

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcityut.gov

Mayor

Steve Nelson

Council Members

Robert Cox
Waldo D. Galan
R. Scott Phillips
Phil E. Schmidt
Carter Wilkey

City Manager

Paul Bittmenn

CITY COUNCIL MEETING

APRIL 22, 2026

5:30 P.M.

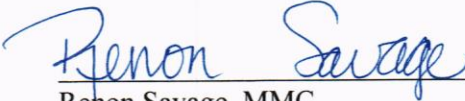
The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The City Council Chambers may be an anchor location for participation by electronic means. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Road Closures. Carter Wilkey
 - Staff Comment
 - Iron West Park update. Anthony Pearson
- IV. Public
 - Cedar City Hospital Presentation. Jamison Robinett
- V. Consent Agenda
 1. Approval of minutes dated April 1 & 8, 2026
 2. Ratify bills dated April 10, 2026
 3. Approve a third amendment to the water right contribution agreement between Cedar City and Development Team” Tyler Romeril / Paul Bittmenn
 4. Approval of employee insurance. Natasha Hirschi
 5. Approval the proposal from LRB Public Finance in the amount of \$50,180 for the Rate Study. Jonathan Stathis
 6. Approve an Airport concession Agreement with Massage Vending. Tyler Galetka
 7. Approve a new land lease at the Airport, 2208 W 1500 N, with O & O Investment. Tyler Galetka
 8. Approve Change Order #1 for AIP-048 ARFF Apparatus. Tyler Galetka
- V. Action Agenda
 9. Consider a donation to the Pioneer Day Celebration. Justin Osmond / Brandon Burk / Waldo Galan
 10. Consider entering addendum #1 to the water right contribution agreement between Cedar City and Development Team. Tyler Romeril / Paul Bittmenn
 11. Consider adding the name of Gapyeong Way to 200 East. Johnny Oh
 12. Consider changing the restriction of water vaults on Lund Hwy. Phil Schmidt/Matt Baker
 13. Consider modifications to Cedar City Ordinance 26-IV-5 pertaining to public improvement bond revisions. Amber Ray/Randall McUne
 14. Consider modifications to Cedar City Ordinance Sections 23, 26, and 32 revising numbering to match State code. Amber Ray/Randall McUne
 15. Consider an amendment to City Ordinance 35-10(B) to establish No Parking zones in the vicinity of Northfield Road and 1045 North. -Kent Fugal/Randall McUne

16. Consider an ordinance modifying Engineering Standards Section 1 amending introductory language and adopting the 2026 APWA Utah Manual of Standard Specifications and 2026 APWA Utah Manual of Standard Plans. Kent Fugal
17. Consider an ordinance modifying Engineering Standards Section 2.1 amending the general requirements for public improvements pertaining to installing system improvements to the boundary lines of developments. Kent Fugal
18. Consider an ordinance modifying Engineering Standards Section 3.2.3 regarding cul-de-sac requirements. Kent Fugal
19. Consider an Indemnification Agreement with the South and West Field Irrigation Company. Paul Bittmenn

VI. Public Comments

Dated this 20th day of April, 2026.



Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 20th day of April, 2026.



Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the city not later than the day before the meeting and we will try to provide whatever assistance may be required.

COUNCIL WORK MINUTES

APRIL 1, 2026

The City Council held a meeting on Wednesday, April 1, 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; Phil E. Schmidt; Carter Wilkey.

EXCUSED: Councilmember R. Scott Phillips; Finance Director Terri Marsh.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Police Chief Darin Adams; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Wastewater Plant Superintendent Jeff Lennert; Collections Superintendent Randy Clove; Planner Don Boudreau.

OTHERS PRESENT: Scotty Harville, Joe Sandberg, Ann Clark, Jason Spencer, Tom Jett, Bob Platt, Greg Flint.

CALL TO ORDER: Ben Persha of the Newman Club gave the invocation; the pledge was led by Paul Bittmenn.

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

PUBLIC HEARING TO CONSIDER AN ORDINANCE VACATING A PUBLIC UTILITY EASEMENT AT APPROXIMATELY 165 SOUTH 1600 WEST. PLATT & PLATT/RANDALL MCUNE: Bob Platt, Platt & Platt – we are making two lots out of four. The minor subdivision has a public utility easement, but there are no utilities there. The mylar will be signed by all of the utility companies. We are requesting vacating the public utility easement from the rear lot line to 10 feet from the road, there are public utilities in that area.

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

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

PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT FOR A CONCRETE BATCH PLANT AT APPROXIMATELY 3527 WEST 600 NORTH. SUNCORE/DON BOUDREAU: Councilmember Schmidt excused himself for this item and went to the audience.

Don – we don't do to many conditional use permits (CUP's). Exhibit "A" was reviewed. We look for ways to mitigate the negative. The general consideration is for a batch plant. We have concerns about the trucks not going through the neighborhood to the west and north. We asked them to get out onto Lund Highway. **Cox** – did you factor in the trees that are already there? **Don** – no. **Cox** – that is a natural buffer. **Wilkey** – this is fairly close to the

runway, is the tower ok? **Don** – the applicant will answer that; they will have to clear that with the FAA. **Wilkey** – question #1. What does this do for our community? **Cox** – there is less infill traffic, you are right off Hwy-56. **Don** – in totality, a CUP is under state code a permitted use. That is why the conditions are key; we need to strive to mitigate the impact. **Randall** – State law is clear, a CUP you hope it passes, find reasonable items to reduce the impact. You start by wanting to approve it. **Wilkey** – I am taking too much from my days on Board of Adjustments and thinking everything has to be met or it is denied. **Randall** – if you are getting specific, and you grant this, show why the location is a good one, it would be the same reason they are moving there. It's an industrial area and next to the rail line. We as staff are ecstatic about expanding. This is a benefit for the city. We are more mitigating the neighborhood impact. **Cox** – the neighborhood wanted industrial over residential. They are aware of the risk. **Randall** - I was told that this was the likely plan when this zone was changed, and I told the neighbors that this may happen and they still wanted the change. **Galan** – air quality, noise, water and lighting. I'm not too worried about that, but I would like them to define those four areas and what they are doing to make it reasonably acceptable. Do you have a confidence level of those four things? **Don** – in the staff report, traffic we feel confident. My biggest concern without the study would be the noise. **Galan** – you feel everything else is taken care of? **Don** – the uses yes, but the vegetation is important for esthetics, if you hear the noise, but can see trees it is better. Everything else they have done. **Kent** – as we worked with Suncore, in the beginning our ideas were far apart, but we have worked through this and address the major issues.

Greg Flint, Clyde Company representing Suncore – Ray Nelson and Jeremy are the local operators and they are here also. See Exhibit "B". We will not have a crusher on site, that will happen at our other location, and it will be clean washed material that is hauled in, that will help mitigate the dust. We chose the location because it is close to the train tracks, it is a closed system that reduces exposure to the air. This will be a drive through, and it is a wet mix which also reduces the dust. We follow the state regulations for dust; the plan has already been submitted to the State. The haul route will go to the east. Regarding the height, we have submitted to the FAA and they told us we could be up to 150 feet and we are under that, we are 104 feet. With the noise we hired MD Acoustics to monitor the noise, they set a meter for 24 hours, they went to the Hurricane Plant and the Ogden Plant that is mostly enclosed. They measured the L90 at 50 and the L10 at 65 at night. They looked at the worst conditions and compared them to the standard codes in Utah. We have turned the plant a little and moved 90-100 feet to the east. We also enclosed the plant which incases a lot of the sound inside the building. The dust collector makes some noise; we have it on the east side of the building to buffer the noise. We moved the staging of the trucks to the east side to move the sound away from the community. **Galan** – what will you bring in on the rail? **Greg** - Cement and fly ash, they are in silos and drop in the rail car and piped to the batch plant. **Galan** – is the rail noise included in the study? **Paul** – we already allow the rail; it is already there. **Greg** - We are under the numbers with the L90 and right at the numbers with the L10. **Mayor** – the new study says no trees are necessary. **Greg** – the site is 2000 lineal feet from the site to the new road. I had the engineers draw the line of site to the houses and then we put the trees along that line of site. There will be an 8' block fence along 3700 West. Water, we will have our own onsite pond, anything onsite will go to the pond. **Paul** – is it an evaporative pond? **Greg** – yes. We show on the map the outer limits of the water zones. In Zone 4 you do best management practices, an above ground storage tank with a secondary tank to catch anything that spills. **Wilkey** – is the water for this project, does it come off the

Lund Highway line? **Kent** – yes. **Wilkey** – we already have low water fire flow. How much water do we go through a day? This is our problem, not yours. **Ray Nelson**, area manager for concrete. It doesn't take a lot of water, 300 gallons for 10 yards. We do use water to wash down with, and that is why we have the collection ponds. **Wilkey** – what is the estimated timeline to have the plant up and running? **Ray** – I plan to retire next year, and I don't think I will see a rock go through it. **Wilkey** – I worry about the fire flow and now we add a heavy water user to the area. **Phil Schmidt** – I own the property. I want to clarify the water question. In front of this property on Lund Hwy, we had a fire flow, and we just had a fire flow test. We have 8,000 gallons per minute; fire flow is about 1,500 gallons a minute. We could solve this problem in 30 days if you wanted to. All you need to do is put a bypass line around the vault that is in front of Wheeler's. That depends on what the city wants to do. I don't see a water problem here. As you go further down with the head loss and the water pressure, yes, you get less and less water. There are two lines that loop. The additional water could be solved in 30 days. **Wilkey** – I live at the end of that water line, it makes me wonder. **Galan** – would you agree that it is an existing problem that we have. Anything we develop puts pressure on an existing problem. With the evaporative ponds, will you clean and take out the sludge to the pit at your other location? **Greg** – yes. If we do anything in area 4 zone, we will make sure it protects the water. **Galan** – any issues you have seen with the project as detailed now? **Kent** – from what I know with the source protection, this complies. **Wilkey** – do these types of ponds attract birds? **Ray** - no. **Paul** - Councilman Phillips would like to know about trees on the north to shield future residential. **Greg** – as part of Phase 1 which is the batch plant, no. In the future there would be possibly the shop and office and then we would look at trees on the north side. **Galan** – can you go through the specifics on lighting. You will put signage on one of the silos. **Greg** – we hired a consultant to do a study, we have lights shining down for the trucks to go through, the lights are 30' high and facing down the photometric it did not go to the property line, that was at 100 feet. Signage, we like to put our logo on the silo, it will meet City Ordinance. **Cox** – how many new jobs will this create? **Ray** – right now we have 23 drivers, and we could within a year be 35-36 drivers at this location, plus dispatchers and loader operators. **Galan** – thinking zero today, how many new jobs? **Ray** – 15-25 new jobs. If you have ever been at a plant the trucks don't idle, the back of the truck is facing east and that is where the noise is generated. The stockpiles the loaders will be on the other side of that which helps with noise. **Mayor** – queuing, I feel like we are asking that a lot. **Greg** – we laid out how many trucks would fit on the site and they will all stay on site; they won't back up on the road. **Mayor** – if we ask for studies it adds cost. We just put in ordinance that we will have no queuing on the street. **Galan** – a question I asked on site, when you get to Hwy 56 and go left or right, you have the rail in that intersection, if you have trucks back up to make a left hand turn it may make it a little tight. **Mayor** – I was thinking on the property, not as they are driving. **Wilkey** - how long does it take to fill a truck? **Greg** – about 2 minutes. **Galan** – this won't be the only industrial project in the area, so in the future the road will have to be addressed. **Wilkey** – how long is a CUP? **Randall** – forever. If follows the land. It won't go away unless it is not used for the approved purpose for over a year. Anything to expand the impact of neighboring property they would have to come back. **Cox** – did they meet all the concerns? **Galan** – now that you have seen the noise data, please address that. **Don** – looking through the noise study, in summary the project ambient would increase up to 15 DBA, they fall below the daytime guidelines and the nighttime DBA L-90. I don't know enough about it, it is above my pay grade. We do have the noise consultant online, if she could explain it and give her opinion if it meets industry standard. **Claire Pincock**, acoustic consultant, this is all I do environmental noise. My office

is in Provo. We took references in Ogden and modeled it for this plant to get the numbers. I compared it to the most common code in Utah. L90 is the noise level you would see exceeded for 90% of the time, L10 is shorter, it is exceeded 10% of the time such as a backup beeper. Looking at that they meet the daytime levels for short and long term. For nighttime we are good with short time, long time is 2 decibels above, which is not very much. When we started it was in the 60's. They are still working with me on what they can do. Two decibel difference is not noticeable – in comparison this is the most common one repeated in the state. **Mayor** – does the model include any trees? **Claire** – no, trees have to be very dense, when it comes to noise, trees make the most difference psychologically. **Wilkey** – the city wants it to be what? **Claire** – 65 for the L10 and 50 for the L90. **Wilkey** - isn't the current ambient sound already higher than that most of the time. With Hwy-56 and the Airport. I just googled, and a dishwasher is like 45 to 50 decibels, so we are not talking a lot of sound. **Claire** – at 3 am right now the L90 is about 40 and later in the busier hours you go above the 55. **Wilkey** – then how can we ask them to lower the ambient. **Claire** – generally you want to meet or be below the ambient. 4 a.m. it will be a little nosier. **Cox** – does our code require trees for noise or is that something we are asking them to do? **Don** – trees are trying to make two incompatible uses more compatible. In the ordinance the CUP asks will landscape help, it is a consideration. **Cox** – won't the block wall help? Are we asking for something we can't support. **Galan** – I had a boss that once told me when you are trying to sell something and they nod in the affirmative you move on. **Cox** – if they don't have to, then why. **Don** – I think it is important and I think the ordinance supports it. We have a compromise, and at the next meeting staff will want directions on the conditions. **Claire**, when we first got on the noise, I picked the EPA average, this study is more looking at what other cities require not the EPA study. **Claire** – we went off the city, so we went to what we think is a better recommendation. **Wilkey** – when it comes to CUP's and comparisons to other government bodies. For other government bodies they pick the condition. Can we add the condition of trees for the CUP? **Randall** – you can add whatever you can state will mitigate any potential harms of what they are doing to the neighboring communities. If you think the trees will block the tower. The goal is mitigation not elimination. **Phillips** is in favor of trees on the north side. Don't just add things because you can. **Cox** – that is why I ask, it needs to be reasonable, if they can go without the expense of trees don't make them do it. **Randall** – the triangle they gave us would be reasonable; we may be able to ask for more if they can't keep the lights below the 8' fence. On the north, the property is not yet developed. Would it cause a decrease in property value to the north, I haven't seen that. **Wilkey** – it was more a general question if we can ask for more. Staff have done the heavy lifting and then we add it to you. The closest thing we have to be an expert is Don; he has done a lot of research. Most of where we were was down to inches. **Galan** – we have funneled ourselves to an acceptable compromise from a business and staff perspective. **Mayor** – a few redlines in the packet that we will have to decide on as a council. **Randall** – what Don has put in your packet is what I would use in court if we ever got there. I am hoping you will, by next week, look and see where you want the red lines to go. **Greg** – we have gone back and forth and I think there are only two, the trees and there is stuff about the off-site storm drain, that is more in a site plan than the CUP. **Kent** – the master plan storm line along the north side, that is for a site plan, and we will deal with it then. **Randall** – the CUP cannot give them permission to violate our ordinance otherwise.

Mayor Nelson opened the public hearing. **Tom Jett** – in Planning Commission we hashed this for about 1.5 hours, and we agreed that their concept was a fair. The hearing closed.

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

Phil Schmidt returned to his council seat.

