

COUNCIL WORK MINUTES

MARCH 4, 2026

The City Council held a meeting on Wednesday, March 4, 2026, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Steve Nelson; Councilmembers: Robert Cox; Waldo D. Galan; R. Scott Phillips; Phil E. Schmidt; Carter Wilkey.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Events Director Brandon Burk; Planner Amber Ray.

OTHERS PRESENT: Joe Carroll, Ann Clark, Tyler Melling, William Melling, Tim Watson, Scotty Harville, Joe Sandberg, Tom Jett, Jennifer Bulloch, JoNell Hone, Carol Bulloch, Rick & Cathy Bryant, Roland Gow, Ryan Talbot, Bill Payne, Tonya Payne, Daryl Brown, Mark Nelson, Madallyn Bleazard, Dan Roberts, Sifa Kioa, Ascher Ray, Lucy Shaha, McKinley Bagley.

CALL TO ORDER: Pastor Joe Carroll of Calvary Chapel Church gave the invocation; the pledge was led by Councilmember Phil Schmidt.

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

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ **Phillips** - I would like to thank the Special Events for the Love Where You Live campaign, we had the kids here last week. Thank you for how well it was handled. ■ **Schmidt** – Friday afternoon we had the City Street Department & Eric Witzke and Scott Phillips helped keep people in line and we moved the 70,000 lb. rock. The city staff were great help. An 11-year-old boy helped set the rock. Don Ruesch owner of the company was in the crane helping the boy set the rock in place. It went really well.

PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A GENERAL PLAN CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM ANNEXED TRANSITION (AT) TO RESIDENTIAL DWELLING – TWO UNIT (R-2-2) IN THE VICINITY OF 1000 N 3900 W. WATSON ENGINEERING / RANDALL MCUNE:

Tim Watson, Watson Engineering – we got an unfavorable recommendation from Planning Commission. We are requesting 22 acres along 3900 West and north of 800 North to have the General Plan changed to medium density and zoning as R-2-2, it is now AT. The current master plan shows it as low density R-1. 3900 W is a 75-foot road, and 800 North is 66-foot road right-of-way. **Cox** – north of you is R-2-2? **Tim** - a portion is and there is some down the road. The section below is in the County and the large farm could become industrial, but the other property in the county is R-1.

Wilkey – other than the developers' economic standpoint is there a reason to go against the master plan? **Tim** – the 75 ft road and 4500 West down the road will be a master planned

road. I think there needs to be other options. This is an option for single families on a smaller lot. **Randall** – they are 7,000 square foot lots. **Tim** – they are larger than the R-2-1 which is 7,000. **Randall** – 7,000 if true single family, 9,000 for a twin home. **Phillips** – there was a long discussion in Planning Commission of feathering from low to high density. 4500 West of that is zoned industrial. **Kent** – 4500 south is industrial, to the north is AT, when you look at the general plan we have high density, medium density and low density residential. **Phillips** – there is a sandwich in the area, so where does it leave the low density. I get where you are coming from, but I am sitting on the fence trying to find the best interest of the city. You have to trust the developer that they will go through with what they say, because once it is changed you can't go back. I would like to consider a sunset clause, if we make changes to the general plan based on a project, there is a period of time that if they have not developed it would automatically revert back to the original zone. We have seen times in the past when they didn't follow through and we end up with a different project. **Cox** – doesn't state law disallow you to make the change for a project. **Phillips** – I am not asking what the development is, I am just saying if we make the change and it is not developed in a certain time period that it reverts back. It is not necessarily just this project, but future changes. **Galan** – under general conditions that is a wise decision, but it doesn't address the constant changes we have made in the past few years. The same developer has done the project to the north, and it is feathered in, and I feel it is a great design. This proposal stays in medium density all the way through. The square footage is a little larger also. **Tim** – that is the current sketch, but as long as we meet ordinance we can change. We have many parameters to take into consideration. **Mayor** – we still have to look at a zone change and are you ok with it. We shouldn't base it on a project. **Randall** – you can through a development agreement. **Mayor** – it could end up with all twin homes and if you don't want that you should not approve it. **Wilkey** – in a situation where we are going against the Master Plan we can set certain provisions through a development agreement. **Randall** – correct if it is beyond what is zoned. **Tim** – I was involved in many discussions with the last amendment to the General Plan, and the consultant had changed a zone to something different than what is shown, I went to the consultant showing something we had planned, and it was changed. This is not set in stone; it is a guide. If you want it to be as shown on the General Plan, you should set everything in stone and not change it. There is no definition of feathering, we all look at it differently. **Schmidt** – we want affordable housing; single family homes are getting harder to get. Going R-2-2 they are selling more, we need to consider for people of Cedar City that can't afford a single-family home, is this a good option. I can see the value, the property to the east is R-2-2, to the east of that it has all different zones. Are you going to have an easement for the sewer line? **Tim** – the main sewer line is on 800, there is a new phase of Magnolia Fields taking the sewer through this property to connect at 800 North. **Schmidt** – will there be any green space? **Tim** – that will come with sketch, I think it will allow for more of a community feel. **Mayor** – we can't ask that without a development agreement. **Schmidt** – where will the water go? **Tim** – this property is in that special impact fee area, the closest is to the north, I understand the city has discussed an RFP. This would only require it to go to the south property line. **Schmidt** – I mean storm water. **Tim** – it will go to the north; Magnolia Fields created a storm pond. **Cox** – it will create more money for that impact fees. I live closer to this than anyone and this does not bother me as long as the city infrastructure will support the density. **Paul** – it is a special assessment fee, not an impact fee. **Schmidt** – without you tying into the water line, will you have adequate fire flow? **Tim** – no one does in this area. **Cox** – that is why we have the special fee. **Tim** – they are all good questions, but are not related to the zone change, that will be handled with the development of the property.

