

**COUNCIL MINUTES**  
**MARCH 11, 2026**

The City Council held a meeting on Wednesday, March 11, 2026, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

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

**EXCUSED:** Mayor Steve Nelson.

**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; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall.

**OTHERS PRESENT:** Tyler Romeril, Jay Romeril, Tim Watson, Daryl Brown, Tom Jett, Scotty Harville, Joe Sandberg, Rick Holman, Bill Payne, Tonya Payne.

**CALL TO ORDER:** President Tyler Romeril of The Church of Jesus Christ of Latter-day Saints, Canyon View Stake gave the invocation; the pledge was led by Terri Marsh.

**AGENDA ORDER APPROVAL:** Councilmember Wilkey moved to approve the agenda order; seconded by Councilmember Cox; vote unanimous.

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

**COMMENTS:** ■ Parking Garage Painting & Re-Striping. **Paul** – there will be some access available but on March 16<sup>th</sup> and 17<sup>th</sup> they will be painting and restriping the parking garage. ■ 2025 Police Department Report. **Mayor Pro-Tem Phillips** – I asked Chief to come and clarify a few things on the report. **Chief Adams** – one thing to be aware of is on page 5, it guides the crime in the community, ours was 2.47 last year they are calculated on violent crimes. Pages 16 & 17 the aggravated assault, kidnapping and rape, they are the reasons it is where it is. We are in the middle of the Utah average. **Mayor Pro-Tem Phillips** – I saw the same trends, any idea as to why? **Chief** – domestic violence always increases, there are different types, some are verbal only with no action taken other than counsel given. Only the physical abuse cases are in the report. Pages 16 & 17 is where the meat of the stats are, which is the stats from year to year, (LEOKA) law enforcement officers killed or assaulted. See Exhibit “A”. We saw an increase in kidnapping or abduction, some are disputes with families, some are online chats meeting up and taken, there are a few levels in kidnapping. Rape and assaults went up, stolen property is on site, not from a store. Domestic violence and DUI’s increased. **Cox** – do you see a lot of repeat offenders and is there something we can do to help. **Chief** – in 2015 the legislature passed the justice reinvestment initiative (JRI). JRI’s were meant to address the root cause of criminal behavior, in many cases it is drug abuse that leads to something more sinister. The idea was to treat the root cause of drug abuse through treatment rather than incarceration which is more effective in streamlining recidivism. This past legislative session, Speaker Schultz brought a bill that would help balance the sentencing commission a little more with more law enforcement, I am not sure where that bill is at, but he brought up that they made a mistake in 2015 with JRI and went too far and because of that we have seen a lot of recidivism, there is no accountability, so they may turn that. **Schmidt** – is there a set fine amount or is it set by the Judge? **Chief** – most fines are set, but the judge has some variation. **Randall** – there is a rate schedule and the Judge can determine the amount. Repeats are interchangeable. A lot of times it is easier to take thefts and DUI’s to court because the witness are the police, the others are the victims. **Mayor Pro-Tem**

**Phillips** – the flock system has been in the news again and Provo is dealing with it. **Chief** – it has been great, there is a bill that would severely limit it, but we are trying to educate the legislature on what it can and cannot do. They are not capable of running speed, or tell us who owns a vehicle. The triple homicide in Wayne County was used for that as well as the key fob. **Cox** – it is no different than running a plate when you pull someone over. **Chief** – it can look for the plate, but not the owner. **Galan** – some of us new people went out with some of your officers, it was an opportunity to figure their demeanor and events, and how they behaved. I was very impressed with the entire department and the shift I was exposed to, how they handled emergencies. It was consistent and helpful, the level of respect demonstrated was impressive. I want to thank you. **Tom Jett** – can you delineate between alcohol and drug DUI's. **Chief** – we can but not in this report.

**CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED FEBRUARY 18 & 25, 2026; (2) RATIFY BILLS DATED FEBRUARY 27, 2026; (3) APPROVAL OF RECOMMENDATIONS REGARDING EVENT STREET CLOSURES. DARIN ADAMS, RYAN MARSHALL, BRANDON BURK; (4) APPROVAL OF CONSTRUCTION AGREEMENT WITH MAXWELL PRODUCTS FOR AIO-054. TYLER GALETKA; (5) APPROVAL OF AIP-055 GRANT APPLICATION TO RECONSTRUCT TAXIWAY A AND EAST APRON, PHASE 1. TYLER GALETKA; (6) APPROVE A CONTRACT WITH P3 COST ANALYSTS FOR UTILITY AUDITING SERVICES. PAUL BITTMENN; (7) APPROVE THE INSTALLATION OF A COMMEMORATIVE MONUMENT BY TRIPLE DUCE. PAUL BITTMENN;**

Councilmember Cox moved to approve the consent agenda items 1 through 7 as written above; seconded by Councilmember Wilkey; vote unanimous.