CONSIDER A RESOLUTION APPROVING THE MUNICIPAL WASTEWATER PLANNING PROGRAM (MWPP). JEFF LENNERT:

Jeff Lennert, Wastewater Plant Superintendent – the Municipal Wastewater Planning Program (MWPP) is mandated by the State and has to be done every year. The purpose is to assist owners of municipal sewer collection systems and wastewater treatment works in evaluating the technical, operational and financial conditions and future requirements for these facilities. Randy and I will give a brief overview. See Exhibit “C”. **Paul** – you said we were at 67% of capacity. At what percentage do we need to start designing the next addition? **Jeff** - there is no set guideline in state code, I called our permit writer, and he contacted the State Engineer who said the State would like us to look at upgrading at 70%. **Wilkey** – that is based off the average number of 3.24, what about our peaks? **Jeff** – we are working off the constant flow which is the 4.8. Our peaks can go to 6.2, but we only go off averages. The 3 numbers are the key ones that are going to tell you that we are getting close. The BOD, the loading average is 300 milligrams a liter, effluent 11 milligrams a liter. We are at 67% of BOD capacity. Our total suspended solids, our influent average is 284 milligrams a liter. Our effluent going out is 8.5 milligrams a liter, and these are good numbers going out. We are at 70% of design capacity for TSS loading. The number of times this year that we have had BOD samples of water coming in that we have done in our lab were 435, last week 500 milligrams a liter. We can't treat that water if it continues to be that strong. If you look at the industry, it give you 70-90 percent, if you are building a lot of new homes and businesses coming in you need to look a lot sooner. When we get that high it is hard for us to keep in balance. **Mayor** – you don't build a plant overnight. **Schmidt** – does your information include the new stuff with the Waster Dairy? **Jeff** – that is still coming, we will get more BOD and more water. We are limited in what they allow them to give us, it may be expensive for them to treat the water. **Cox** – are they the main trigger for the BOD? **Jeff** – two of the spikes we know where they came from. **Cox** – what spikes them. **Jeff** – commercial and industrial. **Galan** – is there a way we can model and say we need to pull the trigger on the study? **Paul** – the last time we looked at that we were thinking 2030 to look at engineering. **Schmidt** – if we wait that long we will put people out of business. We are behind the ball right now. **Jeff** – we should have the study done. **Cox** – it is an expense if we push it back on the businesses. **Jeff** – we give them a limit, and they have to monitor and test. **Paul** – it is not uncommon for industries to pretreat before it comes to our system. **Cox** – could it buy time if we push it on them. **Jeff** – flow has not gone up as much, but BOD has gone up. **Randy Clove**, Collections – see Exhibit “C”. **Wilkey** - the new lift station at BZI, it is overbuilt for future use? **Randy** – yes. That is bigger than the plant is designed for.

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

CONSIDER BIDS FOR THE 4500 WEST SEWER REHABILITATION PROJECT.

SHANE JOHNSON: **Kent** – we opened bids, the low is Advanced Lining LLC from out of

town. The next closest is Skyline and it is more than 5%. There are no local preference on this bid. We had a base bid and an alternate bid, this is lining manholes, you get a lot of gases in the sewer that eat the concrete manholes and pipes. With the funding from last year that was carried over and money budgeted this year, we have enough for this project, and the \$608,000 includes the add alternate. We request award of base bid and alternate to Advanced Lining LLC for \$608,364. **Schmidt** – what manholes? **Randy** – from 1600 North to the plant. We did 1600 to the south but we didn't line the first two phases. We want to get this done now; we are putting 5 MGD manholes in there. If we don't put in a lot of flow, it will turn septic and have issues. It will stir the gases; we have a lot of new construction in the County. We can put solid lids to help with the smell. **Kent** – we have sufficient funds to do the entire project. Our intent would be to complete the project by the end of the current fiscal year. **Wilkey** – do you have experience with this contractor? **Randy** – we prequalify the contractors, it isn't the product, but who is applying it. They must have certifications; the product supplier requires them be certified applicators, and they are onsite and warranty it.

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

**BOARD APPOINTMENTS FOR THE RAP TAX PARKS & RECREATION BOARD:
RE-APPOINT VICKI CHRISTIAN, MARK JOHNSON, CHAD WESTWOOD.**

MAYOR NELSON: Mayor Nelson - I would like to reappoint Vicki Christian, Mark Johnson and Chad Westwood to the RAP Tax P & R Board. **Wilkey** – how long have they been on the Board? **Mayor** – Vickie has been there a long time. We talked through that and visited Ken Nielsen and he would like to leave them in this year and the cycle them through for next year. These will be the meetings for June and July.

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

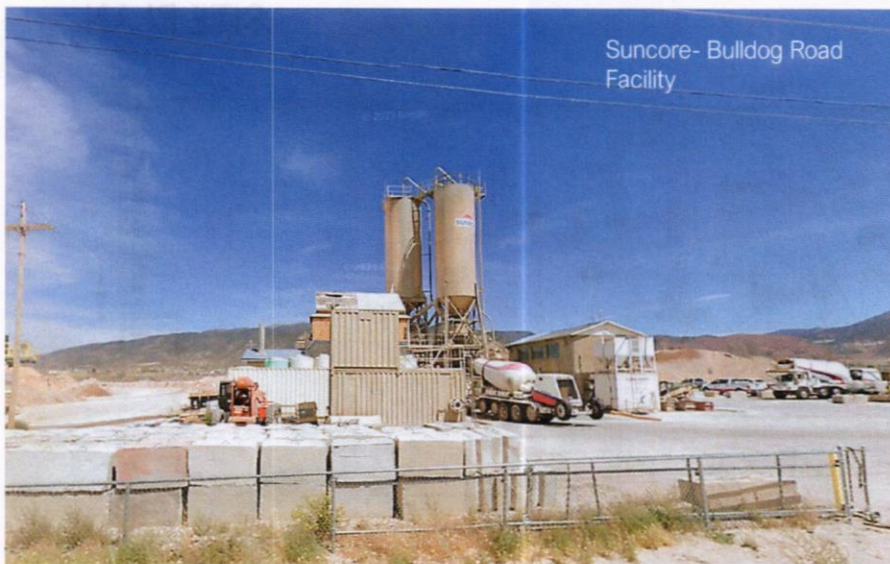
CLOSED MEETING. REASONABLY IMMINENT LITIGATION: Councilmember Cox moved to go into closed meeting at 7:13 p.m.; seconded by Councilmember Wilkey; roll call vote as follows:

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

ADJOURN: Councilmember Wilkey moved to adjourn at 7:40 p.m.; second by Councilmember Schmidt; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – APRIL 1, 2026

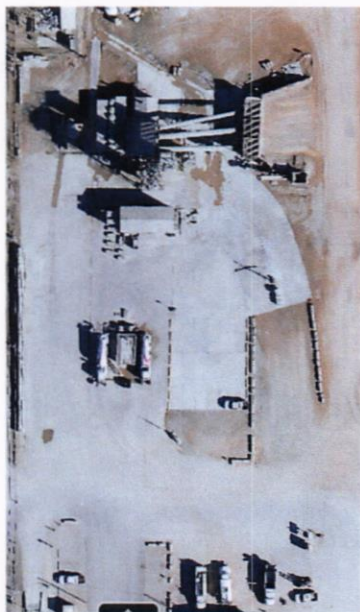


Suncore- Bulldog Road Facility

CONDITIONAL USE PERMIT – CONCRETE BATCH PLANT

800 North- 3700 West

1



PROJECT OVERVIEW AND PURPOSE OF THE CONDITIONAL USE PERMIT

Concrete Batch Plant Function

A concrete batch plant mixes cement, aggregates, sand, and water to produce concrete for construction projects.

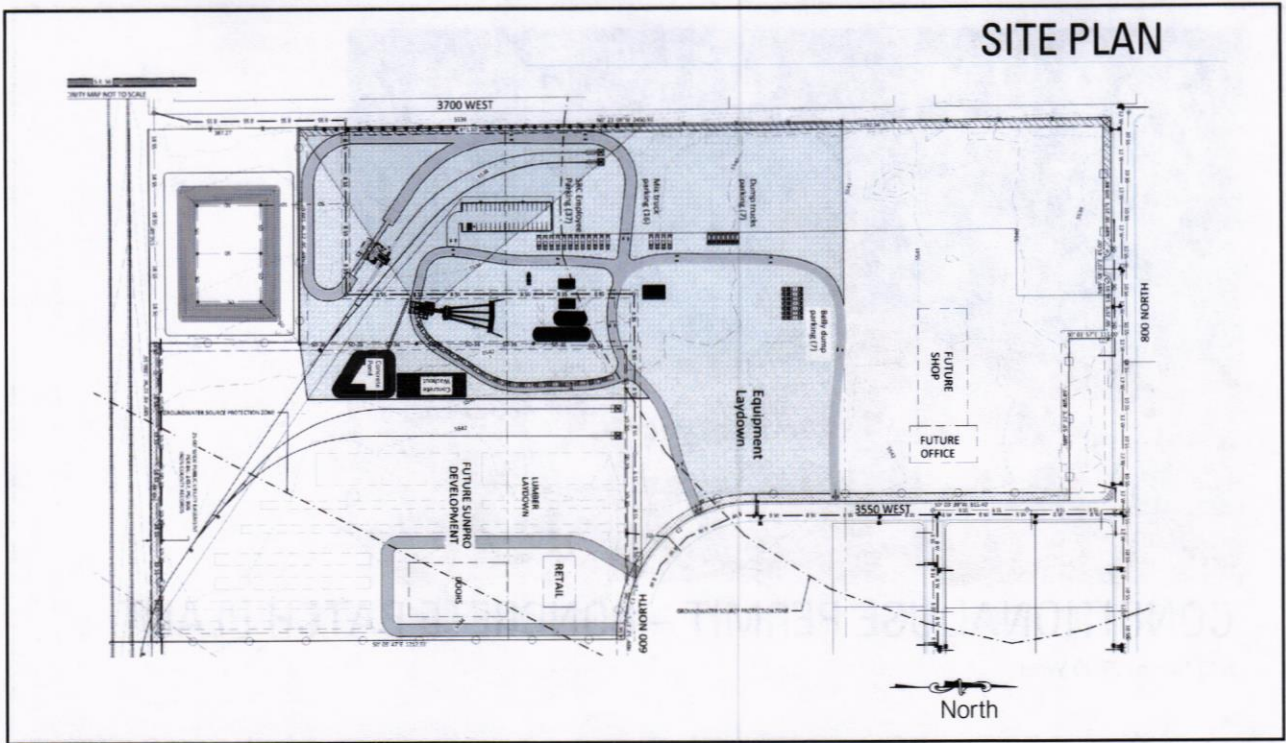
Conditional Use Permit -Definition

A land use that, because of its unique characteristics of potential for impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

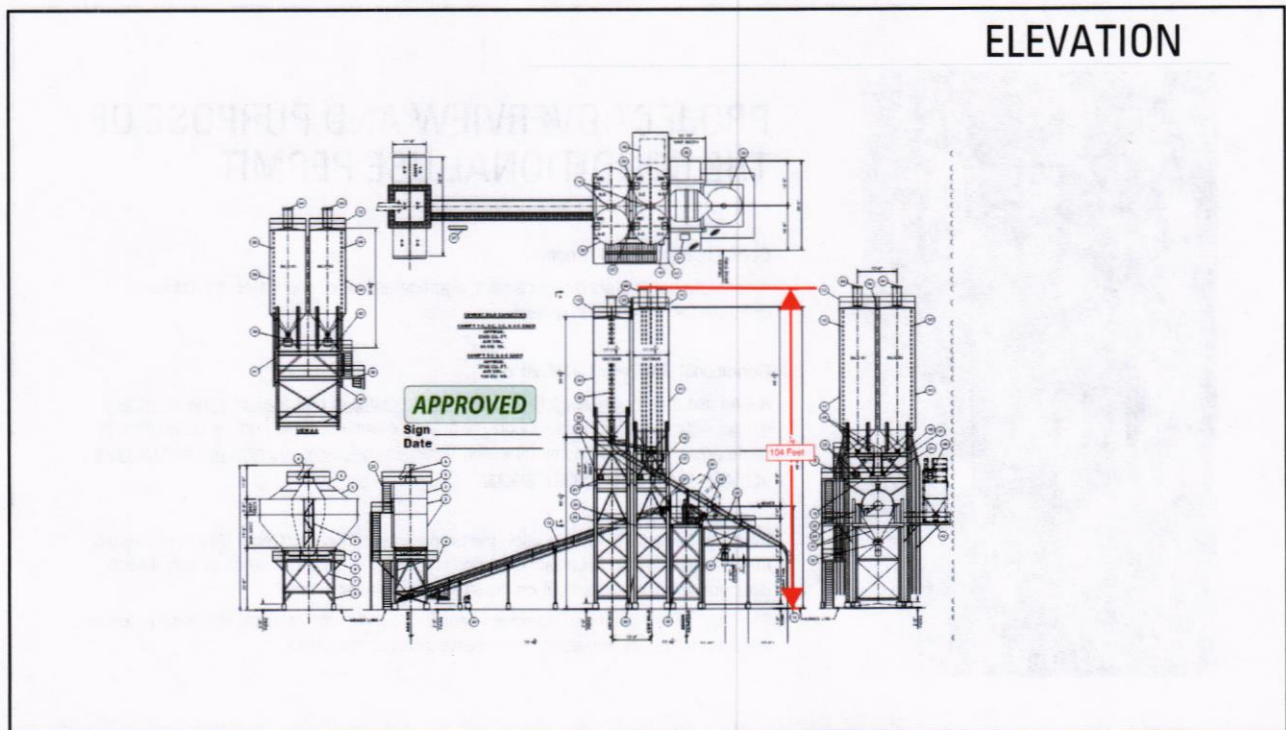
Purpose-Section 26-XI-1: To allow the proper integration into Cedar City of uses which may be suitable only in certain locations in the City or Zoning District, or only if such uses are designed or laid out on the site in a particular manner.

The CUP review balances economic benefits considering site suitability and if potential impacts to the City and adjacent properties can be mitigated.

2



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4

CONDITIONAL USE PERMIT (CUP)- FINDINGS

Determination: The City Council may permit a conditional use to be located within any zone as long as the particular conditional use is permitted by this Chapter. In authorizing any conditional use the City Council shall impose such **additional conditions** as may be necessary for the protection of adjacent properties and the public welfare.

The City Council shall establish policies regarding landscaping, fencing, lighting, ingress/egress, height of buildings, etc., to insure consistency in the issuance of a conditional use permit. A conditional use permit shall not be authorized unless the evidence presented is such as to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a Service or facility which will contribute to the general well-being of the neighborhood and the community; and
2. That the proposed use will comply with regulations and conditions specified in this Section for such use; and
3. That the proposed use will conform to the intent of the Cedar City General Plan.
4. That such use will not under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and welfare of persons nor injurious to property and improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering the following zones:

Concerns:

- Traffic
- Air Quality
- Noise
- Water Quality
- Lighting
- Compatibility

5



OPERATIONAL CONCERNS- TRAFFIC

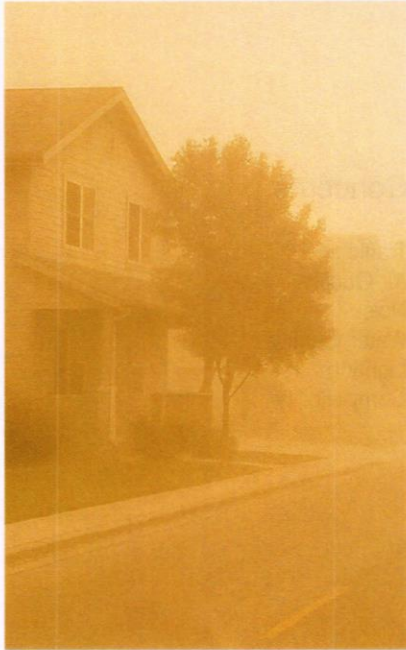
Concern-Industrial Traffic Through Residential Zones

- 32 Truck Loads Per Day
- 13 Truck loads per day to and from the existing Bulldog Road Pit

Recommended Mitigation:

- Conditions include requiring all truck traffic to be routed easterly and away from the existing residential subdivisions to the west and future residential subdivisions to the north.
- Education for drivers and required signage.

6



OPERATIONAL CONCERNS- AIR QUALITY

Concern- Fugitive dust related to plant operations, stockpiles, and on-site vehicular circulation.

Recommended Mitigation:

1. Restrictions on circulation patterns adjacent to residential areas.
2. Compliance with all Federal and State Agencies with demonstration of compliance provided to the City.
3. On-site circulation to be finished with subbase and crushed asphalt to minimize dust.
4. The cleaning of track out from the facility and the public right-of-way.
5. The pre-washing of all aggregate materials.
6. Watering of the site.
7. The use of enclosed systems for fly ash.

7



OPERATIONAL CONCERNS- NOISE

Concern- Noise study provided by the applicant indicated that additional noise mitigation measures are suggested to protect residential receptors. Proposed Operation Hours.