Mayor Nelson opened the public hearing. **Tom Jett** – I voted against it at Planning Commission (PC), not because I am opposed to development, I ask that in the future to give PC direction and guidance of what you are looking for. We don't want to be the bad guys, give direction on what you want to do with zones and master plans. **Galan** – I have read all the minutes of the PC discussion, in your mind, what are the top 3 reasons why PC gave it a negative recommendation. **Tom** – it only came to one, it was not in the MP and was not contiguous to another zone. We are trying to do the right thing, but we are running blind. You think we need to make some changes and I agree. We want to make good planning. **Galan** – I don't think anyone will think PC is the bad guy, you are in good conscience making decision with what you have in front of you. If it is not enough, we need to come up with a proposal. You made a recommendation and we need to take into account all parameters and we will consider all angles. Affordable housing keeps being thrown out and the homes are still not affordable; we want developers to bring their prices down and that is not happening. Our median income is not where it needs to be. We have a trend of change without strategic longer terms of the city. To the west we will have an industrial area and to the east you have a crisscross thing going on. I don't want you guys to feel like the bad guys, if we vote differently that is not a bad job done. **Tom** – you made a comment that people don't think ill of us, you should hear the comments, and it hurts. We try and follow the professional planners, sometimes against our thoughts. **Cox** – zoning picks winners and loser and we need to have more mixed zoning. I don't know that the General Plan is set in concrete, and we have to be flexible. **Ann Clark** – if they think badly of you, who cares, the General Plan is put in place to give the big picture, for years the council would pick and choose. There were people at PC that live in Equestrian and do care. I think zoning protects people, you can say I want to live by horses and the zoning will protect that. What happens, there is a big distrust in this city because they buy in R-1 and then you rezone to high density all around it. Wayne Decker is a developer, and he said that this doesn't make it more affordable, it makes developers more money. The guy that bought across from me bought there because it was developed, everywhere else he looked had vacant land and the realtor told him this is the zone now, but it could change. **Cox** – most of the R-1 homes were built after the R-2 homes in the area. **Ann** - Following the General Plan makes it fair for everyone. The hearing closed.

Councilmember Phillips moved to put this on the action agenda; seconded by Councilmember Wilkey; vote unanimous.

PUBLIC HEARING TO CONSIDER AN ORDINANCE ANNEXING 5.00 ACRES OF LAND LOCATED AT APPROXIMATELY 100 E 3000 N. RICK HOLMAN / RANDALL MCUNE:

Wilkey – I think they need to represent themselves; I think we table it. **Kent** – this is a parcel south of 3000 North about 100 East, Old Farm is to the southwest of it. The applicant owns the portion they want to annex. There are issues after the below annexation, there was a lot line change that would leave a portion out. At our request they approached the other property owners to make sure we don't have a gap; they also got the right-of-way for 3,000 North. They have done everything we asked them to do. Staff have no problems. **Randall** – the map says 5 acres, that is their property, with the addition it is about 6.5 acres. **Schmidt** – so it will all be in the city? **Kent** - yes. The parcel map shows the gap; they worked to fill that gap in and to bring the street in on the west end of their property.

Wilkey – what is the property shown on the General Plan? **Kent** – medium density residential.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.

Councilmember Schmidt moved to move it to action; seconded by Councilmember Cox; vote unanimous.

**PUBLIC HEARING TO CONSIDER MODIFICATIONS TO CEDAR CITY
ORDINANCE 26-IV-16 PERTAINING TO COMMERCIAL AND INDUSTRIAL
BUILDING MATERIALS. DON BOUDREAUX / RANDALL MCUNE:**

Amber Ray - we made some changes that were outdated and we revamped it a little bit. along Main Street and Hwy 56. **Wilkey** – where does Main Street end going north and south? **Randall** – the map shows it ends at about 3000 North, and at the south it ends at the stop light at Main and (Old Hwy-91) now Cedar Blvd. **Amber** – the changes were reviewed as shown on Exhibit “A”. There are so many different building materials that come out but will not be exact. **Wilkey** – this gives staff flexibility. **Phillips** – on the glass situation, I think it said no more than 25%, someone couldn’t build a 5-story glass structure? **Amber** – correct. **Kent** – this did not all come out of staff, we had multiple conversations with Planning Commission and the Downtown committee. We were trying to preserve the aesthetic along Main Street and 200 North, representative of the corridors that define our city. A lot of groups implemented these changes. **Wilkey** – what if we had a car dealership, they would want windows, they would find that limiting. **Schmidt** – Tri-State Motors and Imperial Glass would not qualify. **Randall** – this was already in the current zone. **Mayor** – it is different on the main floor versus the upper floors. Any commercial business would have more than 25% glass and I see that as a flaw. **Wilkey** – maybe say on any floors above main floor. **Mayor** – is there difference between windows and glass. **Amber** – it was already there in another spot. **Randall** – it was confusing the way it was drafted. **Paul** – the preferred materials existed long before the restrictions on Main Street and HWY-56. The restrictions were added in the early 2000’s because the council did not want steel buildings along Main Street and HWY-56, they wanted façade to dress it up, now we are reversing that and saying we are ok with metal buildings. **Schmidt** – I think we should change the 25%. **Mayor** – or is the window versus showroom floor. I think this is outside the windows and doors. **Galan** – is that interpretation in there? **Randall** – we would have to change it to get where the mayor is going. **Galan** – I like the way he is going; it takes care of the needs of a showroom. **Paul** – maybe you keep the limitations for mirrored glass and you move clear, see-through glass up in the ordinance under Section 1 and say you can have 60% of the building as windows. If we don’t want a mirrored 5 story building say you don’t want mirrored glass. **Amber** – the next section talks from main to 200 South to 200 North, your building had to be the preferred material and wrap around the building 30 feet, that went down to 8 feet. **Galan** – all the buildings in the downtown have to be wrapped unless it is a corner building. **Amber** – from 200 S to 200 N on Main Street we get into the color and the entire length of Main Street or 200 North it is the 8 feet unless you are on a corner, see Exhibit “A”, C – 3, this may answer the glass requirements. **Wilkey** – the Velocity building, they would be required on the front and side would be required to have it done on both sides.

