

Town of Cedar Fort

Planning Commission Public Hearing Meeting Minutes

February 18, 2026 | 7:00 PM
Town Hall, 50 East Center Street, Cedar Fort

CALL TO ORDER

Chair Kent Withers called the public hearing to order at 7:02 p.m.

1. Roll Call

Present:

- Kent Withers
- Cayden Draper
- Bart D Berry

Absent:

- Derek Beck
- Lynnette Groff

A quorum was present, see attached sign in sheet.

2. Prayer/Thought

A prayer was offered by Grant Peterson.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Bart D Berry.

PUBLIC HEARINGS

1. Proposed Amendments to the Cedar Fort Municipal Code

(Including revisions, updates, clarifications, and/or additions to existing ordinances and regulations)

Chair Withers introduced the item and summarized the proposed miscellaneous code amendments, including:

- Minor revisions to definitions.
- Clarification and modification of the definition of a flag lot.
- Correction of a transposed zoning designation (R.A.A.R.) on the official zoning map.
- Removal of “lot split” terminology and consolidation under minor subdivision procedures.
- Addition of a net density definition, clarifying that density calculations are based on total development area less public areas.
- Clarification of regulations regarding political signs, including prohibiting placement on public property and establishing dimensional standards.

Discussion among commissioners clarified that:

- The lot split terminology would be removed and folded into minor subdivision procedures.
- Net density would allow flexibility in lot configuration so long as maximum units per area are not exceeded.

Chair Kent Withers opened the floor for public comment.

No public comments were received on Item 1.

Chair Kent Withers closed the public comment portion for Item 1.

No motion was made; this was a public hearing only.

2. Proposed Change to Culinary Water Hook-Up Requirement

(Amending current Town requirements related to culinary water connections and water allocation standards)

Chair Kent Withers opened discussion regarding the proposal to reduce the required culinary water dedication from 1.45 acre-feet per connection to 0.75 acre-feet per connection, with additional water required based on State minimum usage tables depending on proposed uses.

Clarifications included:

- The 0.75 acre-foot amount would apply to connections to the Town’s culinary water system.
- Additional water would be required for livestock, irrigation, or expanded uses in accordance with State standards.
- The proposal was based on historical usage data presented previously.
- Historical usage ranged from approximately 0.52 acre-feet to 0.75 acre-feet per connection.

- The 0.75 figure was selected conservatively based on higher historical usage years.
- The proposal would allow future review and adjustment if necessary.

Chair Kent Withers opened the floor for public comment.

Public Comment

Grant Peterson

Mr. Peterson expressed support for the 0.75 acre-foot requirement, citing:

- Historical usage data showing average consumption below 0.75 acre-feet.
- The importance of managing growth proactively.
- The financial burden of the current 1.45 acre-foot requirement (estimated \$50,000–\$80,000 per home).
- The need to balance rural character with inevitable growth.
- The importance of equitable water policy.
- His personal investment in water infrastructure and development.

He emphasized that growth is coming regardless and that proactive management benefits the Town.

Calvin Cook

Calvin expressed concerns about long-term water supply sustainability, particularly during drought years. He encouraged careful evaluation before reducing requirements and requested additional clarification regarding water sources and impacts.

Commission Discussion During Public Hearing

Commissioners discussed:

- Differences between paper water rights and physical water sources.
- Drainage impacts.
- Comparison to neighboring municipalities (Fairfield at 1.0 acre-foot; other areas lower).
- Irrigation impacts.
- Livestock usage (noted at approximately 0.028 acre-feet per animal annually).
- The need to define how excess usage would be regulated.
- Potential need for a one-year review to audit impacts.
- The importance of aligning growth policy with long-term sustainability.
- Frustrations regarding timing and urgency from property owners.

Chair Kent Withers emphasized:

- No decision would be made at this public hearing.
- Further research and clarification were needed.
- The Commission aims to make a well-supported recommendation to the Town Council.
- The item may appear as an action item at the next meeting.

No additional public comments were received.

Chair Kent Withers closed the public comment for Item 2.

ADJOURNMENT

Bart D Berry made the following motion:

“I'll make a motion that we adjourn the public hearing.”

Kent Withers seconded the motion.

Vote:

- Kent Withers – Yes
- Cayden Draper – Yes
- Bart D Berry – Yes

The public hearing adjourned at **7:41 p.m.**

Minutes approved by the Cedar Fort Planning Commission on:

Date

Kandice Johnson, Town Recorder