**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 are requesting a zone change to R-2-2 for twin homes. Each lot is approximately 10,000 square feet. There was a comment that R-2-2 is high density, but it is not, it is medium density. Everything does meet city ordinance for the R-2-2. **Wilkey** – the general plan (GP) changes in a whole, the GP is not perfect, but when we redid the GP, we talked about roads, utilities, etc., one thing never talked about what is most economical for developers. The things we didn't talk about can't be the only reason to make a change; I don't think we change the GP for economics. **Tim** – has anyone else said economics other than this. It is what the client wants to do. **Wilkey** – no. **Tim** – economics plays into any discussion we have. Even city projects have a budget. During Planning Commission, it was asked to turn the property 90 degrees, and it is not the shape of the property my client owns. We are trying to connect subdivisions and make traffic as effective as possible. We are doing what we can to meet city ordinance and engineering standards. **Wilkey** – if economics was the only thing we could turn all zones to R-3-3 and have only townhomes. **Cox** – this is surrounded by R-2-1 an R-2-2, it makes sense to keep it with what is surrounded. **Tim** – the general land use plan does not differentiate between R-2-1 and R-2-2. The R-2-1 lots were not started before the R-2-2. **Schmidt** – when the GP was made, the property below I doubt they thought it would be I & M-1 or further on 800. I don't know if R-2-2 was in the plan. There are many different zones in the area. As long as you are not asking for commercial or industrial, I think the R-2-2 will go all the way to Staheli's farm. I hope they will continue down 3900 west.

Councilmember Cox moved to approve the General Plan change from low density residential to medium density residential, and change the zone from Annex Transition (AT) to Residential Dwelling-Two Unit (R-2-2); seconded by Councilmember Schmidt; roll call vote as follows:

Robert Cox	-	AYE
Waldo Galan	-	NAY
Phil Schmidt	-	AYE
Carter Wilkey	-	NAY

**Mayor Pro-Tem Phillips** – I have thought about this a lot, we have many boards that we appoint and ask for their help, with this the Planning Commission heard all of this and we need to listen to them, when we don't I worry about it. There have also been a lot of arguments on affordability and the grandkids building. **Mayor Pro-Tem Phillips** broke the tie with an AYE.

**CONSIDER AN ORDINANCE ANNEXING APPROXIMATELY 5.00 ACRES OF LAND LOCATED AT APPROXIMATELY 100 E 3000 N. RICK HOLMAN /**

**RANDALL MCUNE:** Rick Holman – this was approved by the Planning Commission, adjacent to 100 East 3000 North. **Schmidt** – 100 E and 3000 N, if they do anything to develop, will it include putting curb and gutter on the roads? **Kent** – yes. 100 east is in the city; it includes 3000 N and the gap. They will need to meet our standards. **Wilkey** – do we maintain 3000 North now? **Kent** – I don't know. **Rick** - the improvements on 3000 north would be the south side only. **Kent** – depending on the material on the existing roadway. If it needs to be replaced to meet standards they would be required to rebuild to 10 feet beyond centerline.

Councilmember Wilkey moved to approve the annexation of approximately 5+ acres of land located at approximately 100 East 3000 North; seconded by Councilmember Schmidt; roll call vote as follows:

Robert Cox	-	AYE
Waldo Galan	-	AYE
Phil Schmidt	-	AYE
Carter Wilkey	-	AYE

**CONSIDER MODIFICATIONS TO CEDAR CITY ORDINANCE 26-IV-16 PERTAINING TO COMMERCIAL AND INDUSTRIAL BUILDING MATERIALS. DON BOUDREAUX / RANDALL MCUNE:** Randall – there are no changes.