Mayor Nelson opened the public hearing. **Tyler Melling**, Velocity Builders – we were the original builders, this ordinance flagged the north wall, it was masked metal paneling, and

the city said no, which saved us money. Talking to staff members, we talked about flexibility of more modern accents, this only penciled out as a corporate building. We worked with staff on this and they took it to the Downtown Committee. The 30 feet was architecturally awkward. Allowing more stucco with other accents, we looked at other cities and borrowed from them. I appreciate staff's work on this. We ran this through architects and contractors. We have been waiting for this. The hearing closed.

Councilmember Phillips moved to put this item on action; seconded by Councilmember Wilkey; unanimous.

DISCUSSION/RECOMMENDATIONS REGARDING EVENT STREET CLOSURES.

DARIN ADAMS, RYAN MARSHALL, BRANDON BURK: Darin Adams – Exhibit "B" was read. Roland Gow, our VIPS Coordinator, had a conversation with Utah Barricade and for the 4th of July it would be about \$1,000. **Wilkey** – Utah Barricade doesn't have to be the company, but they are the company in the area. **Brandon Burk** – I jumped the gun a little, I did put it in the budget but know the budget has not been approved. I just wanted enough money proposed in the budget. The Events Budget comes mostly from TRT which does not affect the general funds. **Phillips** – the entities would need a traffic control plan (TCP); how do they do that? **Darin** – it is the route and where the traffic flows, we review that and sometimes it is sent back, we need the actual impact. **Schmidt** – there are several engineering firms that are certified to do the TCP. **Mayor** – maybe we help them the first time and they can do it in the future. **Wilkey** – Utah Barricade does that for them. **Phillips** - we are the Festival City and these are part of that and we want it to be safe, but we need to support them in any way we can. **Darin** – we are all in on that. With events nothing changes, we just enhance the TCP and the volunteers are not qualified to do that. **Galan** – there is not any offsetting costs, are we using less people with these people coming in to provide the service? **Darin** – we don't pay the Volunteers. **Schmidt** – I have set up a lot of traffic control plans but hiring it to a third party is great for liability. If it is not done right and we get one person hurt, it will cost us a lot more than this. **Wilkey** – we won't know about the budget for a few months, so the decision will be made not knowing if the city will pick up those costs. **Galan** – we can ask that this be considered in the budget. **Brandon** – there is a budget revision coming up, technically we could move money to cover it for the rest of the year. **Paul** – nothing will hit in this fiscal year. If you say you want it funded, it is \$20,000 in a multi-million budget, tell us.

Rick Bryant, I am with Lions Club and we help with the 4th of July and I also do the Renaissance Faire. Since COVID we have not had a parade on the 24th of July, Enoch and Beaver does, and I think we should have one. I think what you are doing is a great idea and liability wise makes good sense. Passing the cost on to the events, many can't afford that. I hope the city will continue to sponsor this since it is the Festival City. As the community grows, we want people out in the city not in their homes playing video games.

Carol Bulloch, Livestock and Heritage Festival. We understand why we need to do this and we appreciate your support and would love to have your help in funding it. Thank you for support of our committee.

Sifa Kioa, VP of Programming at SUU - is it structured so that we would contract Utah barricade in addition to them providing the barrels and signage? We have our student

workers pull that. **Paul** - Utah Barricade would do the traffic control plan and set up the barricades and signage to close streets and when the event is done Utah Barricade will clean it up. **Sifa** - we close the road at 7:00 a.m., they don't have manpower to do it, so we pull the barrels ourselves. **Brandon** - with the half marathon UHP has handled the road closures. I have not tried to use Utah Barricade that early, but I think if we contract them, they will work it out. There are different levels of how you utilize their services, but if this passes, we can keep our volunteers busy doing other things. **Galan** - if we fund it, they will man it no matter the time, they bring the materials, put it up and remove it. **Chief** - yes, but we will still be there, we do have to close the roads for them to put up the controls. **Wilkey** - you have just done that to save money. **Mayor** - the group will still take the lead on their event, but we cover the cost. **Phillips** - they could invoice us. **Sifa** - do we have to have Utah Barricade? **Schmidt** - you are not a certified TCP. **Sifa** - we have SUU Police do it around SUU and the CCPD does it from SUMA to Main Street. **Roland Gow** - in the past we have assisted SUU who deploy the barricade materials and remove them. Under the present proposal we can help, but we are not bound to. The actual deployment of the TCP devices is the purview of Utah Barricade. We have not helped SUU much in the past 2 or 3 years. We help monitor locations and remove barricades to the side of the street so traffic can flow easily and early. **Galan** - we are trying to mitigate liability and send it to the professionals and take you out of danger. If we fund it, they do it and every organization steps out of that. **Mayor** - they still take the lead, they call Utah Barricade. **Cox** - each organization will still have to get the UDOT permit. **Galan** - we then don't put our people in the street to close and open the street. **Rowland Gow** - they are not that fast opening the street. **Phillips** - you will have a problem with that. **Schmidt** - if you move the barrels in the wrong direction, you can get hit very easily and then we have the liability. **Galan** - what are we funding with he \$20,000. **Chief** - I don't want our volunteers moving anything. **Galan** - professionals set up and take down and within the guideline of what we contract. The funding has to be specific otherwise I don't want to fund the \$20,000. **Chief** - the event organizer will do everything they have done in the past, but they contact Utah Barricade and Utah Barricade will send the plan to us. **Mayor** - what if an event ends and Utah Barricade is not there to open traffic. **Chief** - we will have a conversation with them. **Sifa** - we have done it because it is cheaper, and they are not always there on time. **Mayor** - hire subcontractor to do their job and then we can evaluate it, if they don't do their job we have a conversation. If they don't follow our process, we don't pay the funds, and they take on the liability.

