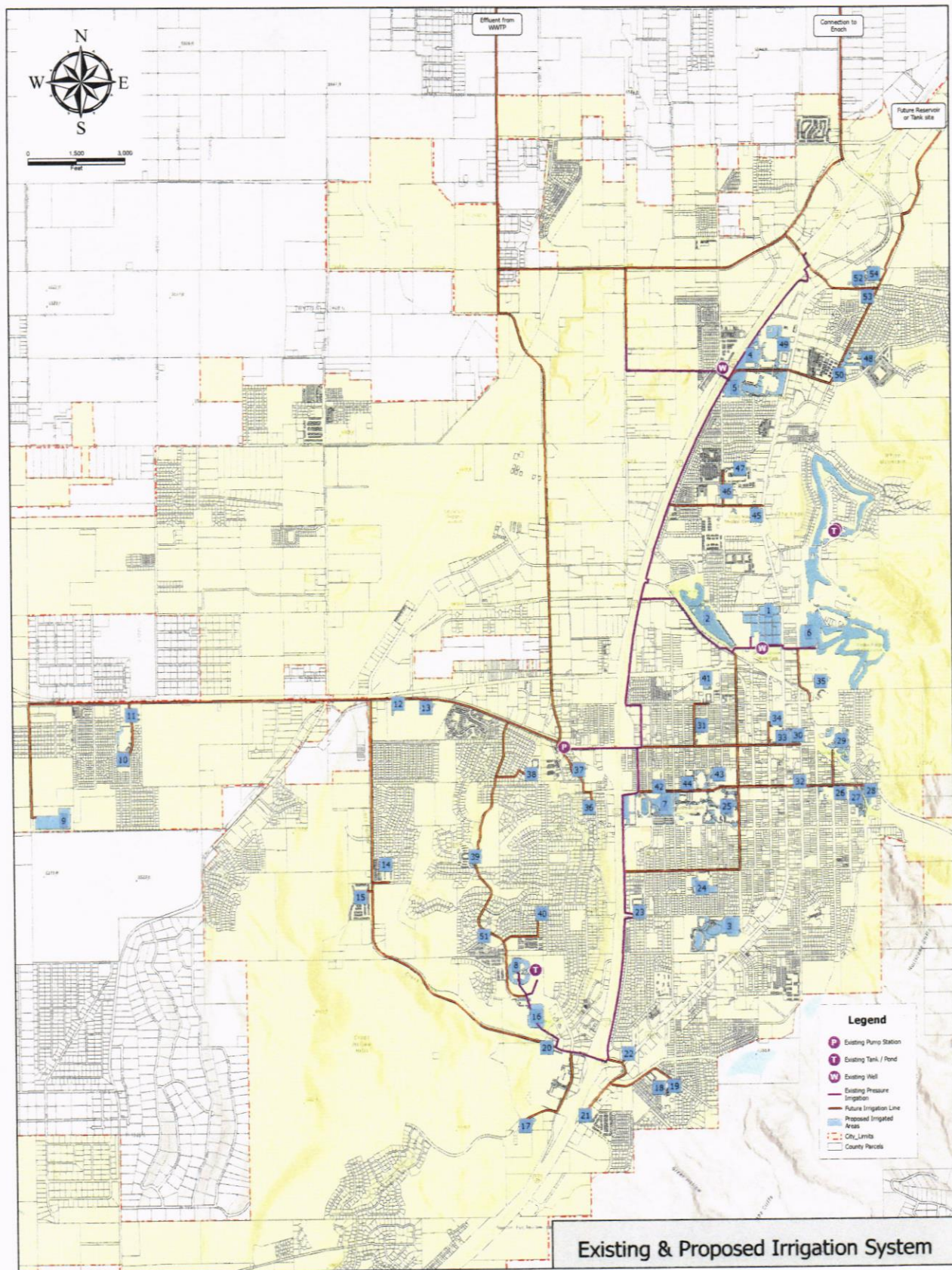


EXHIBIT "C"  
CITY COUNCIL – OCTOBER 22, 2025

Number	Description	Ac. of Turf	Number	Description	Ac. of Turf	Number	Description	Ac. of Turf	Number	Description	Ac. of Turf
1	CEMETERY	21.423	15	Old Sorrel Townhomes	0.462	29	Little League Ballfields	7.569	43	SUU (North Campus)	5.08
2	BICENTENNIAL PARK	21.069	16	Cedar Middle School	8.942	30	Main Street Park	3.405	44	LDS Institute & Church	0.923
3	CEDAR HIGH SCHOOL	19.604	17	VA Cemetery	2.512	31	North Elementary	3.099	45	Hospital	1.113
4	Canyon View High School	16.652	18	LDS Church Building	0.658	32	LDS Rock Church	0.254	46	Stonehenge	0.837
5	CANYON VIEW MIDDLE SCHOOL	18.719	19	Mountain Springs Prep. Academy	1.404	33	Best Western Inn Hotel	0.549	47	Cedar Park PUD	1.174
6	GOLF COURSE	91.618	20	Commercial Center & Home Depot	2.964	34	Post Office	0.814	48	Fiddlers Elementary	6.102
7	SUU (WEST CAMPUS)	18.426	21	South Hotels	0.356	35	Palute Tribe	3.583	49	LDS Seminary & Church	1.895
8	LAKE AT THE HILLS BALLFIELDS	6.67	22	SBSU & Comfort Inn	0.473	36	Ridge Park	0.668	50	Trinity Lutheran Church	0.959
9	Iron West Soccer Fields	12.308	23	LDS Church Building	1.404	37	Sanjac Apartments	0.629	51	Catholic Church	0.252
10	Iron Springs Elementary	5.402	24	South Elementary	5.007	38	LDS Church Building	0.682	52	Fiddlers Park	2.029
11	LDS Church Building	0.576	25	SUU (East Campus)	11.806	39	LDS Temple	2.079	53	Presbyterian Church	0.151
12	Genpak (West)	0.888	26	East Elementary	2.978	40	Hillcrest Park	0.688	54	LDS Church Building	0.154
13	Genpak (East)	2.609	27	West Canyon Park	3.591	41	LDS Church Building	3.818			
14	LDS Church Building	0.385	28	East Canyon Park	1.881	42	LDS YSA 1st Stake Building	1			



## WWTP Effluent Master Plan Study

- Total water use in 2024 = 9,142 ac-ft
- Outdoor irrigation use in 2024 = 4,884 ac-ft.  
(4,080 ac-ft from culinary, 804 ac-ft from secondary)
- Indoor use in 2024 = 4,258 ac-ft

1

## WWTP Effluent Master Plan Study

- Total annual effluent = 3,472 ac-ft
- Cedar City's portion of effluent (80%) = 2,777 ac-ft
- Secondary water capacity (effluent & 2 wells) = 4,633 ac-ft
- Partial City irrigation system, current = 197 acres
- Partial City irrigation system, expanded = 330.3 acres  