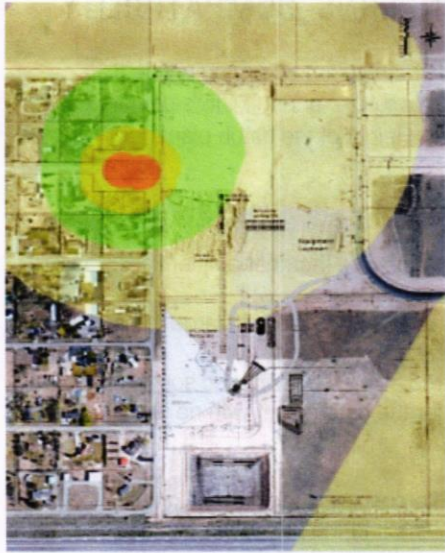
Recommended Mitigation:

1. The applicant shall provide the City a noise impact study prepared by a professional noise consultant qualified to perform such work demonstrating mitigation measures that will reduce noise associated with the proposed batch plant to accepted industry level standards. The study will include conclusions in laymen's terms.
2. All mitigation measures will be incorporated into the plan prior to permit issuance and installed prior to plant operations.
3. Vehicles required to be equipped with back up alarms shall use white noise back-out alerters.

Proposed Operational Hours:

- 3AM to 7PM Monday –Saturday
- Extended- 12 AM -10 PM
- 24 Hours for UDOT Projects

8



OPERATIONAL CONCERNS- WATER QUALITY

Concern- Batch plant pollutants, diesel fuel storage and storm-water runoff. Nearby Monte Vista Drinking Water Well and Conservancy Well to the South.

Recommended Mitigation:

- Compliance with all state and federal storm water regulations.
- Communication with well owners is required to update well protection plans and incorporate Best Management Practices (BMP's) as needed into the project.
- BMP's to prevent contamination from entering detention ponds.
- Grading plans to illustrate contaminants will not reach well protection zones.
- Certification by the applicant that no impacts to drinking water are expected.

9



OPERATIONAL CONCERNS- LIGHTING

Concern- Light and glare from plant operations.

Recommended Mitigation:

- A final photometric plan shall be submitted for approval prior to permit issuance. The plan shall take into consideration any additional lighting associated with the transfer of concrete materials from the rail terminal and any other activities associated with the batch plant. The final analysis shall certify that all lighting shall not create glare into the adjacent and planned residential neighborhoods. The final lighting plan shall certify that it meets dark sky principals as applicable.

10

OPERATIONAL CONCERNS- COMPATIBILITY



Concern- Overall Impacts of the plant regarding residential neighborhoods (existing and future) and the City's primary east west commercial corridor. Height of the batch plant.

Recommended Mitigation:

- Grading plan shall demonstrate that that residential areas will be shielded from headlights.
- The requirement for a landscape plan with large trees planted along the entirety of the west side.
- Additional trees required along the north and south sides.
- Muted color scheme for the batch plant with no bright colors or signs allowed.

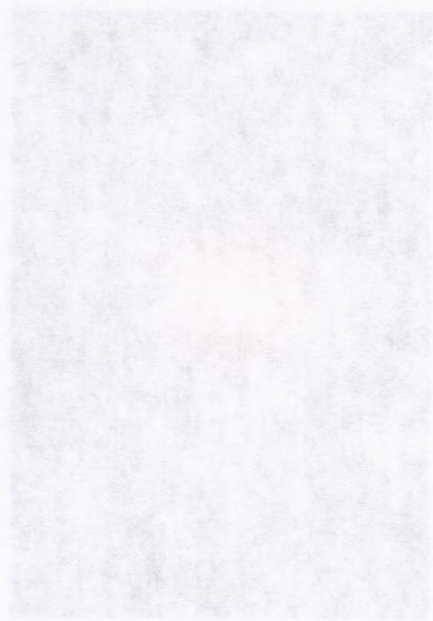
Additional Suggestion: Site obscuring fence to be constructed along the south property line and the protection of underground infrastructure depending on the depth of the improvements.

OPERATIONAL CONCERNS- LIGHTING

Concern- Light pollution and glare from the facility.

Recommended Mitigation:

Lighting plan shall demonstrate that the facility will be shielded from headlights. The requirement for a lighting plan with large trees planted along the entirety of the west side. Additional trees required along the north and south sides. Muted color scheme for the batch plant with no bright colors or signs allowed.





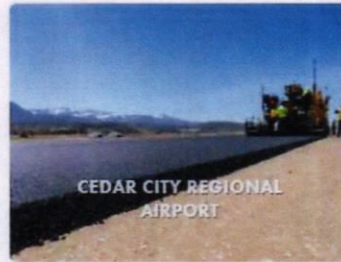
READY-MIX CONCRETE

Quality Concrete Supplier Serving Utah, Idaho, Arizona, & Wyoming

**CEDAR CITY
COUNCIL**

CEDAR CITY, UT
4/1/2026

BUILDING A BETTER COMMUNITY



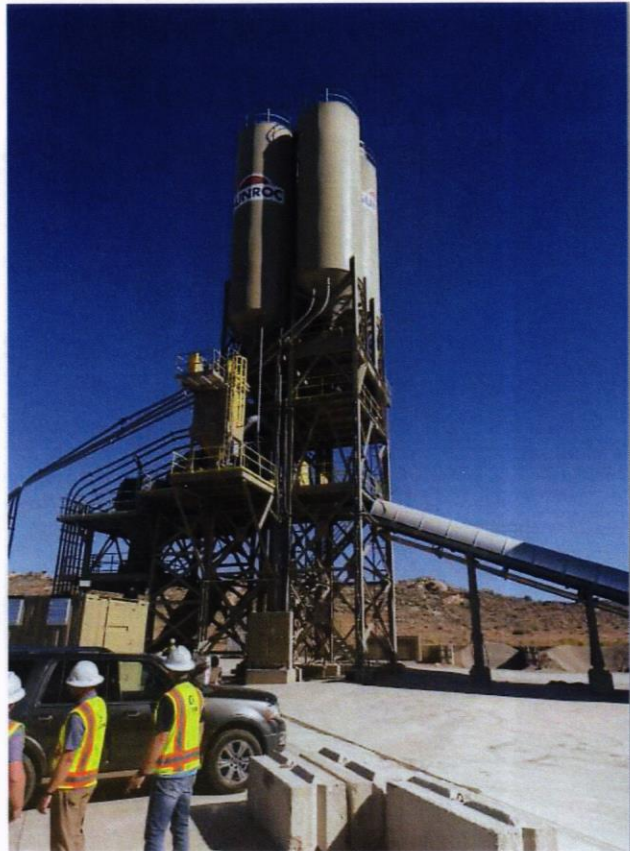
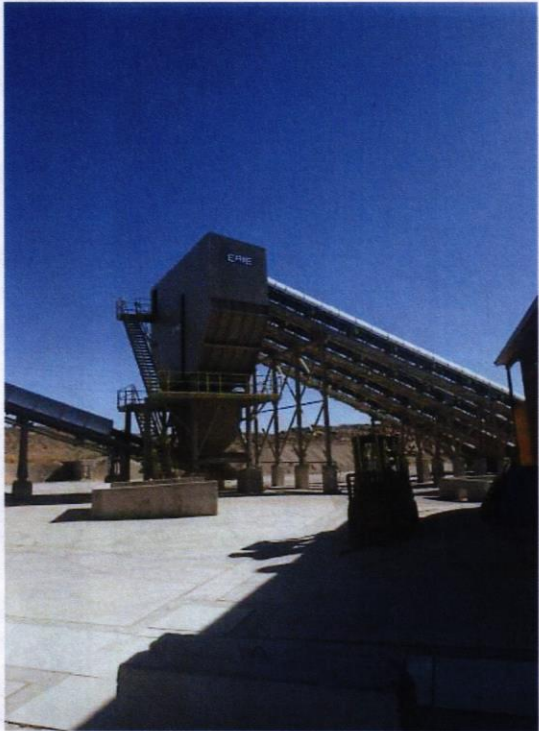
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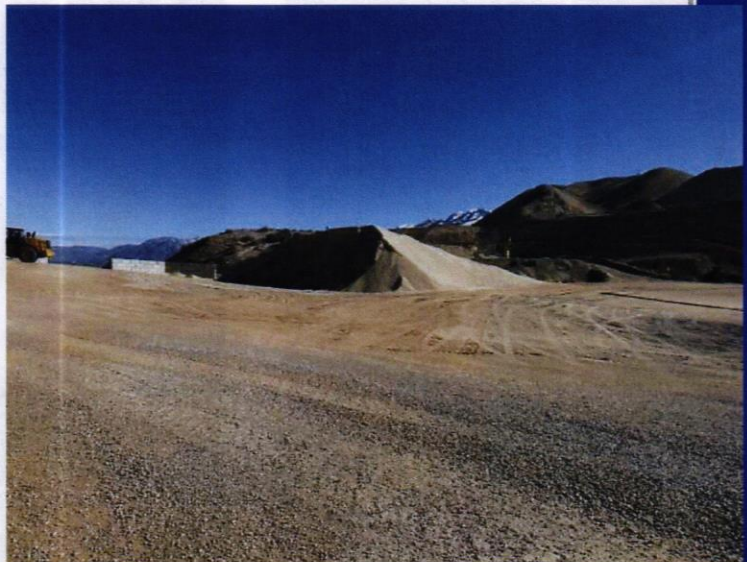
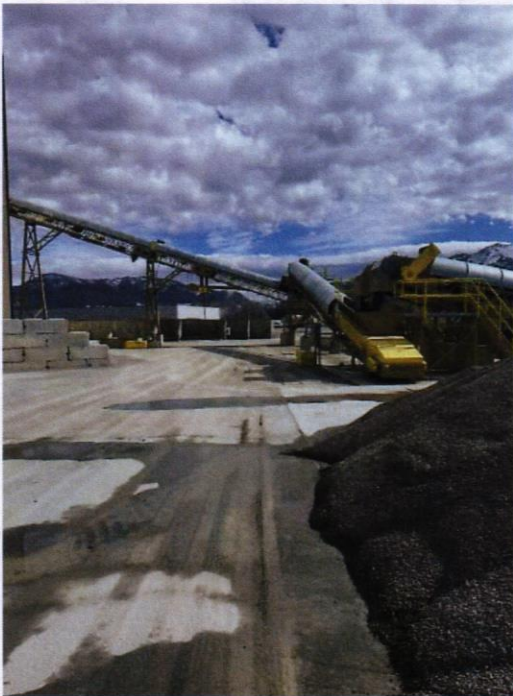
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BATCH PLANT



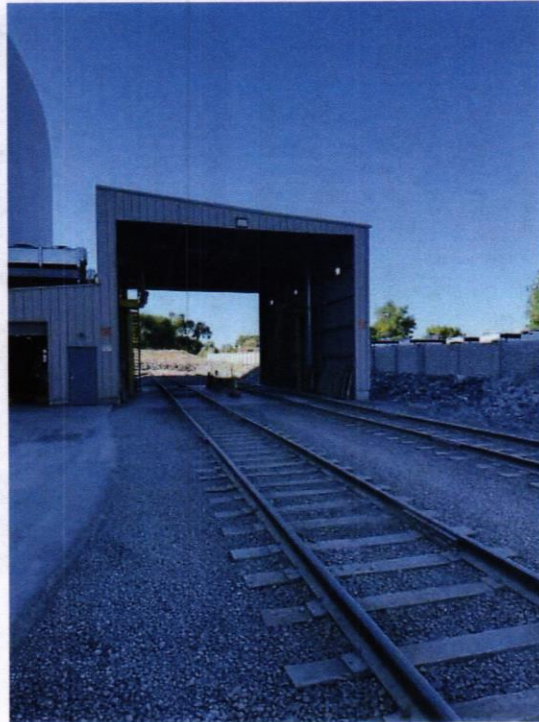
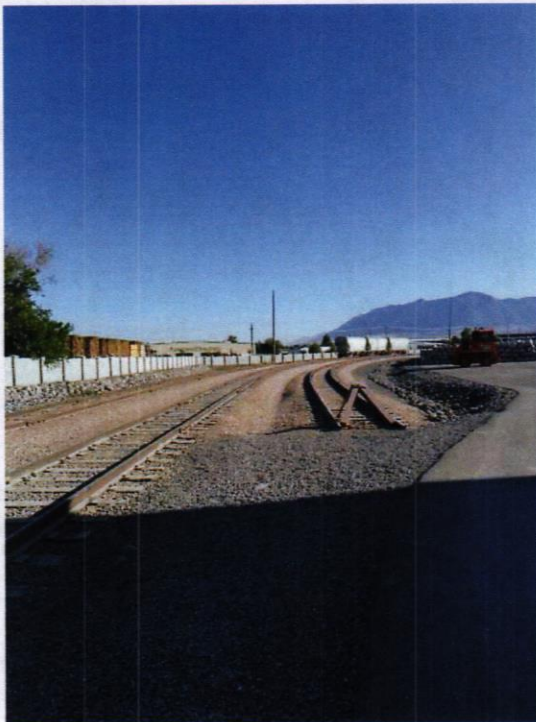
INGREDIENTS - SAND AND ROCK



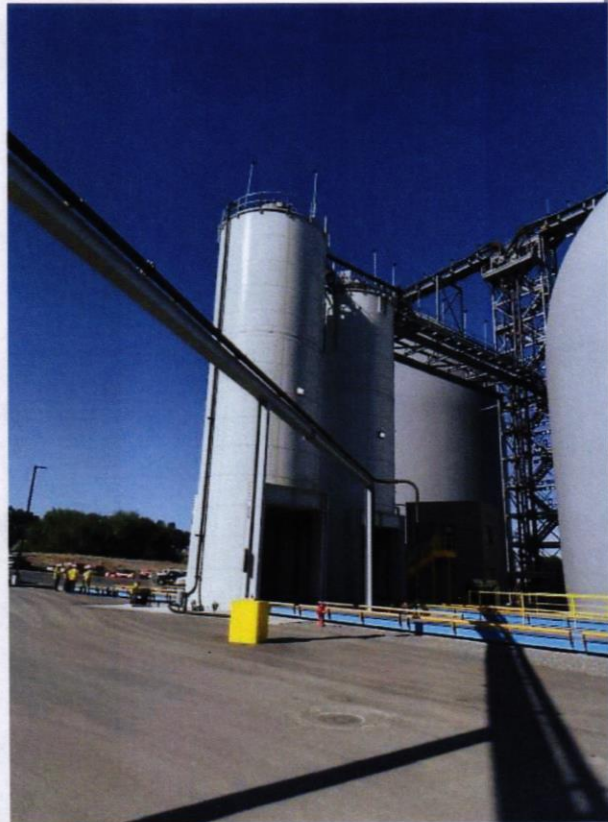
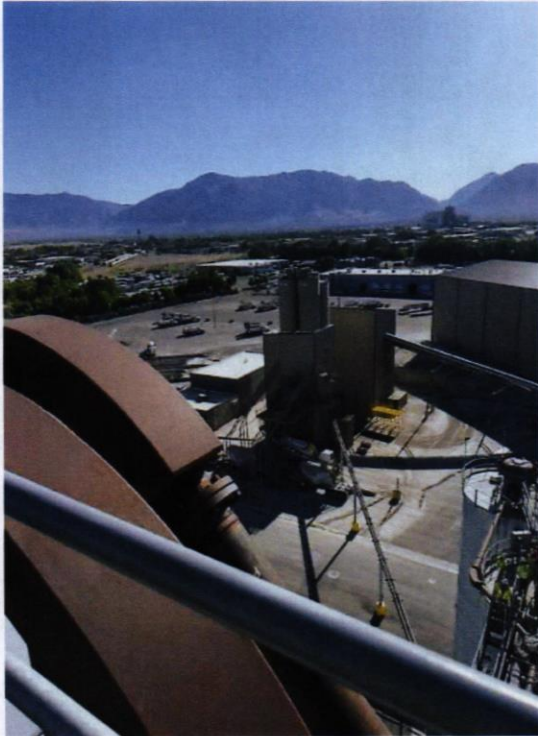
INGREDIENTS - CEMENT AND FLY ASH