Councilmember Phillips moved to put this on consent; seconded by Councilmember Galan; vote unanimous.

CONSIDER CONSTRUCTION AGREEMENT WITH MAXWELL PRODUCTS FOR

AJO-054. TYLER GALETKA: Tyler Galetka, Airport Manager - this is to reseal the runway, we have brought this to council, we now need to approve the contract. This is paid from our federal entitlement. Our match is going to be 5%, which is about \$27,000. This is in the current budget.

Councilmember Schmidt move to put this on the consent agenda; seconded by Councilmember Wilkey; vote unanimous.

CONSIDER AIP-055 GRANT APPLICATION TO RECONSTRUCT TAXIWAY A AND EAST APRON, PHASE 1. TYLER GALETKA: Tyler Galetka, Airport Manager -

this is also for entitlement funds of \$1.3 million and we match at \$67,000; this is the taxiway A and east apron project. **Paul** – Airport contracts don't follow our purchasing policy; we follow the FAA guidelines. We can't consider cost; we use their pool of engineers. The airport is very high priced and we have no say. **Tyler** – we can go to other FAA Engineers, but we have to pay a 5% match for each of them. There are others in Heber or Colorado. **Phillips** – we need to use those that know our airport. **Tyler** – this will be in the budget for next year. This is to apply for the grant.

Councilmember Phillips moved to put this item on consent; seconded by Councilmember Wilkey; vote unanimous.

DISCUSS CONTRACT FOR UTILITY AUDITING SERVICES. PAUL BITTMENN:

Paul – We put out an RFP for this service. We want to contract with P3 Cost Analysts. They get our utility bills and uniform contracts and make sure we pay the correct rate, they audit, and if we have savings, we split the savings 50/50 for three years. They look to make sure we aren't paying the wrong rate and to see if we need to update a contract to make it better for us. That is what they look for.

Councilmember Schmidt moved to put it on the consent agenda; seconded by Councilmember Phillips; vote unanimous.

DISCUSS INSTALLATION OF COMMEMORATIVE MONUMENT BY TRIPLE DUCE. PAUL BITTMENN:

Paul – when Triple Duce was here a few weeks ago, they wanted to put a placard up. The preferred location for the plaque is on the northwest corner of the Korean War Memorial, facing 200 East. The size of the plaque is 21" x 27".

Councilmember Phillips moved to put this item on consent; seconded by Councilmember Wilkey; vote unanimous.

PUBLIC HEARING TO CONSIDER ADOPTING, ENACTING, AND/OR MODIFYING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ENACTMENT BY ORDINANCE FOR PARKS AND RECREATION, FIRE, POLICE, STORMWATER, TRANSPORTATION, SEWER, AND CULINARY WATER. PAUL BITTMENN / FRED PHILPOT: **Paul** – Fred Philpot is our consultant; he works with Lewis Young who we hired for this update.

Fred Philpot – we have worked with staff and the information provided to the public and to the council is what we have proposed.

Presentation is shown on Exhibit "C". If you adopt an increase, there is a 90-day waiting period before the fee becomes effective, if there is a decrease. it is immediately. The draft shows the maximum fee, you can modify them downward, but you cannot adopt a fee that exceeds the proposed amount.

Wilkey – the one with wide ranges, what is that? **Paul** – original it had a lot more detail, the big ranges, it is by the meter size, that is water and sewer, we provided that. **Wilkey** – I don't feel it would be an all or nothing, I would like it broken down by all categories. **Paul** – that is done on the impact fee analysis. **Phillips** – I would like a summary that shows the current fee