Councilmember Cox moved to approve the modifications to Cedar City Ordinance 26-IV-16 pertaining to commercial & industrial building materials; seconded by Councilmember Wilkey; roll call vote as follows:

Robert Cox	-	AYE
Waldo Galan	-	AYE
Phil Schmidt	-	AYE
Carter Wilkey	-	AYE

**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 /**

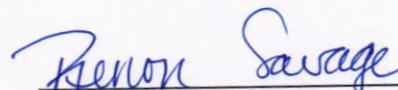
**FRED PHILPOT:** Wilkey – for me I would like more time, and I would like Councilman Phillips to be able to vote. I would like it to be tabled for the April 15<sup>th</sup> meeting. Galan – I agree, it will allow Councilmember Phillips to vote and the mayor to be back also. Wilkey – we have broken up it in 2's and meet with Paul and Kent in the past. Schmidt – I agree, gather more information. I would like to talk with the Fire Chief about a building also. Galan – would that affect anything with timing? Paul – the fees can't take effect until 90 days after you pass them. We have waited for 1.5 years, and a few weeks won't hurt. Wilkey – I would be ready to vote on a few of them. Paul – it is easier to do all at once, but we will do what you want. Schmidt – the fees for police and fire are low, do we have to go with them? Paul – no, but you can't go above what is recommended. When you pass a fee, it has to have a reasonable basis. Impact fees are different because of the expense involved, the building industry has lobbied against the impact fees, but they require a lot more detail and study and more reporting on the back end. There are restrictions, you can't go above the study, but you can go lower. Wilkey – we have heard the numbers on fire station, but impact fees can only be paid by growth, not the houses that exist. Cox – I say do it all together. I would like a tiered approach, a home 2,000 square feet and under a certain number and up from that. Paul – what is rationale? Cox – cost on 2,000 square feet is much less than a 4,000 square foot home. Paul – the analysis isn't based on impact not the cost. Schmidt – it is hard enough for low-income people to get into a house. If there is something we can do on that we would be justified. Cox – there are other cities that have adopted something like that, and I can get some examples. We want young people to stay here. Wilkey – I brought this up in Planning Commission and in our meeting, but look at fire, a 1,500 square foot house versus 7,000 square foot house it is harder to put the fire out. Paul – not for facilities, we have the same trucks and fire house, there may be more manpower. Phillips – for fire, why in industrial area did it drop? Paul – I will have to review the study and find out. When they are constructed, they have fire suppression systems built into the building. Galan – regarding square footage debate it makes sense. The calculation starts with the need to fund certain things like fire houses and equipment. Is it reasonable to take the total amount needed and ration that out for a low-income home. Cox – my proposal wouldn't adopt the entire amount. First agree on the fee and then take a percentage. Wilkey - bigger houses take more of the brunt. Paul – your analysis is for one fee for single family, if you want me to kick it back to the analysis. What numbers of square feet are you looking for? Wilkey - square footage 0 to 2000, 2000-4000 and 4000 and above. Wilkey – I would say multi family will all be below 2,000. Mayor Pro-Tem Phillips – if you look at the current impact fees, and not doing 100% all but storm, water and police it is 85% of what was recommended. In some ways it is a disservice to ourselves because rolling it back makes the jump now even higher. Galan – how are we so far behind, the study is the study, and the recommendation is based on the formula and needs. One of these days we are going to have to bite the bullet and take a big chunk, otherwise we're never going to get there. Cox – there are other ways to fund some things. If we shut the doors 50 years ago and didn't let any more building come, people will still flush the toilets and turn on the water, and we still have to repair and upgrade the system, so some of that should be absorbed there. Paul – maintenance is not eligible for impact fees, those are user fees; the impact fees are to expand infrastructure to keep up with development. Mayor Pro-Tem Phillips – we will be responsible for the next 100 years to take care of the