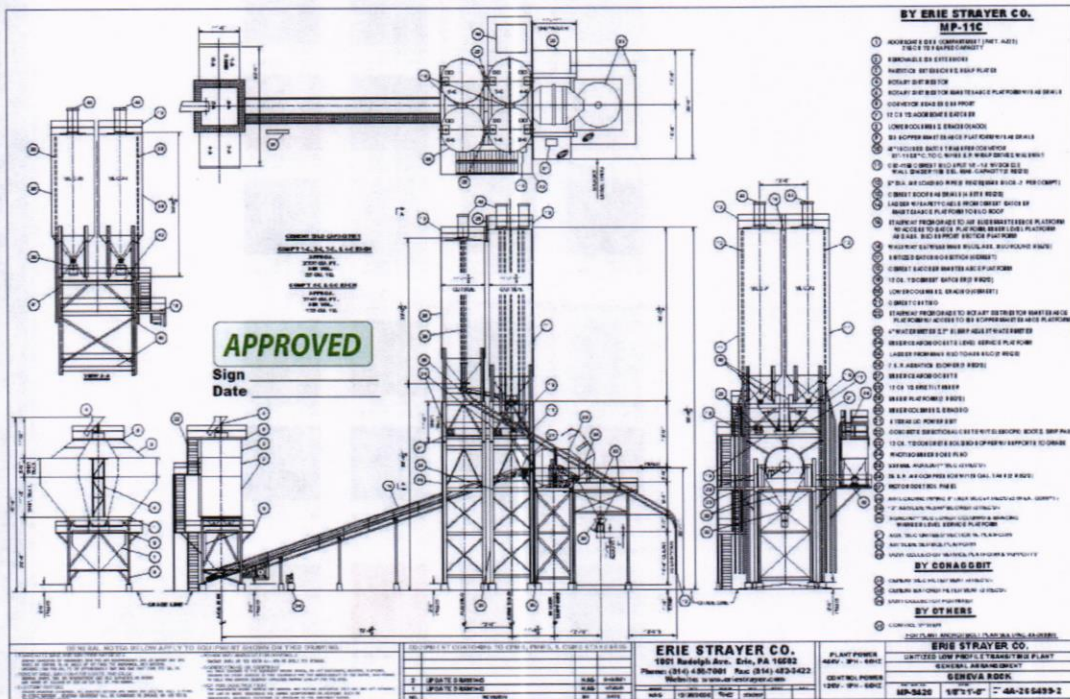
INGREDIENTS - CEMENT AND FLY ASH



PIPE FOR CEMENT/FLY ASH

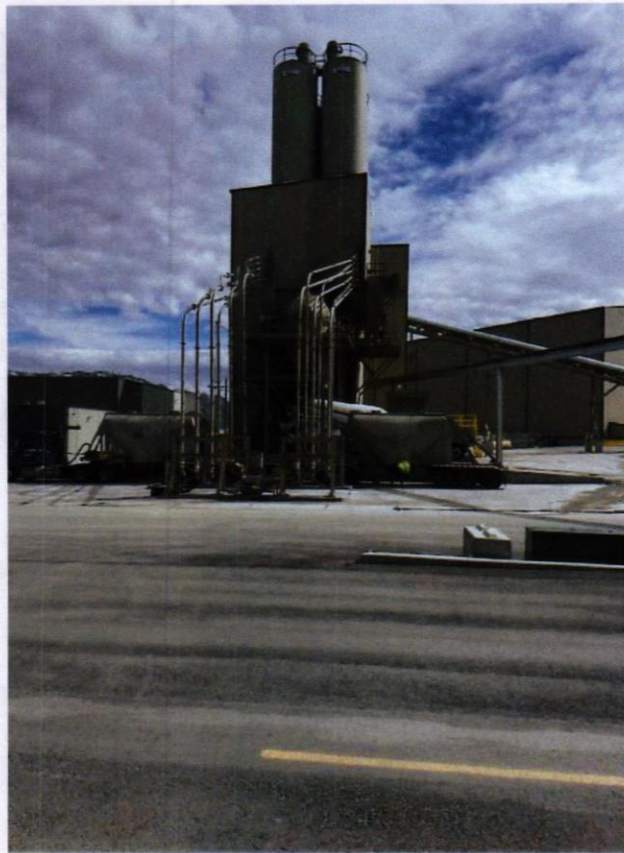
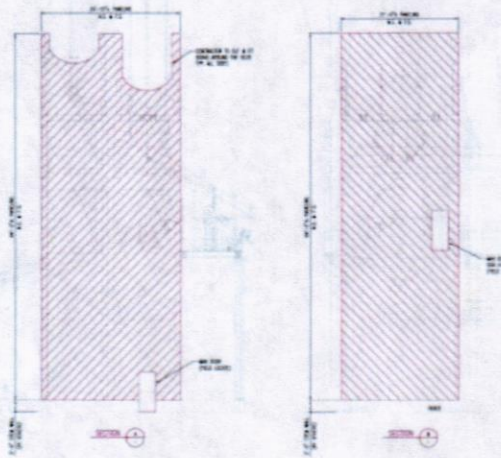


ARCHITECTURAL PLANS



ENCLOSED BATCH PLANT

PRELIMINARY
FOR INFORMATIONAL USE
BY THE CLIENT ONLY



STRUCTURE COLORS

Standard PVDF			
METAL WHITE SR 27 E 07 158 00	LIGHT FRENCH GRAY SR 407 E 07 158 71	PEARL GRAY SR 49 E 06 158 56	TUNDRA SR 25 E 07 158 18
ALMOND SR 63 E 07 158 75	SAGE & SEIGE SR 40 E 05 158 54	MEDIUM GRANITE SR 33 E 06 158 34	REVERED EARTH SR 44 E 06 158 49
SLATE GRAY SR 43 E 07 158 44	SANDSTONE SR 43 E 05 158 73	HAZY WHITE SR 44 E 07 158 77	SAVVY BLUE SR 29 E 06 158 29
Premium PVDF			
METAL WHITE SR 47 E 07 158 01	REFRACTIVE SR 53 E 07 158 51	VERTICAL CAIRN SR 40 E 07 158 44	MID STONE COPPER SR 20 E 07 158 20
COLUMBIAN EARTH SR 32 E 07 158 32	EVERGREEN SR 25 E 06 158 27	SLATE BLUE SR 31 E 07 158 31	NAVY SR 29 E 07 158 29
PVDF - MICA (2 COAT)*			
PEWTER SR 44 E 04 158 40	CHESTNUT SR 34 E 04 158 35	CORTEN STEEL SR 25 E 07 158 25	TEXTURED GRANITE SR 34 E 07 158 34

Suncore Wall color



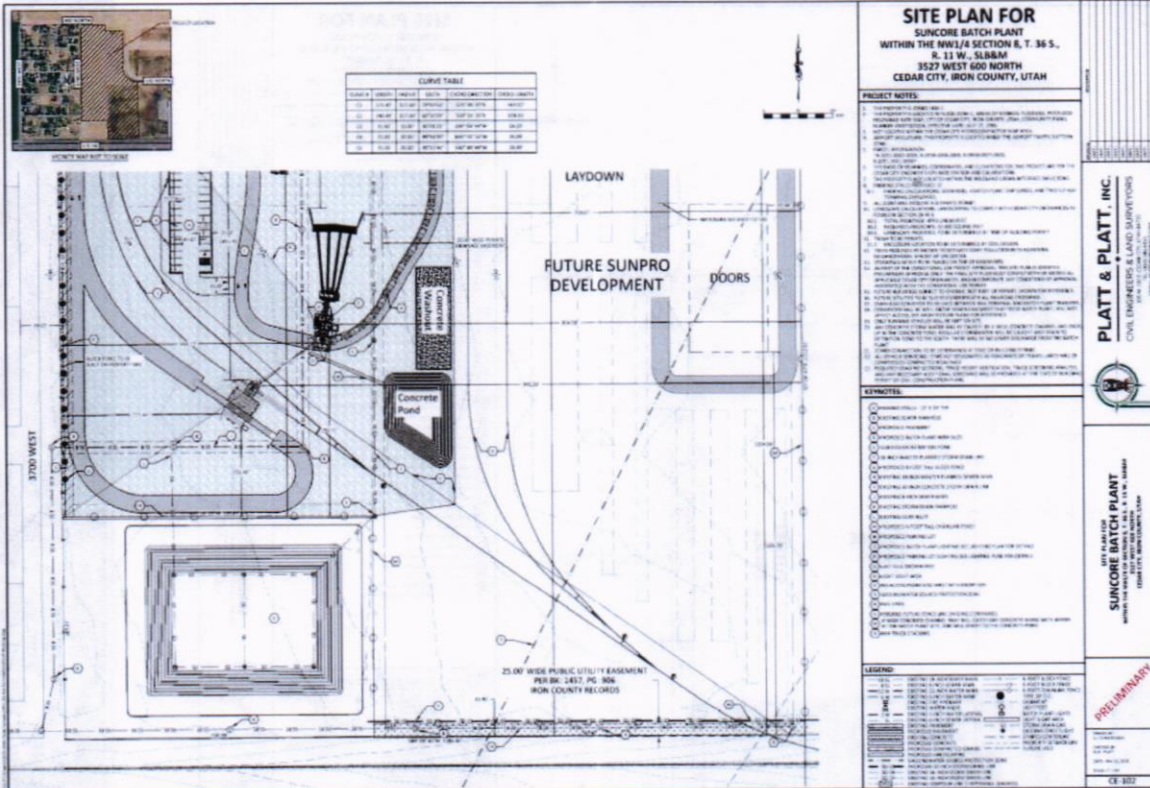
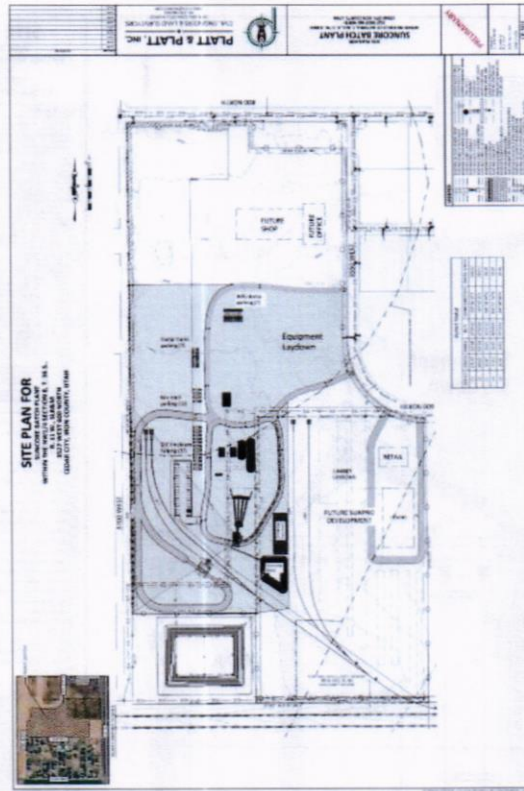
Suncore Roof and trim color



*MICA represents the right to substitute PVDF material in accordance with the PVDF System on availability with no additional cost. This substitution will not impact warranty or performance of the paint system.
**MICA201 Coats System



SITE PLAN



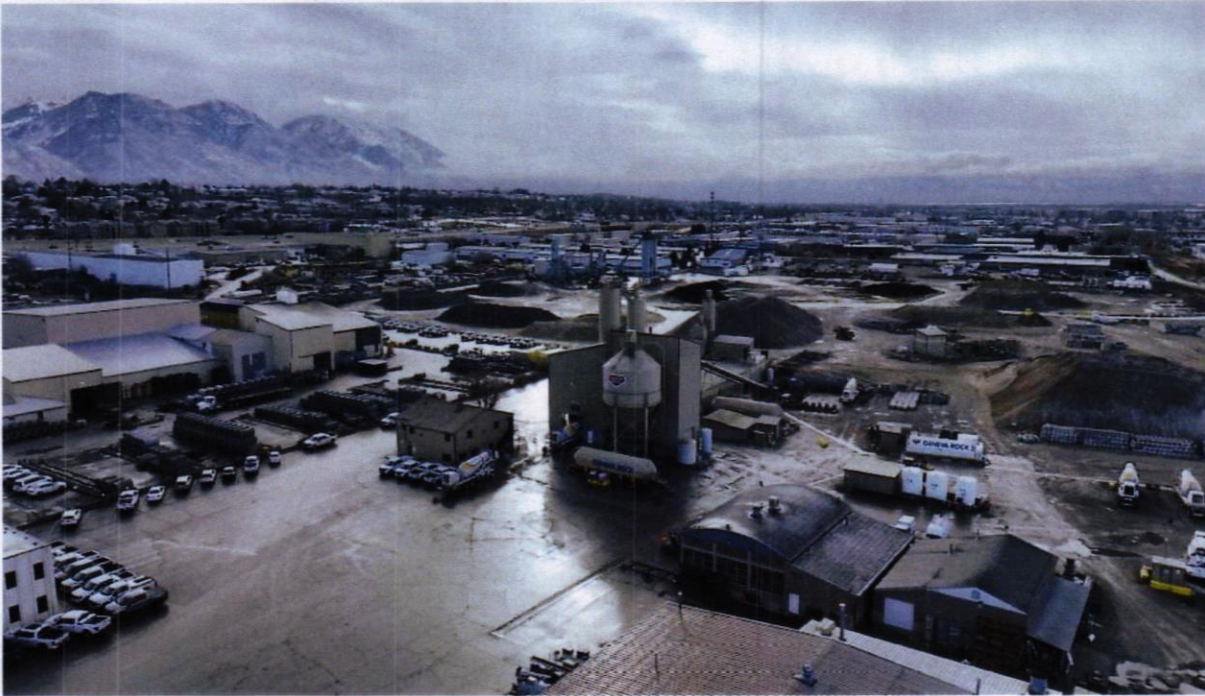
BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



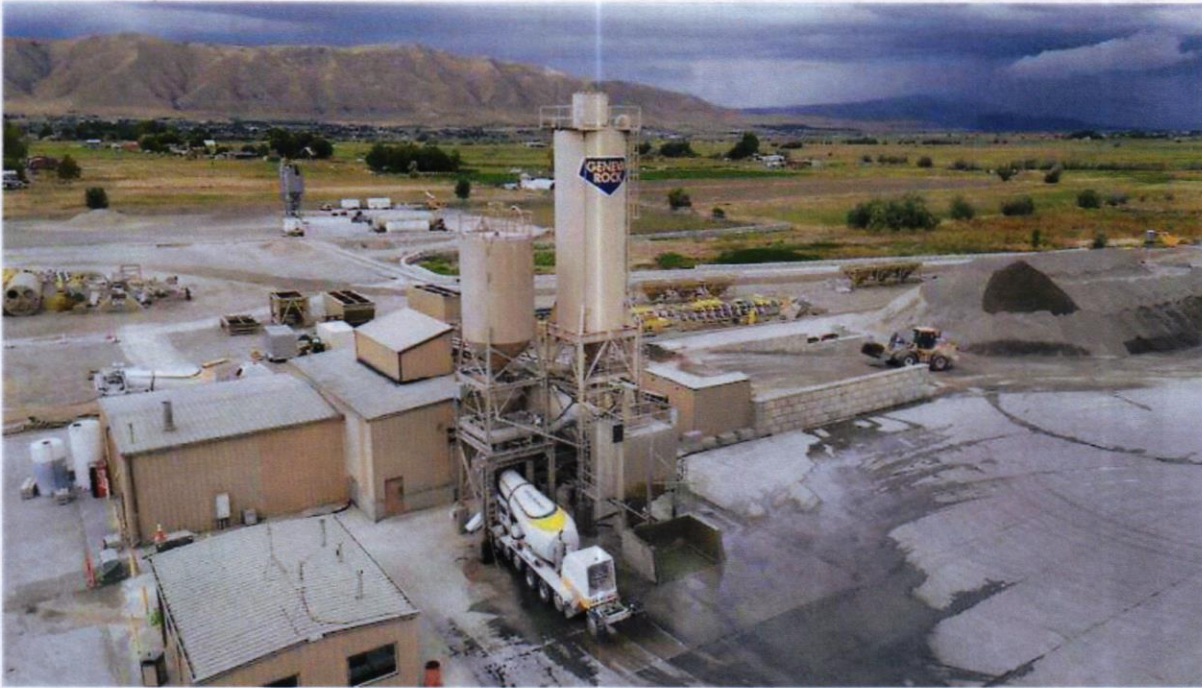
BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