versus the proposed. **Paul** – we can provide that. **Schmidt** – I would like to see a fee for a 10,000 industrial building. **Fred** – with wastewater and water the ERU will determine the change, the percentage will be equivalent. A 10,000-foot industrial building, look at square footage and times it by 10, it is more specific for wastewater and culinary water. **Cox** – is there anything that shows warehouse. **Paul** – that is the meter size. The transportation, fire and police would go up by square footage, the water and wastewater same and the storm water depends on the surface. The factor for heavy use such as traffic is a specific for use. There is the ability to build a calculation for a specific unique building, and that is built into the ordinance. If the development will retain or detain and release it at a slow rate the storm water, that fee can be waived. **Phillips** – for transportation, why is single family higher than multi-family? **Fred** – it is based on the average trips per land use. **Wilkey** – single family we would call anything R-1, R-2-1 and R-2-2, when do we kick to multi-family rate per unit? **Kent** – the IPE rates are based on 100's of studies, the multi-family there are various categories. There is a necessity to simplify and that is how it was approached and we would base it on our city code. **Schmidt** – I would like to look at where we are and what is proposed before we go further. **Wilkey** – if I am building a single-family home with 3 bed 2 bath should I get charged the same as a 7-bedroom home. **Paul** – we do go off meter size. **Phillips** - the change is high, but it is maximum and we are only currently charging 85% of what was proposed other than police, fire and stormwater from our last study. **Wilkey** – when did we do the last study? **Terri** – 2021. **Paul** – we did a modification for police and fire in 2023. **Wilkey** – we need to look at inflation. **Mayor** – if the list is accurate then the study will articulate the cost of needs. If we modify the fee then we acknowledge that the general fund, the taxpayers, will pay the remainder of the fees. The list we provided is also fair to evaluate and see if they are things we need and want to provide and do we want it funded by new growth or current people. **Cox** – if construction goes away, our city will dry up. We need to see what is a need, and what is an unreasonable take and is it necessary for the government to take for open space. I have a hard time approving this across the board. **Phillips** – we look at the development of the community, as the developments get further away, we have to maintain them. **Paul** – we are also paying the upsizing that the developers don't pay the lines wouldn't have the carrying capacity for future growth. **Schmidt** – this is a hard hit. **Paul** – the legislature is looking at a transportation utility fee, that is all rate payers. **Mayor** – if we need the money we raise taxes. **Wilkey** – some things are only needed if we grow. To say everyone should pay for it. **Mayor** – the sewer plant would meet their needs if there was not growth. **Cox** – I agree with upsizing water and sewer and police and fire. They pay property tax. **Fred** – the methodology and analysis is designed to say only new growth is included in the fees. Impact fees are not used for deficiencies. The list of projects is for the growth, not for existing. Look at utility rates and taxation, impact fees help reduce the rates for utilities, that is how you mitigate double taxation. **Kent** – a lot of the information provided to Fred came from my department on public works infrastructure. We looked at the projects we are anticipating within the time frame of the study, and we came up with a good and complete cost. We also looked at what percentage is because of new development. We have tried to make sure we are not putting development on the hook for what they are not causing. **Phillips** – I think we should go with the recommendations for fire and police. **Wilkey** – how we get to something, I would love to see the comparison, would the easiest way be to send what each of us think it should be individually and then you can put something together? **Paul** - If you need more time than next week, we can push it back. **Cox** – some factors that play into the police and fire, the legislature is looking at a sales tax. **Mayor** – that did not pass.

Mayor Nelson opened the public hearing. **Christian Simmons** -. How much will it cost the city? **Fred** – the fees calculated are a one-time assessment on new development, not on existing. **Paul** – it will cost us if we build something. **Ryan Talbot**, Iron County Home Builders Association – we appreciate working with the City Manager and City Engineer to get information to us and meet with us. As I listened, I appreciate all the consideration. There are a lot of factors that go into affordability. In the past they have phased those in, the big jumps are hard. **Mayor** – did you plan to phase it last time? **Phillips** – we looked at the entire process; we did a percentage and then came back. **Paul** – impact fees are highly regulated by the state, we have to show how we have collected and spent the impact fees. We have more in our pocket than we have projects for some funds and we have some funds that we are upside down in. **Cox** – you can't take from one bucket and put in another. **Wilkey** – for fire, you can't charge an impact fee without a plan to spend it. **Paul** – if the price of a truck is over a half million you can use impact fees for fire, no one else can do that. The hearing closed.

Paul - we will get to you the comparison and where we are on the different funds, and the upsizing. Impact fees must be spent or encumbered within 6 years. However, as an example, if you have a parks impact fee that exceeded the six years, but you know you are going to build a \$2 million soccer field starting in years 7 & 8, you can extend that life and say it will go for that purpose.

ADJOURN: Councilmember Phillips moved to adjourn at 7:55 p.m.; seconded by Councilmember Cox; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – MARCH 4, 2026

SECTION 1:AMENDMENT "Section 26-IV-16 Commercial And Industrial Building Materials" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 26-IV-16 Commercial And Industrial Building Materials

- A. The inclusion and exclusion of the following materials ~~are required~~should be considered in the design of commercial building for building frontage located on properties with frontage on Main Street (entire length) and 200 North extending through U-56:
1. ~~Preferred~~Permitted Building Materials:
 - a. Quarried stone,
 - b. Cultured stone,
 - c. Brick or F full brick veneer,
 - d. Composite lap siding (~~i.e. Hardiplank~~),
 - e. Architectural concrete or stucco (with recessed panels and reveal lines) at no more than 60 percent,
 - f. ~~Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)~~ Aluminum composit materials with a finish that is non-metallic or highly reflective, and
 - g. Other materials that emulate the permitted materials.
 2. ~~Preferred~~Permitted ~~Accent~~ Materials at no more than 25 percent of the facade:
 - a. Precast concrete ~~accents~~,
 - b. ~~Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco used for vertical surfaces only if the quality of the design merits such consideration.~~ Glass accents (except mirrored glass).
 - c. ~~Glass accents.~~ Wood
 - d. Metal walls.
 - e. Colored architectural block.
 - f. Tile. and
 - g. Other materials that emulate these materials.
 3. ~~Discouraged~~Prohibited Materials:
 - a. Plain, grey, flat faced CMU block ~~except when used as an accent, not a total wall treatment~~,
 - b. ~~Brick Tiles~~ Vinyl siding,
 - c. ~~Metal Walls~~ Plywood siding, and
 - d. ~~Wood or glass when used as more than for a functional purpose or as on accent material~~ Mirrored glass.
- B. Within 150 feet of Main Street between 200 North and 200 South permitted building materials are limited to quarried stone, cultured stone, architectural concrete, full brick or brick veneer, and tile. Other permitted materials may be used at no more than 25

percent. Material requirements shall apply to the entire building. ~~Along particular street frontages, building materials as listed above are mandatory for the front face and the first 30 feet of the side of any building (i.e. the materials listed as "Preferred" are required, and those listed as "Discouraged" are prohibited). This requirement shall apply to buildings located within 150 feet of the following streets:~~