(assuming 4 ac-ft/acre, demand would be 1,321 ac-ft)

2



## WWTP Effluent Master Plan Study

- City-wide system demand = 4,884 ac-ft
- Current partial system demand = 804 ac-ft
- Expanded partial system demand = 1,321 ac-ft
- Effluent available for Cedar City = 2,777 ac-ft
- Summer effluent available = 1,388 ac-ft (6 months)
- Winter storage needed = 1,388 ac-ft

3

## WWTP Effluent Master Plan Study

City-wide system or Expanded partial City system?

- Infrastructure needs
- 50-year growth projections
- Cost estimates
- New development
- Water conservation
- Benefits to reducing culinary peak demand
- Impact on existing roads
- Water rights benefits
- Impacts to aquifer by reducing flow from Cemetery Well
- Uses for excess secondary water? (farmers, recharge, etc.)
- Winter storage

4



**Up-front Expenses for Brent Hunter Well  
October 22, 2025**

**Option 1 – Use the existing pump – cannot run the camera in the well**

Item #	Description	Estimated Cost
1	Sewer lines in Zone 1 – special construction outside townhome units in Zone 1.	\$11,750
2	Sewer lines in Zone 1 – special construction underneath the townhome buildings.	\$120,000
3	Preliminary Evaluation Report (PER) and Drinking Water Source Protection Plan (DWSPP)	\$5,720
4	Appraisal of existing well	\$6,000
5	Water Quality samples – full set, radiological, and bacteriological	\$3,000
6	Test Pump cost – Step-drawdown test and Constant-rate test Use the existing pump.	\$27,000
7	Video of the well by City Water Division	N/A
	Total Amount =	<b>\$173,470</b>

**Option 2 – Pull the existing pump, run test pump in, camera the well**

Item #	Description	Estimated Cost
1	Sewer lines in Zone 1 – special construction outside townhome units in Zone 1.	\$11,750
2	Sewer lines in Zone 1 – special construction underneath the townhome buildings.	\$120,000
3	Preliminary Evaluation Report (PER) and Drinking Water Source Protection Plan (DWSPP)	\$5,720
4	Appraisal of existing well	\$6,000
5	Water Quality samples – full set, radiological, and bacteriological	\$3,000
6	Test Pump cost – Step-drawdown test and Constant-rate test Pull the existing pump.	\$39,000
7	Video of the well by City Water Division	\$0
	Total Amount =	<b>\$185,470</b>