AERIAL



AERIAL



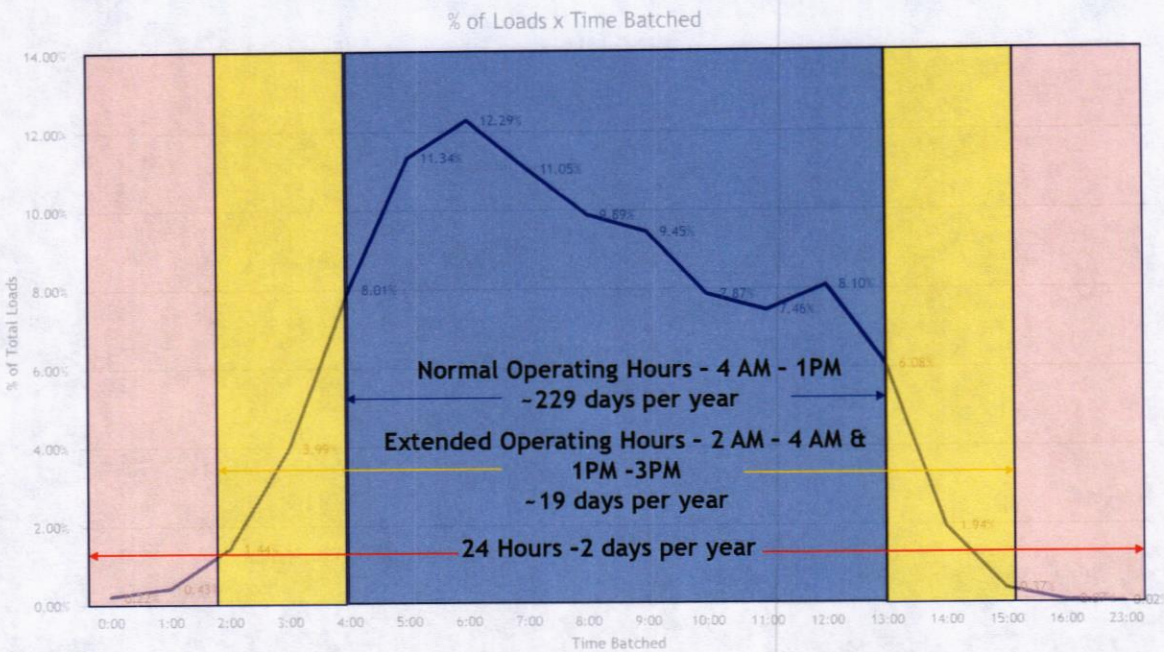
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AERIAL



HOURS OF OPERATION



EXISTING SOUND

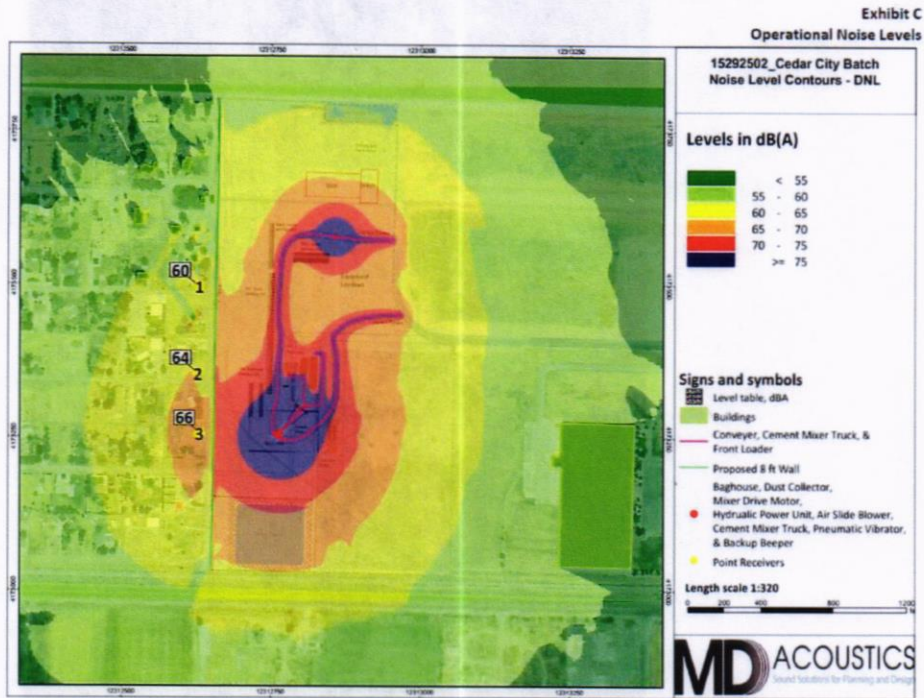
Table 1: Long-Term Noise Measurement Data (NM1)¹

Date	Time	1-Hour dB(A)				
		L _{EQ}	L _{MAX}	L _{MIN}	L ₁₀	L ₅₀
12/15/2025	2:00 PM	47.4	72.1	34.5	51.6	41.0
12/15/2025	3:00 PM	50.8	74.4	35.3	55.9	40.4
12/15/2025	4:00 PM	50.3	73.1	36.0	55.1	41.5
12/15/2025	5:00 PM	53.7	71.7	39.5	56.3	49.8
12/15/2025	6:00 PM	59.0	74.1	47.6	61.9	55.0
12/15/2025	7:00 PM	58.2	80.7	41.0	59.6	53.9
12/15/2025	8:00 PM	56.9	74.0	43.0	59.6	51.2
12/15/2025	9:00 PM	54.4	77.0	41.0	56.1	50.2
12/15/2025	10:00 PM	51.4	73.9	38.0	54.6	45.9
12/15/2025	11:00 PM	50.6	72.7	37.9	53.6	44.2
12/15/2025	12:00 AM	47.8	63.2	37.5	51.7	39.5
12/15/2025	1:00 AM	46.0	61.6	37.3	50.9	39.1
12/15/2025	2:00 AM	45.4	60.5	36.3	49.6	37.2
12/15/2025	3:00 AM	44.6	63.0	35.7	49.4	36.8
12/15/2025	4:00 AM	51.0	75.1	37.2	53.8	42.3
12/15/2025	5:00 AM	55.7	70.1	40.2	58.7	50.3
12/15/2025	6:00 AM	58.4	72.8	45.3	60.4	54.9
12/15/2025	7:00 AM	60.8	70.0	50.7	63.4	57.8
12/15/2025	8:00 AM	63.8	80.9	50.6	67.1	53.6
12/15/2025	9:00 AM	52.5	69.8	45.5	56.7	47.9
12/15/2025	10:00 AM	50.7	73.0	38.6	54.1	44.0
12/15/2025	11:00 AM	48.1	69.5	37.5	49.6	40.8
12/15/2025	12:00 PM	44.9	61.9	35.0	49.3	39.4
12/15/2025	1:00 PM	47.8	74.3	33.9	52.9	37.5
DNL		59.8				

Notes:
¹ Long-term noise monitoring location (NM1) is illustrated in Appendix C.



ORIGINAL SOUND MAP



REVISED SOUND MAP



TRACK OUT



EXHIBIT "C"
CITY COUNCIL – APRIL 1, 2026

Cedar City Regional Wastewater Treatment Facility 2025

Serving Cedar City, Enoch and 997 homes in Iron County

Employees	Wastewater Operators	6
	Laboratory Director	1
	Pretreatment Program	3

We had 0 bypasses or overflows

We had 0 exceedances of our Utah Pollution Discharge Elimination System Permit (UPDES)

Average Influent Flow	3.24 MGD-(Current Capacity 4.8MGD)	67% of Capacity
Average daily BOD loading	Influent 300mg/L Effluent 11 mg/L	67% of capacity
Average TSS Loading	Influent 284mg/L Effluent 8.5 mg/L	70% of Capacity
Average effluent TiN	3.5mg/L	

We produced 1148 metric tons of biosolids up from 991 in 2024

Pretreatment Program inspected and monitored

293 Restaurants and food trucks

20 permitted commercial businesses

51 Slug Control Plans

27 Dental facilities

23 Septage dump stations at RV parks and service stations

157 Vehicle maintenance, repair and car wash businesses

271 non-permitted commercial/industrial users

EPA Risk Management Plan Audit – No findings, 7 areas of improvement

Utah Division of Water Quality annual audit – No findings

Utah Stormwater audit- No findings – Exempted from permit

(items in red were not mentioned in the city council meeting)

Wastewater Collections Serving Cedar City & Iron County

- *There were 0 sanitary sewer backup overflows for 2025
- *Maintained over 275 miles of sewer line and over 4150 manholes
- *57 miles of sewer lines were cleaned
- *51.5 miles of sewer lines were videoed
- *17 sewer line repair projects were completed for a total of 2,403 ft of new sewer line which was replaced along with 4 new manhole replacements
- *Maintained and operated 4 Active Sewer Lift Stations
- *659 new residential sewer connections (Cedar City & Iron County)
- *37 new commercial connections
- *696 new people served
- *9898 effective residential connections (Cedar City & Iron County)
- *1924 commercial connections (Cedar City & Iron County)
- *11,822 Total Sewer Connections

COUNCIL MINUTES

APRIL 8, 2026

The City Council held a meeting on Wednesday, April 1, 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; Phil E. Schmidt; Carter Wilkey.

EXCUSED: Councilmember R. Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Economic Development Director David Johnson; Wastewater Plan Superintendent Jeff Lennert.

OTHERS PRESENT: Scotty Harville, Joe Sandbert, Theresa Freier, Greg Flint, Ryan Nelson, Tom Jett, Jason Potter, Ann Clark, Jason Spencer, Wyatt J. Neilson, Bob Platt.

CALL TO ORDER: Mayor Nelson gave the invocation; the pledge was led by Terri Marsh.

AGENDA ORDER APPROVAL: Councilmember Wilkey moved to approve the agenda order, and allowing people to comment on the Conditional Use Permit and taking item #2 off consent; second by Councilmember Cox; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ American Legion Family Day, April 25th 12-4 PM. **Scotty Harville** – American Legion Post 74. Family Day Event April 25th at Main Street Park. See Exhibit “A” Thank you to the council, mayor, Events Coordinator Brandon Burk, Cedar City Police Department and Cedar City Fire Department for participation. We invite the community members to come and have a family fun event.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED MARCH 18 & 25, 2026; (2) RATIFY BILLS DATED MARCH 27, 2026; (3) APPROVE THE REAPPOINTMENT OF VICKI CHRISTIAN, MARK JOHNSON AND CHAD WESTWOOD TO THE RAP TAX PARKS & RECREATION BOARD. MAYOR NELSON; (4) APPROVAL OF THE BID FROM ADVANCED LINING LLC TO INCLUDE BOTH THE BASE BID AND ALTERNATE BID IN THE AMOUNT OF \$608,364.00 FOR THE 4500 WEST SEWER REHABILITATION PROJECT. SHANE JOHNSON: Councilmember Wilkey moved to approve the consent agenda as written above moving item 2; seconded by Councilmember Cox; vote unanimous.

RATIFY BILLS DATED MARCH 27, 2026: Councilmember Wilkey moved to approve the bills dated March 27, 2026; second by Councilmember Cox; vote as follows: AYE – 3, ABSTAINED -1 Councilmember Schmidt.

CONSIDER AN ORDINANCE VACATING A PUBLIC UTILITY EASEMENT AT APPROXIMATELY 165 SOUTH 1600 WEST. PLATT & PLATT/RANDALL MCUNE: **Bob Platt**, Platt & Platt – nothing has changed from last week.

Councilmember Wilkey moved to approve the ordinance vacating a public utility easement at approximately 165 South 1600 West; seconded by Councilmember Schmidt; roll call vote as follows:

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

CONSIDER A RESOLUTION APPROVING THE MUNICIPAL WASTEWATER PLANNING PROGRAM (MWPP). JEFF LENNERT: Jeff Lennert – there are no changes.

Councilmember Cox moved to approve the resolution approving the Municipal Wastewater Planning Program; seconded by Councilmember Wilkey; vote as follows:

AYE: 4
NAY: 0
ABSTAINED: 0

Councilmember Schmidt stepped down from the Council for this item and went to the audience.

CONSIDER A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CONCRETE BATCH PLANT AT APPROXIMATELY 3527 WEST 600 NORTH.

SUNCORE/DON BOUDREAU: Janelle Adams, 152 Chaparral Drive. This is above my farm. I am here about my parents' farm, it is directly across from this project. We lamb across from this site every year, and our lambs may have a health risk from the dust. The farm was not informed of this plan. There is no discussion about the neighboring properties. I am required to listen to City Council each week for my job, and that is how I found out about this. I was alarmed when this came up. It is our family's livelihood, not just the lambs but we raise alfalfa. I understand that some of this has been addressed and that Suncore plans to make a wet plant. Cedar City talks about supporting livestock but that was not brought up one time in the meeting last week. It is getting very hard to be a farmer in Cedar City.

Wilkey – I received your email and you have valid concerns. Is there a notification policy on CUP's? **Randall** – the notification is the local newspaper. They could have received notice on the general plan change. **Wilkey** – they are more than 350 feet away. I live directly north of this project. I think we let Suncore answer the question. **Ryan Nelson** – I am the area Manager for concrete in Southern Utah for Suncore. I come from a sheep driven background and have farms. The changes in this process help us to contain much more of the fugitive dust that comes from making concrete. There is an area which is right outside the building and we do have dust collectors. This plant is enclosed and most of the dust is contained in the enclosure. There is a point of contact where dust and fly ash could get out of the building when it is introduced to the barrel, but it hits water and within 90 seconds it is slump. The aggregates are pretty wet; in the summer we sprinkle the rock to keep it cooler. The rocks and sands are washed and have moisture and we have very little dust. We have very little north wind blowing that would take fugitive materials across Hwy 56. **Cox** – if there is wind, how far does it typically go before it settles on the ground. **Ryan** – cement is flatter and

heavier and settles quickly. We use little fly ash. If there are dust problems, it is from blowing powder into the plant and that is why we have dust collection systems. In the winter you will see giant plumes of steam because we are watering it. It is less dust than driving on a dirt road. **Cox** – the Lamoreaux's do have a concern, and it can affect the animals respiratory system. Have you ever had that problem before? **Greg Flint** - we lease ground and have 10-15 farms around batch plants. We have never had any issues raised. **Cindy Davidson** – I came because Lamoreaux asked me. I live across from the retention pond, and I called many times about the dust and asked that they water it down. I am not concerned about the dust, but the lights and noise. It said there is a potential it could run 24 hours. **Cox** – that was talked about that last week. The lights will point down; the ambient noise is less than accepted on a roadway. The plant is about the center of the property. There will be a railroad spur. **Wilkey** – we haven't talked much about the railroad spur because it is already allowed in that zone and there will be a railroad spur for this project. How often will you have a train delivery? **Ryan** – I don't know, our sister company will supply us. I don't know how much a train car holds. Sunpro will be unloading lumber from the train.

Don Boudreau, City Planner – I don't have a lot to add. One condition under neighborhood compatibility, the finished grade says it will shield a typical truck, the intent is to shield the headlights from the neighborhood. On the noise the applicant will provide a study and reduce noise to standard. We have a 15db increase in ambient noise, it exceeds the L90 by 2. They have done a good job. **Cox** – did we get anywhere on the trees? There are several trees already there. **Don** – I leave that to you. **Cox** – the Lamoreaux's were concerned about a crusher being there? **Randall** – any time they expand they will have to come back to the council. A crusher would impact the sound study and the dust. **Cox** – another concern, do we condition that it is always a wet plant? **Don** – we didn't use that term; we have a number of conditions on dust and having water. **Wilkey** – a wet plant is everything is mixed before it is dumped in the truck. **Randall** – this is not a request we made; it is what they planned to help their trucks. **Greg Flint** – we are putting a lot of money into this state-of-the-art plant and don't have plans to change to a dry plant. **Randall** – there are catch all's that allow it to come back if it is to a level beyond what was promised. We can decide if we keep the CUP if they don't meet the conditions. **Wilkey** – the project only noise level is 50 to 52 decibels L90 which means 90% of the time and 58 to 60 L10 which is ten percent of the time. **Cox** – I don't think we should have trees all around the property. **Wilkey** – they modified that. **Cox** – are the trees that are already their factored in. **Greg Flint** – our logic is the tree line with 20 +/- trees along the triangle. **Randall** – you can change conditions to mitigate something. **Wilkey** - #3 is the wet plant verbiage. **Galan** – it is a catch all, don't complicate it. **Mayor** – anything they countered that you are ok with it is a blanket. **Wilkey** – what are the different colors of text in the CUP? **Don** – red and blue are comments from Suncore, the Green is from Staff. **Greg** – I have 3 items, the trees, you talked about that. #13, we requested 30 feet. **Don** – we initially thought the stockpile would be 10-15 feet. Our thought is if you have massive stockpiles, do we take the tree line a little further. **Wilkey** – do the piles fall within the tree line? **Mayor** – does that matter. **Randall** – the piles are outside the tree line. **Galan** – is the 30 feet max or is that constant? **Greg** – most of the time it would be 10-15 feet. **Wilkey** – buildings and houses are over 30 feet high. **Mayor** – that is my thought. **Ryan** – we have the stockpiles, so we have material to work with. If we have a 1,000 yard pour it takes a lot of material. **Wilkey** – if we had building height restrictions it would be different. **Ryan** – the easiest thing is to dump it out and push it up with a loader. We want a large stockpile in the winter; we need a lot of sand in the winter. **Randall** – this is under air quality, item #14.