1. Colors shall be limited to Earth tone colors which is a color scheme that draws from a color palette of browns, tans, greys, whites and creams also including some greens, blues and reds. The colors in an earth tone scheme are muted and flat in emulation similar to those colors generally found in nature. Colors that are brilliant and intense such as fluorescents, or highly reflective shall be prohibited at more than 5 percent of any given building elevation. ~~Main Street- Entire Length~~
2. ~~200 North Street extending through U-56 Highway~~

C. When evaluating the building material requirements of this section the following shall apply:

1. Material requirements shall be evaluated in one plane or elevation.
2. Frontage shall mean the elevation facing the applicable streets and the first eight (8) feet of any side including the entirety of the corner side.
3. Standard store front windows shall be excluded from the material requirements.
4. Buildings shall utilize at least two of the permitted materials.
5. For the purposes of this section, highly reflective shall mean any color or material application with a light reflective value of 60 or more.
6. The city may request the submittal of sample colors and materials to determine compliance with the section.

D. Nothing in this section shall prohibit the rehabilitation of an existing building utilizing the building's original exterior materials in the configuration as originally applied.

EXHIBIT "B"
CITY COUNCIL – MARCH 4, 2026

CEDAR CITY COUNCIL
AGENDA ITEM

DECISION PAPER

TO: Mayor and City Council

FROM: Darin Adams/Ryan Marshall/Brandon Burk

DATE: 4 March 2026

SUBJECT: Event Street Closures

PROBLEM: The Volunteers in Police Service (VIPS) program, formed in 2006, assumed responsibility for event and parade street closures that were previously handled by Cedar City Public Works. While this approach may have been sufficient at the time, several significant concerns have emerged.

Cedar City's continued population growth has increased the scale, frequency, and complexity of events requiring road closures. With this growth comes greater traffic volume, higher risk exposure, and increased demand for personnel, signage, and logistical resources. The current model places volunteers in environments that present inherent safety risks, particularly when deploying or removing signage in active or partially controlled traffic conditions.

Additionally, proper traffic control standards require a Traffic Control Plan (TCP/TTC) approved by city departments and it is much safer to have the involvement of a trained Traffic Control Technician (TCT). Absent these resources, it creates potential liability concerns, safety hazards, and compliance issues with recognized traffic control standards.

In summary, the current practice of utilizing VIPS to deploy signage for street closures presents safety risks, resource limitations, compliance concerns, and growing liability exposure as event demands increase.

RECOMMENDATION:

1. Law enforcement shall continue to close roadways and staff intersections as required. This ensures trained personnel manage high-risk traffic environments.
2. Law Enforcement and Public Works will continue to provide closures for our local high school homecoming parades. The Street

Department will continue supporting post-event cleanup, including trash removal and street sweeping.

3. A TCP or Traffic Control Plan will need to be submitted by event organizers to the city for review and approval.

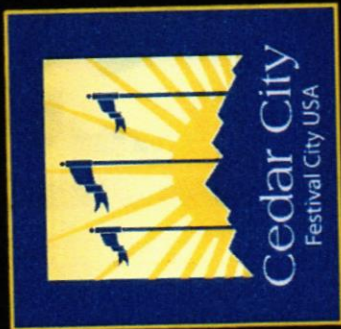
4. A third-party company with trained staff and appropriate equipment should deploy and remove signage and barricades. The city currently utilizes such entities to ensure proper execution and safety of city-sponsored events.

5. If deemed appropriate, the City may consider providing financial assistance to support the use of third-party companies supplying signage and certified TCT (Traffic Control Technician) personnel. This would promote standardized safety practices while maintaining community event viability.

- a. Cedar City Events has determined a preliminary list of approximately 10 annual events, including both city-organized events and third-party events that would potentially utilize these funds for road closures and/or directional signage. These events include Spring Fiesta (City), Cedar City Half Marathon, (City), Downtown Lighting (City), Belgian Waffle Ride (City), July Jamboree, Renaissance Faire, 4th of July Parade, Cedar Livestock and Heritage Festival Parade, Storybook Parade, and SUU Homecoming.

Based on this list and previous experiences with Utah Barricade, it is estimated the cost for these events to be approximately \$1,500 or less/event. For FY27, Cedar City Events has included a budget request for a new line item, with a beginning budget of \$20,000. This includes an additional \$5,000 for unexpected costs to cover these expenses from TRT funds.

