

Town of Cedar Fort

Planning Commission Public Hearing Meeting Minutes

March 5, 2026 | 6:00 PM
Town Hall, 50 East Center Street, Cedar Fort

CALL TO ORDER

The public hearing was called to order on March 5, 2026, at 6:05 p.m.

1. Roll Call

Present:

- Kent Withers
- Cayden Draper
- Bart D Berry
- Derek Beck
- Lynnette Groff

A quorum was present, see attached sign in sheet.

2. Prayer/Thought

A prayer was offered by Mervyn Arnold.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Cayden Draper.

PUBLIC HEARINGS

1. Proposed Zoning Map Amendment

Golden Cedar Estates Lot 102
(Parcel No. 40:644:0115)

The Planning Commission conducted a public hearing to consider a proposed zoning map amendment submitted by Mervyn Arnold to rezone approximately 4.0 acres located at 1186 E Trailblazer Cove from Residential/Agricultural to Commercial.

Presentation

A map of the proposed rezone was presented, showing:

- SR-73 as the main roadway
- Two existing commercially zoned lots nearby
- The subject property positioned adjacent to those commercial lots

The proposal would extend the commercial zoning across three contiguous lots rather than limiting it to the existing two.

Applicant Comments – Mervyn Arnold

Mervyn Arnold spoke in favor of the rezone and shared plans for the property, including:

- Development of small warehouse-style units
- Units anticipated to range from approximately 2,000 to 4,000 square feet
- Intended uses include:
 - Small business operations
 - Storage for personal recreational equipment (“toys”)
 - Inclusion of small office space in each unit

Mr. Arnold expressed optimism about demand and interest in the proposed use.

Public Comment

A member of the public expressed concerns regarding traffic and safety, specifically:

- Difficulty turning onto nearby roads due to heavy traffic on SR-73
- Existing congestion and safety risks, particularly with trucks and high-speed traffic
- Concern that additional commercial development would:
 - Increase traffic volume
 - Worsen already dangerous conditions
- Mention of needing to sometimes bypass their own road due to unsafe turning conditions

Discussion – Planning Commission & Applicant

Discussion between the Planning Commission, applicant, and public included:

- Clarification that access to the proposed development would utilize an existing road connection, not create a new direct access point onto SR-73
- Confirmation that:
 - Previous access and development plans had been approved by UDOT
- Acknowledgment that:
 - Future development in the area will likely increase traffic overall

- Concerns regarding:
 - Current traffic congestion
 - Speed of vehicles (including reports of speeds exceeding posted limits)
- Discussion of:
 - Challenges in lowering speed limits due to UDOT requirements
 - Requirements for traffic data or accident history before changes are approved
- Mention of:
 - Potential future road widening projects
 - Long timelines associated with state transportation changes

Commission members acknowledged the concerns raised and discussed potential long-term impacts and limitations.

ADJOURNMENT

Lynnette Groff made the following motion:

“I’ll make a motion to close the public hearing.”

Cayden Draper seconded the motion.

Vote:

- Kent Withers – Yes
- Cayden Draper – Yes
- Bart D Berry – Yes
- Lynnette Groff – Yes
- Derek Beck – Yes

The public hearing adjourned at 6:18 p.m.

Minutes approved by the Cedar Fort Planning Commission on:

Date

Kandice Johnson, Town Recorder