Some of this is fear, we don't know if that will happen. The council indicated that they are ok with 30 feet. **Greg** – 2, 4 and 5 of the Neighborhood Compatibility. **Wilkey** – #2 is written with the triangle of trees. **Don** – staff's initial request was the entire property, our compromise to their compromise is to add a portion of the stockpile. **Tom Jett** – the Planning Commission unanimously agreed that the triangle was a reasonable compromise. **Cox** – I am fine with it. **Greg** - 3 or the new #2 will be addressed with the site plan. **Don** – we agree to strike that item. **Greg** – we are in agreement with everything else.

Councilmember Cox moved to approve the resolution approving a Conditional Use Permit accepting the tree plan and striking the #2, it will be addressed on site plan and changing the stockpile from 15 to 30 feet, for a concrete batch plant at approximately 3527 West 600 South with the following conditions;; seconded by Councilmember Galan; vote as follows:

AYE: 3
NAY: 0
ABSTAINED: 0

PUBLIC COMMENTS: ■Phil Schmidt – I want the neighbors to know that if there are problems and challenges the owners are open to communication. Ryan will be here for another year or two and will work with people.

ADJOURN: Councilmember Wilkey moved to adjourn at 6:20 p.m.; second by Councilmember Cox; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL - APRIL 8, 2026



At Cedar City Main Street Park

Guest Speakers:

Scott Phillips

Brian Campbell

Ricky Arsenault



AMERICAN LEGION

FAMILY DAY SATURDAY

APR 25, 12 PM-4 PM

American Legion Post 74
Cedar City, Utah 84721

We invite the entire community for a special Legion Family Day

JOIN US FOR SNACKS, WATER, FUN, AND LEARN MORE
ABOUT THE AMERICAN LEGION FAMILY AND
ITS ACCOMPLISHMENTS!

The American Legion is the nation's largest and most influential
veterans service organization. Our mission, to enhance the well-being
of America's veterans, their families, our military, and our communities
by our devotion to mutual helpfulness.

BE THE ONE

Our mission to reduce the rate
of veteran suicide and
destigmatize the need to ask
for help.