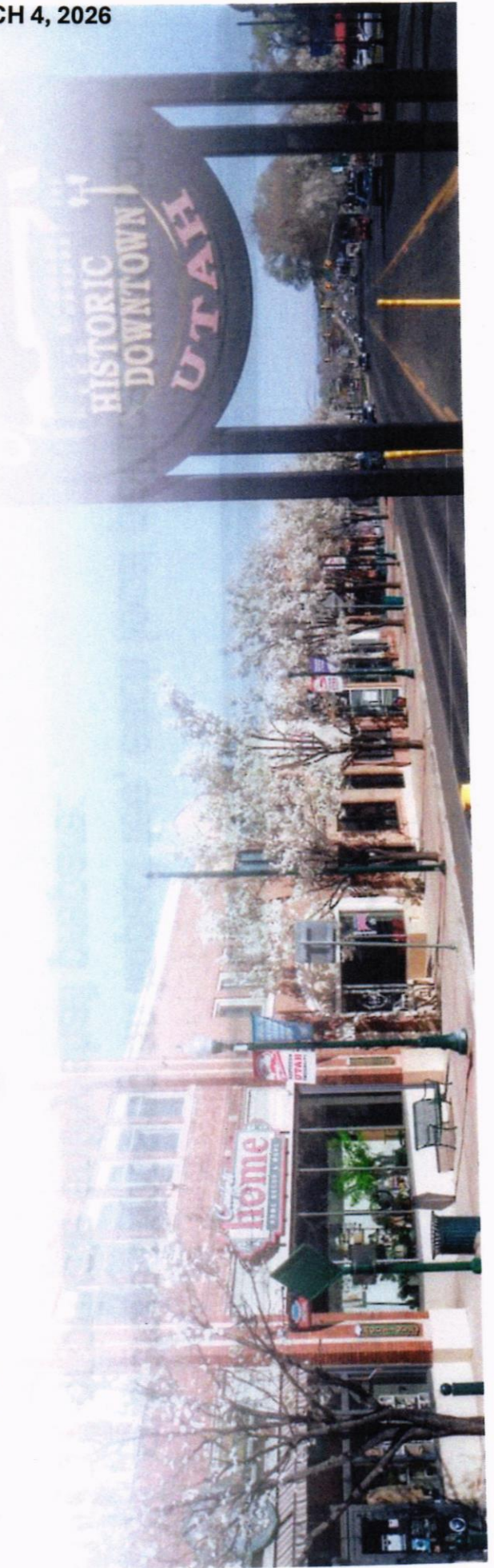
Collectively, these recommendations provide a balanced approach that enhances safety, ensures regulatory compliance, reduces liability exposure, and supports continued community events in a growing city.



**IFFP & IFA: PARKS AND RECREATION, FIRE,
POLICE, STORM WATER, WASTEWATER, CULINARY
WATER AND TRANSPORTATION**

MARCH 2026

PREPARED BY: LRB PUBLIC FINANCE ADVISORS, INC.



IMPACT FEE PROCESS

2

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.



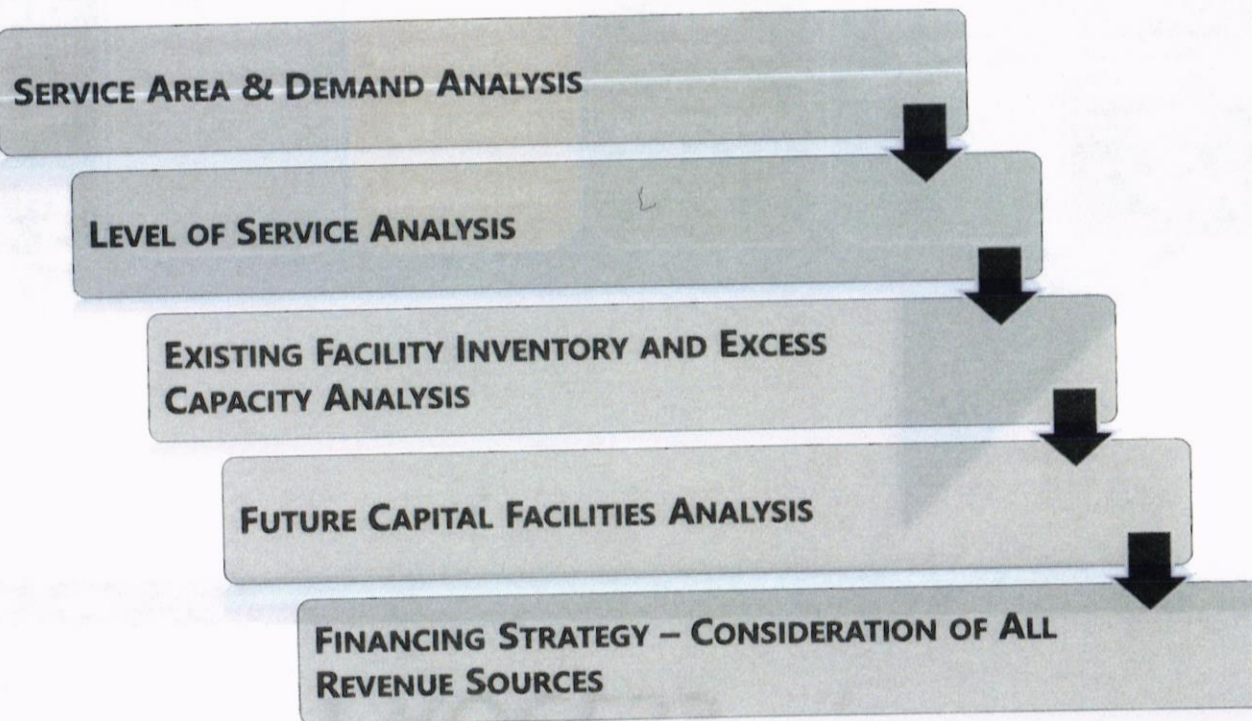
IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.