roads and lines, so that is something you need to think about as well. **Wilkey** – we do things well, but part of that is if we would have adopted the full amount in the beginning would we be here? Would it be hard on staff to gradually raise the fees? **Paul** – we can do that, but don't set the increment so short, change every year or so. In the past we brought them back and say this is what you did and here we are financially, what do you want to increase now. **Cox** – if we adopted them all we would be way above all the communities around us, so people would move to other areas. **Paul** – we can't adopt Enoch or Parowan's impact fees, or we won't be able to survive. **Galan** – we offer a lot more than the other communities, if they move further, they still have to come here. My fear of staggering is we are always behind the 8 ball. There is economic impact that is ongoing. How do we defer and still catch up. However, I am not opposed to stagger for the next 5 to 7 years. **Paul** - transportation in the past we only had 5 categories, and we treated all commercial the same. Wal-Mart brings in a lot more traffic than Game Stop. This study uses engineering stats to estimate trips, and it also has a lot more categories of use. **Mayor Pro-Tem Phillips** – before was it just one fee? **Paul** – yes, one fee for industrial. **Mayor Pro-Tem Phillips** – how do we know the percentage of increase? **Wilkey** – we don't. **Paul** – if you think that fee is too high, there is a non-standard transportation impact fee that is the estimate of average daily trips unit x \$248. If you lower the multiplier, we can recalculate it by what you want to reduce. **Cox** – I don't think you will pull people off the freeway for a drive thru. **Paul** – the fees are not based on people on the freeway. The study assumes more traffic creates more impact. **Cox** – if I stop at McDonalds on my way to work it is no impact, I am still going to work. **Paul** – there will be more traffic impact when Smith's builds their new store, it is more traffic in the area. If someone is considering building something, they have 90 days from when the change was made. **Wilkey** – on transportation it would make more sense to change the multiplier base. **Cox** – currently the single family is X the proposed is Y, can we show that. **Paul** – you have that information; it was in a comparison. We can do it for single-family homes; we could make a square footage up for commercial. It won't be precise with the transportation fees. As an elected body you can't do the analysis, you need to have the consultant do that. To have the consultant do that it may not come back quickly. **Galan** – on the transportation, can we change the multiplier, is that the only way, or can we piece meal. **Paul** – the advantage to adopt this methodology, a developer looks at this and says I am doing something different and says this code is not my code, I am a less impactful use and we can use that to calculating a more accurate impact fee. **Mayor Pro-Tem Phillips** – we need to remember that the fees are based on the needs of the Departments.

Councilmember Wilkey moved to table this item and bring it back to the April 15<sup>th</sup> work meeting; seconded by Councilmember Schmidt; vote unanimous.

**PUBLIC COMMENTS:** There were no comments.

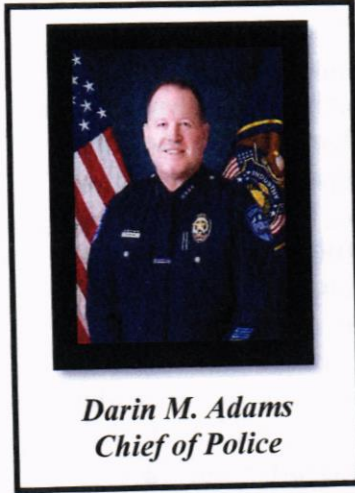
**ADJOURN:** Councilmember Wilkey moved to adjourn at 6:37 p.m.; seconded by Councilmember Schmidt; vote unanimous.



Renon Savage, MMC  
City Recorder

EXHIBIT "A"  
CITY COUNCIL – MARCH 11, 2016

*Message from the Chief*



*Darin M. Adams  
Chief of Police*

As Chief of Police for the Cedar City Police Department, it is my honor to present the 2025 Annual Report. This report reflects our department's continued commitment to service, professionalism, and the safety of the community we are privileged to serve. Every day, our officers and professional staff demonstrate dedication, integrity, and resilience as they uphold the highest standards of law enforcement and work to build trust through meaningful collaboration with our residents.

In an ever-evolving public safety landscape, the Cedar City Police Department remains steadfast in its mission to protect and support our community. Through proactive policing, community engagement, and innovative crime-prevention strategies, we strive not only to respond to crime, but to prevent it—ensuring Cedar City remains a place where individuals, families, and businesses can thrive. The violent crime rate for Utah is between 2.30 and 2.57. Cedar City experienced a violent crime rate of 2.47 last year, far below the national rate of 4.43. For context, the crime rate is the measure of reported crimes expressed as “the number of offenses per 100,000 residents.” It serves as a key indicator for assessing public safety, comparing risks across areas, and evaluating the effectiveness of law enforcement. The rate is reached by taking the total number of violent crimes, which were **106** last year. That number is divided by the population, which is 42,923. The number produced is multiplied by 100,000, which produces the crime rate.

Policing today is markedly different than in years past. Our officers face increasingly complex crimes, disturbing levels of victimization, and a growing disregard for the rule of law. Many calls for service now present heightened risks to both officers and citizens. These challenges take a toll on the men and women who serve, and we recognize our responsibility to care for them—physically, mentally, and emotionally—so they can continue to serve this community safely and effectively.