Happy Heifer

legion.org/betheone

Treasured
Tangibles

Scotty Harville
Scotty Harville



venmo



MeliCraftCreation



GOLD STAR FAMILIES

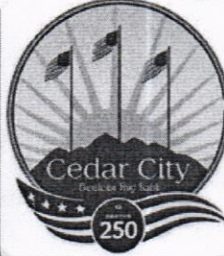


WE WILL NEVER FORGET



POW-MIA

WE WILL NEVER FORGET



FUN TIME
INFLATABLES



Waterford | UPSTART

Heidi Hang Ups



Matt's Ballon's of Pure
Imagination

Pedro 4 Sheriff



Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
ACCENT PAINTING AND SPECIAL COATINGS					
10512	CC ARENA - PAINT TOUCH UP	03/26/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	875.00	
Total ACCENT PAINTING AND SPECIAL COATINGS:				875.00	
ALSCO - AMERICAN LINEN SUPPLY					
LSTG1233140	6051 - FLT UNIFORM SERV	03/25/2026	10-78-451 UNIFORM SERVICE	30.85	
LSTG1234035	005510 - WWTP UNIFORM SERV Y26	03/31/2026	53-56-451 UNIFORM SERVICE	37.66	
LSTG1235202	005510 - WWTP UNIFORM SERV Y26	04/07/2026	53-56-451 UNIFORM SERVICE	39.58	
Total ALSCO - AMERICAN LINEN SUPPLY:				108.09	
BANK OF UTAH					
4.1.26 WTR REV B	CCC - 2023A WTR REVENUE BOND-IN	04/01/2026	51-40-821 DEBT SERVICE-INTEREST 23A	220,020.50	
4.1.26 WTR REV B	CCC - 2023A WTR REVENUE BOND-P	04/01/2026	51-40-811 DEBT SERVICE-PRINCIPAL 23A	463,000.00	
4.1.26 WTR REV B	CCC - 2023B WTR REVENUE BOND-IN	04/01/2026	51-40-822 DEBT SERVICE-INTEREST 23B	216,829.50	
4.1.26 WTR REV B	CCC - 2023B WTR REVENUE BOND-P	04/01/2026	51-40-812 DEBT SERVICE-PRINCIPAL 23B	2,000.00	
Total BANK OF UTAH:				901,850.00	
BARNEY BROS ELECTRIC INC					
16540	CC WTR - MOTOR PANEL BREAKER Q	03/25/2026	51-40-255 WATER SYSTEM MAINTENANCE	7,031.21	
16545	CC WTR - MOTOR PANEL QP5	03/31/2026	51-40-255 WATER SYSTEM MAINTENANCE	219.03	
Total BARNEY BROS ELECTRIC INC:				7,250.24	
BLACKSTONE PUBLISHING					
2229848	167928 - E MATERIALS	03/26/2026	10-87-481 BOOKS-GENERAL COLLECTION	107.84	
2229864	167928 - E MATERIALS	03/26/2026	10-87-481 BOOKS-GENERAL COLLECTION	117.56	
2229888	167928 - E MATERIALS	03/26/2026	10-87-482 BOOKS-YOUNG ADULT	1,347.54	
2230297	167928 - E MATERIALS	03/30/2026	10-87-483 BOOKS-CHILDREN	311.31	
2230668	167928 - E MATERIALS	04/01/2026	10-87-481 BOOKS-GENERAL COLLECTION	44.85	
Total BLACKSTONE PUBLISHING:				1,929.10	
BOWEN COLLINS & ASSOCIATES					
41192	ENG SVCS - CULINARY WELL MARTIN	03/23/2026	51-40-711 CAP OUTLAY-WELLS	3,487.45	
Total BOWEN COLLINS & ASSOCIATES:				3,487.45	
BROADVOICE					
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	53-56-280 TELEPHONE	143.20	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-92-280 TELEPHONE	143.20	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	28-40-280 TELEPHONE	95.45	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-43-280 TELEPHONE	143.05	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-73-280 TELEPHONE	214.79	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-78-280 TELEPHONE	71.60	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-84-280 TELEPHONE	23.85	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-70-280 TELEPHONE	1,241.49	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-77-280 TELEPHONE	47.74	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-83-280 TELEPHONE	95.45	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-90-280 TELEPHONE	23.85	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	24-40-280 TELEPHONE	71.60	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	52-55-280 TELEPHONE	23.85	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-76-280 TELEPHONE	47.74	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-81-280 TELEPHONE	214.79	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-87-280 TELEPHONE	143.20	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	22-40-280 TELEPHONE	23.85	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	51-40-280 TELEPHONE	95.45	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-41-280 TELEPHONE	262.40	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-75-280 TELEPHONE	95.45	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-79-280 TELEPHONE	47.74	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-85-280 TELEPHONE	47.74	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	20-40-280 TELEPHONE	214.79	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	30-40-280 TELEPHONE	23.85	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-60-280 TELEPHONE	47.74	
1275218 APR 2026	9328 - APR 2026 PHONE SERVICE	04/01/2026	10-44-280 TELEPHONE	71.60	
Total BROADVOICE:				3,675.46	
CART-A-CRETE					
33013	CC STRM DRN - CONCRETE SAGE SP	03/25/2026	54-40-730 CAP OUTLAY-IMPROVEMENTS	870.00	
Total CART-A-CRETE:				870.00	
CARTER ENTERPRISES, INC.					
3	CCC - FCRT RESTROOM CONSTRUCT	04/02/2026	26-40-739 CAP OUTLAY-TRAIL EXPANSION	24,748.45	
Total CARTER ENTERPRISES, INC.:				24,748.45	
CDS AG SERVICES					
32426	CC C/H - 210 PINE SHAVINGS	03/24/2026	10-90-262 BUILDING & GROUND MAINTENANCE	1,144.50	
Total CDS AG SERVICES:				1,144.50	
CEDAR CHEST QUILTERS' GUILD					
32426	AMERICA 25 CCC - AMERICA 250 BABY QUILTS	03/24/2026	10-53-672 AMERICA 250	2,000.00	
Total CEDAR CHEST QUILTERS' GUILD:				2,000.00	
CEDAR CITY MUSIC ARTS					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	04/01/2026	29-40-100 DISTRIBUTIONS TO ARTS	10,700.00	
Total CEDAR CITY MUSIC ARTS:				10,700.00	
CEDAR VALLEY WATER CONSERVANCY					
MAR 2026 WTR	1096001 - WTR PURCHASE Y26	03/31/2026	51-40-316 WHOLE SALE WATER PURCHASE	1,508.96	
MAR 2026 WWTP	4002574 - CC WWTP WATER SERV Y2	03/31/2026	52-55-270 UTILITIES-SEWER COLLECTION	72.56	
Total CEDAR VALLEY WATER CONSERVANCY:				1,581.52	
CEDAR VET CLINIC					
3.26.26	CCPD - BANDIT - DENTAL WORK	03/26/2026	10-70-450 SPECIAL PUBLIC SAFETY SUPPLIES	474.53	
Total CEDAR VET CLINIC:				474.53	
CENGAGE GROUP					
999102532232	170454 - LBRY BOOKS	03/20/2026	10-87-481 BOOKS-GENERAL COLLECTION	83.96	
999102534402	170454 - LBRY BOOKS	03/20/2026	10-87-481 BOOKS-GENERAL COLLECTION	49.48	
999102543601	170454 - LBRY BOOKS	03/24/2026	10-87-481 BOOKS-GENERAL COLLECTION	41.37	
999102560221	170454 - LBRY BOOKS	03/27/2026	10-87-481 BOOKS-GENERAL COLLECTION	26.99	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total CENGAGE GROUP:				201.80	
CENTURY HOMES LLC					
112	CCC - WATER LINES SO MTN DR	03/24/2026	51-40-732 CAP OUTLAY-LINE UPSIZING	543,701.06	
Total CENTURY HOMES LLC:				543,701.06	
CHASE					
6.1.26 AQ CENTER	452106080001 - AQ CNTR PRINC/INT J	06/01/2026	31-40-814 PRINCIPAL-AQUATIC CTR GO BOND	465,000.00	
6.1.26 AQ CENTER	452106080001 - AQ CNTR PRINC/INT J	06/01/2026	31-40-824 INTEREST-AQUATIC CTR GO BOND	20,684.85	
Total CHASE:				485,684.85	
CURTIS & SONS					
INV1040177	C29937 - CCFD - eDRAULICS REPAIR	02/18/2026	10-73-252 EQUIPMENT MAINTENANCE	1,121.10	
INV1053278	C29937 - CCFD - LADDER	03/30/2026	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	524.40	
INV1053372	C29937 - CCFD - FIRE EQUIPMENT	03/30/2026	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	8,171.20	
Total CURTIS & SONS:				9,816.70	
DORSETT TECHNOLOGIES INC					
2603-90927	1882 - NETWORK ACCESS POINT, SU	03/27/2026	53-56-312 COMPUTER & TECH SERVICES	780.00	
Total DORSETT TECHNOLOGIES INC:				780.00	
ENBRIDGE GAS UTAH					
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	28-40-270 UTILITIES	594.98	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-42-270 UTILITIES	1,448.35	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-87-270 UTILITIES-LIBRARY	2,087.84	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	24-40-270 UTILITIES-AIRPORT	2,634.88	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	52-55-270 UTILITIES-SEWER COLLECTION	174.41	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-83-270 UTILITIES-PARKS & CEMETERY	316.63	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	22-40-270 UTILITIES-CATS	130.26	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	1,031.62	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-73-270 UTILITIES-FIRE	1,346.97	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-90-270 UTILITIES-CROSS HOLLOWES EVENTS	3,263.35	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-76-270 UTILITIES	916.32	
MAR 2026	3511260000 - NAT GAS MAR 2026	03/24/2026	10-92-270 UTILITIES-HERITAGE CENTER	2,439.47	
Total ENBRIDGE GAS UTAH:				16,385.08	
EXPERIAN					
1077-20260402	8876612 - MAR 2026 COVERAGE	04/02/2026	11-22560 INS PAYABLE - Theft/ ID	508.50	
Total EXPERIAN:				508.50	
FASTENAL					
UTCED135220	UTCED0056 - MISC FACILITY/SHOP S	03/27/2026	53-56-480 SPECIAL DEPARTMENT SUPPLIES	463.07	
UTCED135330	UTCED0056 - MISC FACILITY/SHOP S	03/30/2026	53-56-480 SPECIAL DEPARTMENT SUPPLIES	36.00	
Total FASTENAL:				499.07	
FERGUSON ENTERPRISES, LLC					
1060632	634777 - METER LIDS	03/03/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,406.00	
Total FERGUSON ENTERPRISES, LLC:				2,406.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
GEM ENGINEERING INC					
33759	CC STRT - GEOTECH SVC 100 E	02/28/2026	10-79-731 CAP OUTLAY-100 EAST	1,021.00	
Total GEM ENGINEERING INC:				1,021.00	
HAHN ELECTRICAL SERVICES INC					
4006	CC ARENA - ELECTRICAL EXPANSION	04/01/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	2,918.82	
Total HAHN ELECTRICAL SERVICES INC:				2,918.82	
HANSEN ALLEN & LUCE INC					
57302	CCC - GENERAL WATER MODELING	04/03/2026	51-40-310 PROF & TECH SERVICES	1,187.75	
57303	CCC - CHLORINATION SYSTEM FOR	04/03/2026	51-40-740 CAP OUTLAY-EQUIPMENT	888.96	
Total HANSEN ALLEN & LUCE INC:				2,076.71	
HIGH DESERT EXCAVATING INC					
3939	CC CRGC - SAND FOR BUNKERS	03/02/2026	28-40-730 CAP OUTLAY - IMPROVEMENTS	1,689.52	
Total HIGH DESERT EXCAVATING INC:				1,689.52	
IHC WORKMED					
600027143	1041137-EMPLOYEE HEALTH Y26	03/12/2026	10-41-138 EMPLOYEE HEALTH	375.00	
600027143	1041137-DRUG TESTING Y26	03/12/2026	10-41-137 DRUG TESTING	124.00	
Total IHC WORKMED:				499.00	
IMAGE PRO					
156035	433 - CCC AMERICA 250 CARDS & EN	03/26/2026	10-53-672 AMERICA 250	224.00	
156222	433 - CCC DECLARATION OF INDEPE	04/01/2026	10-53-672 AMERICA 250	553.00	
156235	433 - CCC LETTERHEAD	03/24/2026	10-41-240 OFFICE SUPPLIES & EXPENSE	204.00	
Total IMAGE PRO:				981.00	
INGRAM					
95485620	2046315-BOOKS	03/26/2026	10-87-481 BOOKS-GENERAL COLLECTION	54.62	
95485621	2046315-BOOKS	03/26/2026	10-87-482 BOOKS-YOUNG ADULT	13.76	
95485622	2046315-BOOKS	03/26/2026	10-87-481 BOOKS-GENERAL COLLECTION	71.18	
95485623	2046315-BOOKS	03/26/2026	10-87-482 BOOKS-YOUNG ADULT	14.00	
95505719	2046315-BOOKS	03/27/2026	10-87-482 BOOKS-YOUNG ADULT	39.59	
95555289	2046315-BOOKS	03/30/2026	10-87-482 BOOKS-YOUNG ADULT	20.99	
95611121	2046315-BOOKS	04/01/2026	10-87-481 BOOKS-GENERAL COLLECTION	80.40	
95727471	2046315-BOOKS	04/07/2026	10-87-481 BOOKS-GENERAL COLLECTION	38.40	
95767882	2046315-BOOKS	04/08/2026	10-87-481 BOOKS-GENERAL COLLECTION	18.05	
95767883	2046315-BOOKS	04/08/2026	10-87-481 BOOKS-GENERAL COLLECTION	1,011.06	
95767884	2046315-BOOKS	04/08/2026	10-87-481 BOOKS-GENERAL COLLECTION	37.80	
95767885	2046315-BOOKS	04/08/2026	10-87-481 BOOKS-GENERAL COLLECTION	67.18	
Total INGRAM:				1,467.03	
INNTELEX LLC					
2	CCC - CONSTRUCTION 100 E	03/14/2026	10-79-731 CAP OUTLAY-100 EAST	17,323.40	
2	CCC - CONSTRUCTION 100 E	03/14/2026	51-40-735 CAP OUTLAY-NEW WATERLINES	69,653.93	
3	CCC - CONSTRUCTION 100 E	04/30/2026	10-79-731 CAP OUTLAY-100 EAST	34,445.69	
3	CCC - CONSTRUCTION 100 E	04/30/2026	51-40-735 CAP OUTLAY-NEW WATERLINES	21,720.97	
Total INNTELEX LLC:				143,143.99	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
INTERMOUNTAIN FARMERS					
1023876541	730181 - PARK FERTILIZER	03/05/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	844.27	
1023983405	730181 - GOLF FERTILIZER	03/24/2026	28-40-480 SPECIAL DEPARTMENT SUPPLIES	9,660.00	
Total INTERMOUNTAIN FARMERS:				10,504.27	
IRON COUNTY AUDITOR					
AF-03302026	CCC - 25 YARD ROLL OFF BINS (4)	03/30/2026	55-40-481 GARBAGE CANS	10,000.00	
Total IRON COUNTY AUDITOR:				10,000.00	
IRON COUNTY CLERK					
AP,MA,JU 2026	01-2367-00 WWTP TRASH SERVICE 25	04/01/2026	53-56-270 UTILITIES-SEWER PLANT	72.00	
Total IRON COUNTY CLERK:				72.00	
IRON COUNTY LANDFILL					
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	1.98	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-87-270 UTILITIES-LIBRARY	3.96	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	28-40-270 UTILITIES	4.95	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	53-56-270 UTILITIES-SEWER PLANT	196.24	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-92-270 UTILITIES-HERITAGE CENTER	4.95	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-76-270 UTILITIES	5.00	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-76-270 UTILITIES	1.98	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	24-40-270 UTILITIES-AIRPORT	6.93	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	53-56-270 UTILITIES-SEWER PLANT	9,369.14	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-90-270 UTILITIES-CROSS HOLLOWES EVENTS	4.95	
MAR 2026	LF-0003-LNDFL, BIOSOLIDS MAR 26	04/02/2026	10-42-270 UTILITIES	1.98	
Total IRON COUNTY LANDFILL:				9,602.06	
IRON COUNTY TODAY					
22457	CC STRT - STREET PROJECTS BID AD	03/27/2026	10-79-312 COMPUTER & TECH SERVICES	170.00	
Total IRON COUNTY TODAY:				170.00	
ISOLVED INC					
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-79-312 COMPUTER & TECH SERVICES	529.68	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-85-312 COMPUTER & TECH SERVICES	88.28	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	20-40-312 COMPUTER & TECH SERVICES	88.28	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	51-40-312 COMPUTER & TECH SERVICES	573.82	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	55-40-312 COMPUTER & TECH SERVICES	176.56	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-83-312 COMPUTER & TECH SERVICES	441.40	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-90-312 COMPUTER & TECH SERVICE	88.28	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	28-40-312 COMPUTER & TECH SERVICES	264.84	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	53-56-312 COMPUTER & TECH SERVICES	441.40	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-44-312 COMPUTER & TECH SERVICES	132.42	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-75-312 COMPUTER & TECH SERVICES	220.70	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	24-40-312 COMPUTER & TECH SERVICES	132.42	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	52-55-312 COMPUTER & TECH SERVICES	220.70	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	61-40-312 COMPUTER & TECH SERVICES	44.14	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-42-312 COMPUTER & TECH SERVICES	88.28	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-70-312 COMPUTER & TECH SERVICES	2,428.40	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-77-312 COMPUTER & TECH SERVICES	88.28	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	54-40-312 COMPUTER & TECH SERVICES	132.42	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-41-312 COMPUTER & TECH SERVICES	176.56	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-60-312 COMPUTER & TECH SERVICES	132.42	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-76-312 COMPUTER & TECH SERVICES	44.14	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-81-312 COMPUTER & TECH SERVICES	485.54	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-87-312 COMPUTER & TECH SERVICES	176.56	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-43-312 COMPUTER & TECH SERVICES	264.84	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-73-312 COMPUTER & TECH SERVICES	706.24	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-78-312 COMPUTER & TECH SERVICES	220.70	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-84-312 COMPUTER & TECH SERVICES	44.14	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	10-92-312 COMPUTER & TECH SERVICES	132.42	
MAR 2026	APH425174 - PAYROLL PROCESSING,	03/11/2026	30-40-312 COMPUTER & TECH SERVICES	44.14	
Total ISOLVED INC:				8,608.00	
JENKINS OIL COMPANY					
0617863	216 - FUEL / ARENA	03/25/2026	10-90-251 GAS & OIL	1,651.30	
Total JENKINS OIL COMPANY:				1,651.30	
KIMLEY-HORN AND ASSOC					
193275000-0226	CCC - TRAFFIC SIGNAL KITTYHAWK/B	02/28/2026	25-40-730 CAP OUTLAY-STREET WIDENING	11,225.84	
Total KIMLEY-HORN AND ASSOC:				11,225.84	
KLW CUSTOMS LLC					
0807	CC ARENA - FENCE BARRIER, GATE	03/20/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	1,905.00	
Total KLW CUSTOMS LLC:				1,905.00	
LEXISNEXIS					
3096384437	424VCP2H3 - SUBSCRIPTION Y26	03/31/2026	10-44-210 SUBSCRIPTIONS & MEMBERSHIPS	382.00	
Total LEXISNEXIS:				382.00	
MALLORY SAFETY AND SUPPLY LLC					
6365288	CC WW - OXYGEN SENSORS	02/27/2026	52-55-480 SPECIAL DEPARTMENT SUPPLIES	322.42	
6365539	CC WW - BATTERY KIT	02/27/2026	52-55-480 SPECIAL DEPARTMENT SUPPLIES	264.94	
6382680	CC WW - CAL GAS QUAD MIX	03/24/2026	52-55-480 SPECIAL DEPARTMENT SUPPLIES	329.35	
Total MALLORY SAFETY AND SUPPLY LLC:				916.71	
MARSHALL & EVANS ELECTRIC					
10154	CC ARENA - TIME CLOCK RECEPACL	03/23/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	755.10	
10163	CC ARENA - REPAIR DAMAGED RACE	03/24/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	1,284.00	
Total MARSHALL & EVANS ELECTRIC:				2,039.10	
METERWORKS INC					
11541	CC WTR - WATER METER ANTENNA	03/27/2026	51-40-481 METER-NEW	121.44	
11555	CC WTR - WATER METERS / CHANGE	03/27/2026	51-40-740 CAP OUTLAY-EQUIPMENT	357.28	
Total METERWORKS INC:				478.72	
MICROMARKETING LLC ATTN: AR					
1004265	15980-YOUNG ADULT BOOKS	03/26/2026	10-87-482 BOOKS-YOUNG ADULT	39.99	
1004466	15980-CHILDREN'S BOOKS	03/30/2026	10-87-483 BOOKS-CHILDREN	17.99	
1004762	15980-YOUNG ADULT BOOKS	03/30/2026	10-87-482 BOOKS-YOUNG ADULT	17.99	
Total MICROMARKETING LLC ATTN: AR:				75.97	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
MIDWEST VETERINARY SUPPLY INC					
28085338-050	49748 - VET SUPPLIES	03/23/2026	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	92.24	
28085338-100	49748 - VET SUPPLIES	03/20/2026	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	479.05	
Total MIDWEST VETERINARY SUPPLY INC:				571.29	
MJG INC					
9088	CCC - R/R MAIN MAR 2026	03/31/2026	10-79-265 MAINTENANCE-RAILROAD	825.00	
Total MJG INC:				825.00	
MOUNTAIN STATES CONTRACTING					
B25-25073-1158	CC STR - TRACK INSP 4TH QTR 2025	11/30/2025	10-79-265 MAINTENANCE-RAILROAD	950.00	
Total MOUNTAIN STATES CONTRACTING:				950.00	
MOUNTAIN WEST COMPUTERS					
89725	CC ENG - COMPUTERS	03/09/2026	10-81-740 CAP OUTLAY-EQUIPMENT	2,398.00	
89810	CCC - SWITCHES, HARD DRIVES, BAT	03/17/2026	10-41-312 COMPUTER & TECH SERVICES	27,632.00	
89877	CCFD - EDGE ROUTERS	03/25/2026	10-73-312 COMPUTER & TECH SERVICES	260.00	
89894	CCC ENG - NVIDIA QUADPRO P1000	03/26/2026	10-81-312 COMPUTER & TECH SERVICES	100.00	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	24-40-312 COMPUTER & TECH SERVICES	99.15	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	52-55-312 COMPUTER & TECH SERVICES	49.57	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-41-312 COMPUTER & TECH SERVICES	347.00	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-70-312 COMPUTER & TECH SERVICES	1,586.32	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-77-312 COMPUTER & TECH SERVICES	99.15	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-83-312 COMPUTER & TECH SERVICES	247.86	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-90-312 COMPUTER & TECH SERVICE	24.79	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-75-312 COMPUTER & TECH SERVICES	173.50	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-79-312 COMPUTER & TECH SERVICES	49.57	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-85-312 COMPUTER & TECH SERVICES	49.57	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	20-40-312 COMPUTER & TECH SERVICES	74.36	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	30-40-312 COMPUTER & TECH SERVICES	74.36	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-44-312 COMPUTER & TECH SERVICES	99.15	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	28-40-312 COMPUTER & TECH SERVICES	123.93	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	53-56-312 COMPUTER & TECH SERVICES	223.08	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-43-312 COMPUTER & TECH SERVICES	198.29	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-73-312 COMPUTER & TECH SERVICES	347.01	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-78-312 COMPUTER & TECH SERVICES	49.57	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-84-312 COMPUTER & TECH SERVICES	24.79	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-92-312 COMPUTER & TECH SERVICES	99.15	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-76-312 COMPUTER & TECH SERVICES	24.79	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-81-312 COMPUTER & TECH SERVICES	247.86	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-87-312 COMPUTER & TECH SERVICES	173.50	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	22-40-312 COMPUTER & TECH SERVICES	24.79	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	51-40-312 COMPUTER & TECH SERVICES	148.72	
89929	CCC - APR 26 IT SUPPORT	03/31/2026	10-60-312 COMPUTER & TECH SERVICES	173.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	24-40-312 COMPUTER & TECH SERVICES	50.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	52-55-312 COMPUTER & TECH SERVICES	25.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-77-312 COMPUTER & TECH SERVICES	45.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-83-312 COMPUTER & TECH SERVICES	89.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-90-312 COMPUTER & TECH SERVICE	12.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-43-312 COMPUTER & TECH SERVICES	100.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	12.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-60-312 COMPUTER & TECH SERVICES	74.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-75-312 COMPUTER & TECH SERVICES	87.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-79-312 COMPUTER & TECH SERVICES	25.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-85-312 COMPUTER & TECH SERVICES	25.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	20-40-312 COMPUTER & TECH SERVICES	37.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	30-40-312 COMPUTER & TECH SERVICES	37.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-41-312 COMPUTER & TECH SERVICES	187.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-84-312 COMPUTER & TECH SERVICES	12.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-92-312 COMPUTER & TECH SERVICES	50.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	28-40-312 COMPUTER & TECH SERVICES	53.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	53-56-312 COMPUTER & TECH SERVICES	108.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-73-312 COMPUTER & TECH SERVICES	148.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-78-312 COMPUTER & TECH SERVICES	25.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-44-312 COMPUTER & TECH SERVICES	45.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-70-312 COMPUTER & TECH SERVICES	620.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-76-312 COMPUTER & TECH SERVICES	12.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-81-312 COMPUTER & TECH SERVICES	125.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-87-312 COMPUTER & TECH SERVICES	65.00	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	22-40-312 COMPUTER & TECH SERVICES	12.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	51-40-312 COMPUTER & TECH SERVICES	61.50	
89930	CCC - APR 26 0365,EXCHANGE	03/31/2026	10-42-312 COMPUTER & TECH SERVICES	25.00	
89946	CC ENG - MONITOR	03/31/2026	10-81-740 CAP OUTLAY-EQUIPMENT	69.00	
Total MOUNTAIN WEST COMPUTERS:				37,464.33	
MOUNTAINLAND SUPPLY LLC					
S107346023.002	9372 - ALFALFA VALVES	02/23/2026	53-56-252 EQUIPMENT MAINTENANCE	1,130.63	
S107346023.003	9372 - COUPLINGS	02/25/2026	53-56-252 EQUIPMENT MAINTENANCE	167.56	
S107715161.001	9372 - STRM DRN - DUAL WALL INT B	03/23/2026	54-40-730 CAP OUTLAY-IMPROVEMENTS	2,435.90	
Total MOUNTAINLAND SUPPLY LLC:				3,734.09	
MUNICIPALH2O.COM					
15158	CC WWTP - EPA COMPLIANCE SERV	04/01/2026	53-56-310 PROF & TECH SERVICES	350.00	
Total MUNICIPALH2O.COM:				350.00	
NUCO2					
83073053	446694 - BULK CO2 POOL Y26	04/01/2026	20-40-254 CHEMICALS	311.45	
83177778	446694 - BULK CO2 POOL Y26	03/17/2026	20-40-254 CHEMICALS	222.50	
83202072	446694 - BULK CO2 POOL Y26	03/24/2026	20-40-254 CHEMICALS	327.01	
83224691	446694 - BULK CO2 POOL Y26	03/30/2026	20-40-254 CHEMICALS	287.42	
Total NUCO2:				1,148.38	
PEACE BALANCE AND JOY CONSULTING					
3.21.26	CCFD - MENTAL HEALTH THERAPY	03/21/2026	10-73-138 EMPLOYEE HEALTH	270.00	
Total PEACE BALANCE AND JOY CONSULTING:				270.00	
PENWORTHY COMPANY					
0614897-IN	00-5440020_001 - LBRY CHILDREN MT	02/05/2026	10-87-483 BOOKS-CHILDREN	225.59	
0616662-IN	00-5440020_001 - LBRY CHILDREN MT	04/02/2026	10-87-483 BOOKS-CHILDREN	198.68	
Total PENWORTHY COMPANY:				424.27	
PEPSI-COLA METROPOLITAN BOTTLING CO INC					
72150607	3811801 - PEPSI PRODUCTS	04/02/2026	20-40-482 MERCHANDISE-CONCESSIONS	2,728.15	
Total PEPSI-COLA METROPOLITAN BOTTLING CO INC:				2,728.15	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
PETERBILT OF UTAH					
80427SG	548 - CC FLT - DOOR CHECK KIT	03/04/2026	10-78-930 INVENTORY	126.36	
83290SG	548 - CC FLT - WATER PUMP, PIPE	03/02/2026	10-78-930 INVENTORY	1,318.77	
83423SG	548 - CC FLT - COOLANT PIPE, FITTIN	03/17/2026	10-78-930 INVENTORY	494.98	
83607SG	548 - CC FLT - BUMPER	03/16/2026	10-78-930 INVENTORY	1,762.47	
CM76432SG	548 - CC FLT - CREDIT BRAKE CALIPE	10/24/2025	10-78-930 INVENTORY	(426.25)	
Total PETERBILT OF UTAH:				3,276.33	
PLAYAWAY PRODUCTS LLC					
530195	CC LBRY - BOOKS	04/07/2026	10-87-482 BOOKS-YOUNG ADULT	74.97	
Total PLAYAWAY PRODUCTS LLC:				74.97	
POLYDYNE INC					
2013861	108711 - POLYMER EMULSION Y26	03/24/2026	53-56-254 CHEMICALS	13,248.00	
Total POLYDYNE INC:				13,248.00	
POO FREE PARKS					
PFP3164	CC PRK - BAGS	02/19/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	774.95	
Total POO FREE PARKS:				774.95	
ROCKY RIDGE					
137739	CC ARENA - DUMP SERVICE	03/17/2026	10-90-262 BUILDING & GROUND MAINTENANCE	225.00	
138776	CC PRK - BASEBALL DUMPSTERS	04/01/2026	10-83-262 BUILDING & GROUND MAINTENANCE	530.00	
Total ROCKY RIDGE:				755.00	
ROYAL OAKS ON THE GREEN LLC					
2175	CC WTR - WTR LINE UPSIZE-RIDGE@	03/05/2026	51-40-732 CAP OUTLAY-LINE UPSIZING	238,856.66	
Total ROYAL OAKS ON THE GREEN LLC:				238,856.66	
RURAL WATER ASSOC OF UTAH					
28054	CC WTR - 2026 MEMBERSHIP DUES	05/02/2026	51-40-210 SUBSCRIPTIONS & MEMBERSHIPS	1,906.00	
Total RURAL WATER ASSOC OF UTAH:				1,906.00	
RUSH TRUCK CENTERS					
3045425630	187984 - INTERNATIONAL PARTS	03/16/2026	10-78-930 INVENTORY	615.20	
3045429450	187984 - ENGINE BLOCK HEATER	03/18/2026	10-78-930 INVENTORY	79.90	
Total RUSH TRUCK CENTERS:				695.10	
SCHINDLER ELEVATOR CORPORATION					
4646601927	702303 - CCC ELEVATOR MAINT AQT	03/27/2026	20-40-262 BUILDING & GROUND MAINTENANCE	115.56	
4646601927	702303 - CCC ELEVATOR MAINT ARPT	03/27/2026	24-40-262 BUILDING & GROUND MAINTENANCE	114.75	
4646601927	702303 - CCC ELEVATOR MAINT PRK	03/27/2026	56-41-262 BUILDING & GROUND MAINTENANCE	230.00	
4646601927	702303 - CCC ELEVATOR MAINT HC Y	03/27/2026	10-92-262 BUILDING & GROUND MAINTENANCE	347.79	
4646601927	702303 - CCC ELEVATOR MAINT CO Y	03/27/2026	10-42-262 BUILDING & GROUND MAINTENANCE	115.56	
Total SCHINDLER ELEVATOR CORPORATION:				923.66	
SCHOLZEN PRODUCTS COMPANY					
1035401-00	100592 - MISC SUPPLIES	04/07/2026	51-40-255 WATER SYSTEM MAINTENANCE	660.00	
6970254-00	100592 - MISC SUPPLIES	03/26/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,451.25	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
6976300-00	100592 - VALVE - BULLOCH PIT	03/25/2026	55-40-480 SPECIAL DEPARTMENT SUPPLIES	161.80	
6977768-00	100592 - MISC SUPPLIES	03/31/2026	51-40-255 WATER SYSTEM MAINTENANCE	485.06	
Total SCHOLZEN PRODUCTS COMPANY:				3,758.11	
SILENT 6 LLC					
1917	CCTF - BASEBALL HAT DVR	03/25/2026	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	1,420.00	
Total SILENT 6 LLC:				1,420.00	
SKAGGS PUBLIC SAFETY EQUIPMENT					
450_A_324470_3	103035 - CCPD - SHIRTS	03/24/2026	10-70-620 UNIFORM PURCHASE	279.00	
450_A_331811_2	103035 - CCPD - SHIRTS	03/24/2026	10-70-620 UNIFORM PURCHASE	161.80	
450_A_332078_1	103035 - CCPD - PANTS	03/26/2026	10-70-620 UNIFORM PURCHASE	654.75	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				1,095.55	
SKYLINE CREATIONS INC					
2026-090	CCC - SOUTH MAIN LIGHTS PH 2	04/03/2026	57-40-730 CAP OUTLAY-IMPROVEMENTS	96,583.34	
Total SKYLINE CREATIONS INC:				96,583.34	
SOUTH CENTRAL COMMUNICATIONS					
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	53-56-280 TELEPHONE	125.00	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-43-280 TELEPHONE	24.68	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-90-280 TELEPHONE	19.88	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	52-55-280 TELEPHONE	125.00	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	28-40-280 TELEPHONE	28.40	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-41-280 TELEPHONE	49.23	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-83-280 TELEPHONE	19.88	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	51-40-280 TELEPHONE	125.00	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-70-280 TELEPHONE	22.73	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-92-280 TELEPHONE	315.45	
APR 2026	9192600 - APR 2026 INTERNET	04/01/2026	10-77-280 TELEPHONE	39.75	
Total SOUTH CENTRAL COMMUNICATIONS:				895.00	
SOUTHERN UTAH PAVING					
1156	CCC - CONCRETE FORT CEDAR MON	03/31/2026	26-40-739 CAP OUTLAY-TRAIL EXPANSION	8,844.55	
Total SOUTHERN UTAH PAVING:				8,844.55	
SOUTHWEST PLUMBING SUPPLY					
S5141335.001	113 - ARENA - PIPE COUPLING	03/19/2026	10-90-480 SPECIAL DEPARTMENT SUPPLIES	436.13	
S5147107.001	113 - PRKS - COUPLINGS	03/27/2026	10-83-262 BUILDING & GROUND MAINTENANCE	512.92	
S5152361.001	113 - PRKS - SPRINKLERS	04/02/2026	10-83-262 BUILDING & GROUND MAINTENANCE	979.64	
S5153132.001	113 - PRKS - SPRINKLERS	04/03/2026	10-83-262 BUILDING & GROUND MAINTENANCE	538.57	
Total SOUTHWEST PLUMBING SUPPLY:				2,467.26	
STAKER PARSON COMPANIES					
6823182	260116 - FLOWABLE FILL	03/30/2026	51-40-255 WATER SYSTEM MAINTENANCE	843.00	
Total STAKER PARSON COMPANIES:				843.00	
STATE BANK OF SOUTHERN UTAH					
2020 STRM WTR B	CCC-WTR REFUNDING BOND PRIN (2	03/27/2026	51-40-810 DEBT SERVICE-PRINCIPAL 20	233,000.00	
2020 STRM WTR B	CCC-WTR REFUNDING BOND INT (202	03/27/2026	51-40-820 DEBT SERVICE-INTEREST 20	16,265.25	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total STATE BANK OF SOUTHERN UTAH:				249,265.25	
STATE OF UTAH FUEL NETWORK					
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	51-40-251 GAS & OIL	3,233.07	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	55-40-251 GAS & OIL	5,884.88	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	28-40-251 GAS & OIL	239.43	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	53-56-251 GAS & OIL	1,333.77	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-60-251 GAS & OIL	166.70	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-76-251 GAS & OIL	277.10	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-81-251 GAS & OIL	550.18	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	22-40-251 GAS & OIL	2,338.57	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-83-251 GAS & OIL	2,315.48	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	24-40-251 GAS & OIL	596.27	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	52-55-251 GAS & OIL	2,080.37	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-73-251 GAS & OIL	4,228.59	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-78-251 GAS & OIL	156.04	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-85-251 GAS & OIL	181.01	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-79-251 GAS & OIL	5,034.24	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-90-251 GAS & OIL	422.00	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	30-40-251 GAS & OIL	146.02	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	54-40-251 GAS & OIL	654.68	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-70-251 GAS & OIL	11,227.78	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	61-40-251 GAS & OIL	361.40	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-75-251 GAS & OIL	772.68	
F2609E00753	CCC - MAR 2026 VEHICLE FUEL	04/01/2026	10-42-251 GAS & OIL	116.31	
Total STATE OF UTAH FUEL NETWORK:				42,316.57	
STOUT ROOFING INC					
INV30584	CCHT - ROOF INSP / TEST CUTS	01/06/2026	10-92-730 CAP OUTLAY-IMPROVEMENTS	700.00	
Total STOUT ROOFING INC:				700.00	
STRAIGHT STRIPE PAINTING INC					
27478	CC PRK - STRIPING LAKE PARKING L	03/25/2026	10-83-262 BUILDING & GROUND MAINTENANCE	1,250.00	
27481	CCC - STRIPING PARKING GARAGE	03/25/2026	56-41-262 BUILDING & GROUND MAINTENANCE	5,180.00	
Total STRAIGHT STRIPE PAINTING INC:				6,430.00	
SUU - AR (WATER LABS)					
WL-4961	T00000699 - LEAD & COPPER SAMPL	04/01/2026	51-40-740 CAP OUTLAY-EQUIPMENT	145.00	
Total SUU - AR (WATER LABS):				145.00	
TACTEC					
17942	CC CATS - RADIO SERV 25/26	03/31/2026	22-40-270 UTILITIES-CATS	180.00	
Total TACTEC:				180.00	
TACTICAL ELECTRONICS					
14637	CCTF - SWIFT COVERT SURVEILLANC	03/30/2026	76-43-240 EQUITABLE SHARING EXPENSES	25,234.41	
Total TACTICAL ELECTRONICS:				25,234.41	
TAPETEX DRYWALL LLC					
4047	CC ARENA - STEEL FRAMING	03/12/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	1,725.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total TAPETEX DRYWALL LLC:				1,725.00	
TDS					
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-70-280 TELEPHONE	16.18	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-83-280 TELEPHONE	11.39	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	24-40-280 TELEPHONE	22.78	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-76-280 TELEPHONE	11.39	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-92-280 TELEPHONE	45.57	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	53-56-280 TELEPHONE	37.59	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-41-280 TELEPHONE	79.77	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-77-280 TELEPHONE	37.59	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	20-40-280 TELEPHONE	34.18	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-73-270 UTILITIES-FIRE	29.39	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	10-90-280 TELEPHONE	11.39	
APR 2026	0140683279 - TDS APR 2026	03/19/2026	28-40-280 TELEPHONE	22.78	
Total TDS:				360.00	
TERRACON CONSULTANTS INC					
TQ50840	CCC - FIDDLERS CYN PARK DESIGN	03/30/2026	10-83-790 CAP OUTLAY-RAP TAX FUNDS	3,266.10	
Total TERRACON CONSULTANTS INC:				3,266.10	
THE SUPPLY CACHE					
354098*	86462 - WILDLAND SUPPLIES	03/29/2026	10-73-950 STATE GRANT-WILDLAND FIRE	12,929.26	
Total THE SUPPLY CACHE:				12,929.26	
TURF EQUIPMENT CO.					
3037930-00	3316 - GLF - TORO SPRINKLER HDS	12/12/2025	28-40-263 IRRIGATION SYSTEM MAINTENANCE	3,505.90	
3038547-00	3316 - GLF - COURSE SUPPLIES	03/18/2026	28-40-480 SPECIAL DEPARTMENT SUPPLIES	1,520.82	
Total TURF EQUIPMENT CO.:				5,026.72	
UNIFIRST CORPORATION					
2310076880	1895630 - PRK UNIFORM SERVICE	03/26/2026	10-83-451 UNIFORM SERVICE	129.26	
2310077409	1895630 - PRK UNIFORM SERVICE	04/02/2026	10-83-451 UNIFORM SERVICE	129.26	
Total UNIFIRST CORPORATION:				258.52	
UTAH DIVISION OF WATER RIGHTS					
103512 - 2026	103512 - 2026 WATER ASSESSMENT	03/19/2026	51-40-315 IRRIGATION EXPENSE	378.72	
Total UTAH DIVISION OF WATER RIGHTS:				378.72	
UTAH VALLEY UNIVERSITY					
AC2143	CCFD - UF06 ADO BOOKS	03/23/2026	10-73-230 TRAVEL & TRAINING	505.00	
Total UTAH VALLEY UNIVERSITY:				505.00	
VERIZON WIRELESS					
6138726865	571244071-00002 FY26 TF CELLS	03/16/2026	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	198.40	
Total VERIZON WIRELESS:				198.40	
VIKING EXCAVATION INC					
6 CMTRY PH 3	CCC - CMTRY PH 3 #6	03/25/2026	10-83-732 CAP OUTLAY-CEMETERY	23,140.58	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total VIKING EXCAVATION INC:				23,140.58	
VISA					
2.10.26 ANKER SO	5681 CCVISA - CCWTR - CHLORINATO	02/10/2026	51-40-740 CAP OUTLAY-EQUIPMENT	(13,187.95)	
3.10.26 BARNEY B	5681 CCVISA - WTR - CHLORINATOR	03/10/2026	51-40-740 CAP OUTLAY-EQUIPMENT	11,065.43	
3.11.26 HOME DEP	5681 CCVISA - WTR - CHLORINATOR	03/11/2026	51-40-740 CAP OUTLAY-EQUIPMENT	4,361.13	
3.19.26 WALMART	5665 CCVISA - CCC - AMERICA 250 KI	03/19/2026	10-53-672 AMERICA 250	900.00	
Total VISA:				3,138.61	
WATER SAFETY PRODUCTS INC					
M0022318-00	CC AQUATIC - SWIM DIAPERS	03/23/2026	20-40-481 MERCHANDISE	24,111.60	
Total WATER SAFETY PRODUCTS INC:				24,111.60	
WATERTECH INC					
084369	50544- NITRITE TEST KIT	01/14/2026	24-40-262 BUILDING & GROUND MAINTENANCE	51.60	
Total WATERTECH INC:				51.60	
WOOLPERT INC					
PTIN0051719	CCARPT - AIP054 RUNWAY 2-20 SEAL	03/18/2026	43-40-731 CAP OUTLAY-ACCESS ROAD	10,163.00	
Total WOOLPERT INC:				10,163.00	
Grand Totals:				3,066,512.77	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: Rendon Savage