IMPACT FEE PROCESS

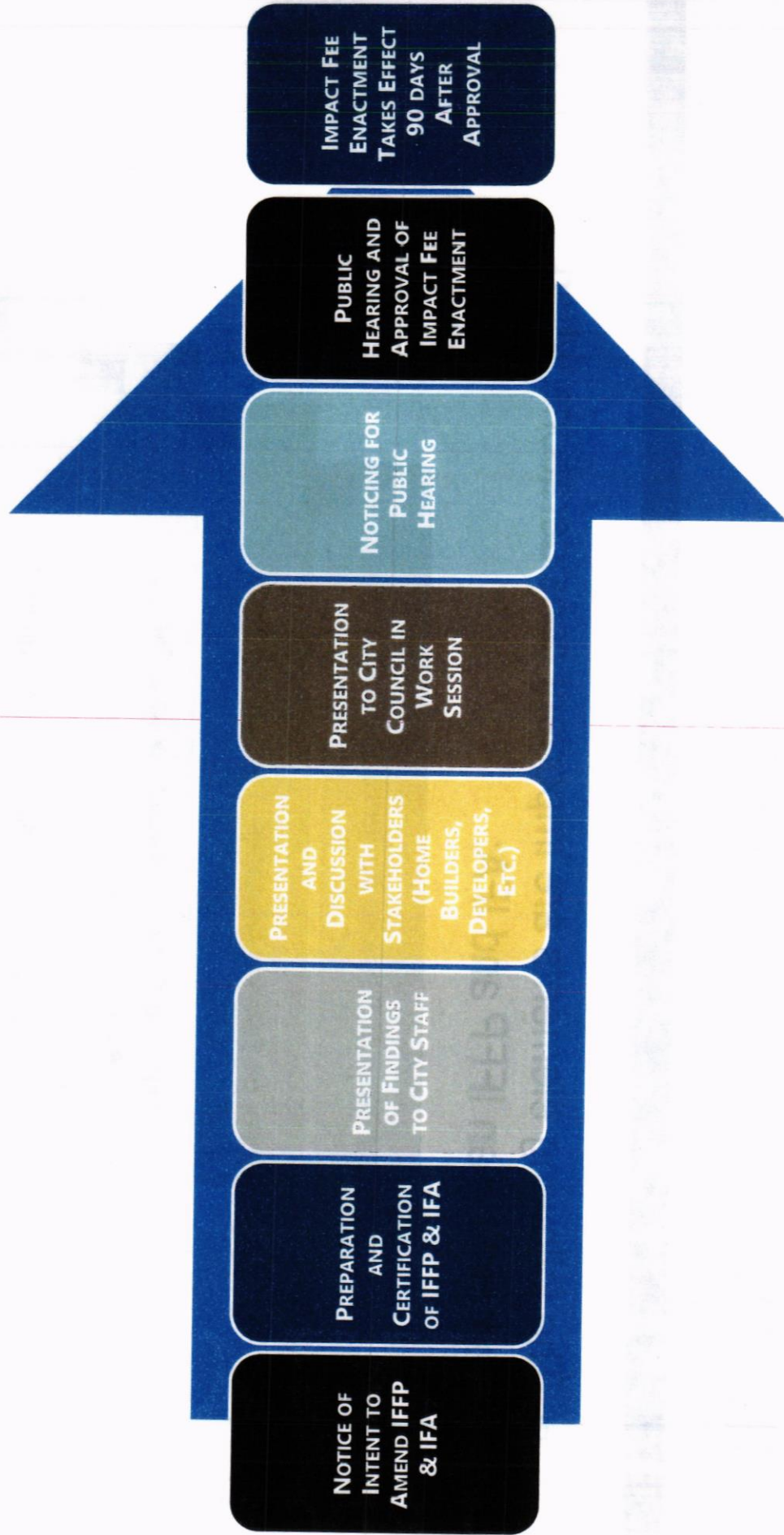
3

- The following elements are important considerations when completing an IFFP and IFA:



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IMPACT FEE PROCESS



IMPACT FEES ANALYZED

5

- Parks & Recreation
- Public Safety (Police & Fire)
- Storm Water
- Wastewater
- Culinary Water
- Transportation

SUMMARY

6

- **Service Area:** City-Wide including future annexations as they occur
- **Level of Service:** Defined by each service
- **Existing Facilities and Buy-In:** Defined by each service
- **Future Facilities:** Each service was evaluated for needed future facilities
- **Financing:** Includes historic financing costs
- **Proportionate Share Analysis:** Analysis of fee per unit for each service

SUMMARY

7

	SINGLE FAMILY (PER UNIT)	MULTI-FAMILY (PER UNIT)	COMMERCIAL (PER 1K SF)	INDUSTRIAL (PER 1K SF)	INSTITUTIONAL
Parks and Recreation	\$4,106	\$3,110	-	-	-
Fire	\$603	\$778	\$1,422	\$142	\$569
Police	\$394	\$549	\$510	\$19	\$107
Storm Water	\$393	\$85	\$1,256	\$1,354	\$378
Wastewater*	\$5,632	\$5,632	\$5,632	\$5,632	\$5,632
Culinary Water*	\$8,594	\$8,594	\$8,594	\$8,594	\$8,594
Transportation**	\$1,169	\$835	\$3,254	\$604	\$941
Total	\$20,891	\$19,583	\$20,668	\$16,345	\$15,528
% Change	143%	148%	116%	112%	104%
\$ Change	\$12,291	\$11,694	\$11,078	\$8,641	\$7,932

*Fee is for 1 ERU, larger meters will be assessed a higher fee

**Represents a general fee for commercial (ITE Code 820), institutional (ITE Code 560), and industrial (ITE Code 110). See Impact Fee Report for details.

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FINALIZATION

8

- **Adopt, Modify, Reject Impact Fees**
- **90 Day Wait Period to Assess Increase**