Public safety is a shared responsibility, and our success is made possible through strong partnerships with local organizations, businesses, and engaged citizens. We are grateful for this collective effort and remain committed to transparency, accountability, and responsiveness in all that we do.

Thank you for your continued trust and support. It is truly our privilege to serve this great city. I invite you to share your experiences, observations, and perceptions with the Cedar City Police Department. Your feedback is valued and appreciated, and it helps guide us as we continue to grow and improve in service to our community.

## Crime and Incident Data and Charts Summary Analysis

\*\*In 2021, the Cedar City Police Department switched from Uniform Crime Reporting (UCR) to the National Incident-Based Reporting System (NIBRS). The value of the NIBRS system is that it captures details on each single crime incident – as well as on separate offenses within the same incident – including information on victims, known offenders, relationships between victims and offenders, arrestees, and property involved in crimes. Unlike data reported through the UCR’s traditional reporting system – an aggregate monthly tally of crimes – NIBRS goes much deeper because of its ability to provide circumstances and context for crimes. You will notice that this year’s report looks different because of how data is captured and reported.

The data below shows the incidents of crime in 2025. The table below will show the crime trends in 2025 compared to 2024. The LEOKA acronym stands for Law Enforcement Officers Killed and Assaulted. **In 2025, we had 14 incidents where our officers were assaulted during the course of their duties.**

\*\* This color represents an **increase** in crime.

\*\* This color represents a **decrease** in crime.

### Summary of Incidents

<b>LEOKA Total</b>	<b>75% increase – 14, was 8 last year</b>
NIBRS Data Total Group A Offense	1.4% decrease - 1,426, was 1,447 last year
NIBRS Data Total Group B Offense	5.5% increase - 496, was 470 last year

### GROUP A OFFENSES

<b>Aggravated Assault</b>	<b>145% increase – 86, was 35 last year</b>
<b>All Other Larceny</b>	<b>59% increase – 244, was 153 last year</b>
<b>Arson</b>	<b>100% increase – 1, was 0 last year</b>
Burglary/Breaking & Entering	42% decrease – 26, was 45 last year
Credit Card/ATM Fraud	50% decrease – 3, was 6 last year
Counterfeiting/Forgery	85% decrease – 1, was 7 last year
Drug Equipment Violations	34% decrease – 63, was 95 last year
Drug/Narcotic Violations	44% decrease -215, was 384 last year
False	
Pretenses/Swindle/Confidence	45% decrease – 60, was 110 last year
Fondling	7% decrease – 53, was 57 last year
Hate Crimes	100% decrease – 0, was 9 last year
Identity Theft	26% decrease – 11, was 15 last year

Intimidation	32% decrease – 59, was 87 last year
<b>Kidnapping/Abduction</b>	<b>50% increase – 12, was 8 last year</b>
Murder & Negligent Murder	100% decrease – 0, was 1 last year
Pornography/Obscene Material	13% decrease – 13, was 15 last year
<b>Rape</b>	<b>20% increase – 18, was 15 last year</b>
Robbery	<b>SAME - 2</b>
Sexual Assault with an Object	50% decrease – 1, was 2 last year
Shoplifting	66% decrease – 53, was 157 last year
<b>Simple Assault</b>	<b>78% increase – 334, was 188 last year</b>
Statutory Rape	100% decrease – 0, was 1 last year
<b>Stolen Property Offenses</b>	<b>233% increase – 20, was 6 last year</b>
Theft From Motor Vehicle	38% decrease – 18, was 29 last year
Theft of Motor Vehicle Parts or Accessories	63% decrease – 3, was 8 last year
Vehicle Theft	39% decrease – 20, was 33 last year
Weapon Law Violations	36% decrease – 18, was 28 last year

**GROUP B OFFENSES**

Alcohol Offenses	29% decrease – 10, was 14 last year
Disorderly Conduct	1.6% increase – 62, was 63 last year
<b>Domestic Violence</b>	<b>18% increase, 254, was 216 last year</b>
Destruction/Damage/Vandalism of Property	60% decrease – 68, was 171 last year
<b>Driving Under the Influence</b>	<b>65% increase – 71, was 43 last year</b>
Public Intoxication	11% decrease – 49, was 55 last year