City Treasurer: Rheaw Carleson

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

CEDAR CITY COUNCIL

AGENDA ITEM – 11

TO: Mayor and City Council
FROM: City Attorney
DATE: April 20, 2026
SUBJECT: Changing 200 East to add Gapyeong Way.

DISCUSSION:

As discussed in the last council meeting, I've drafted a proposed ordinance to add "Gapyeong Way" to 200 East from Paiute Drive to Center Street.

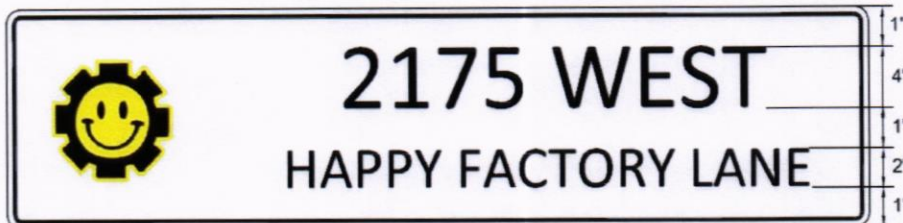
City Ordinance 31-1 pertains to street name changes.

Section 31-1 Names Of Streets

All streets situated within Cedar City shall be known by the names and numbers by which they are designated in the official Street Naming and Numbering Plat of Cedar City filed in the office of the City Recorder and in the office of the County Recorder of Iron County, unless such names shall be changed by Ordinance.

Section 31-1 doesn't require any specific findings or reasons to justify the name change; however, I've included some justification in the ordinance anyway.

Although it is not included in the proposed ordinance, you can also discuss the format you want the sign to have. For similar situations we've taken two approaches, one with the number bigger and one with the name bigger. I've drafted the ordinance to emphasize the number as still the official street name for addressing, so the former option will likely be more helpful.



CEDAR CITY ORDINANCE NO. 0422-26-

**AN ORDINANCE OF THE CEDAR CITY COUNCIL CHANGING THE STREET
NAME OF 200 EAST TO ADD GAPYEONG WAY**

WHEREAS, Cedar City owns and maintains publicly owned streets throughout the city, and as owner of these streets Cedar City has the legal authority to name or rename these streets; and

WHEREAS, Cedar City has established a uniform system for the naming of such streets; and

WHEREAS, Cedar City ordinance 31-1 authorizes the City to rename name city streets by passing an ordinance giving good cause for the change; and

WHEREAS, in commemoration of the 75th anniversary of the Miracle of Gapyeong and to honor Cedar City's sister city Gapyeong, South Korea as well as the 2nd Battalion, 222nd Field Artillery, the City seeks to add "Gapyeong Way" to the street name for 200 East from Paiute Drive to Center Street; and

WHEREAS, the City Council after duly publishing and holding a public meeting to consider the proposed street name change finds the proposed change to further the City's policy of establishing and maintaining sound, stable, and desirable development within the City, promoting more fully the objectives and purposes of the City's street ordinance, or correcting manifest errors.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the City's 200 East be renamed to add Gapyeong Way to its name. For official addressing purposes, 200 East shall remain the primary name.

This ordinance shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of April, 2026.

STEVE NELSON, MAYOR

[SEAL]

ATTEST:

RENON SAVAGE, RECORDER

CEDAR CITY COUNCIL

AGENDA ITEMS – 14

DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: April 20, 2026
SUBJECT: Ordinance removing outdated State code references
DISCUSSION:

I've updated the proposed ordinance by removing the modified definition for an exterior accessory dwelling unit. The update before you will keep the current interpretation, which requires owner occupancy but allows exterior ADUs for all single-family homes, including twin homes.

Please consider whether to pass this updated ordinance removing references to outdated code sections.

AMENDMENT

A. Definitions. The following definitions are added to this section:

1. Exterior Accessory Dwelling Unit: a detached building with a separate entrance, located on the same lot as the principal dwelling, which is used as a secondary dwelling.
2. Primary Dwelling: as defined by the International Residential Code (IRC).
3. Owner Occupied:
 - a. A natural person who resides in the dwelling and also holds the primary residential leasehold interest in the dwelling.
 - b. A family unit created for the primary purpose of estate planning by one or more trustees who create the trust prior to the dwelling's construction, and whose primary residence is the dwelling.
 - c. Property Owner: an individual, an estate, partnership, association, joint stock company, business trust, or any other unincorporated organization that is the owner of a rental dwelling or has a financial interest in the rental dwelling.
4. Rental Dwelling: A building or portion of a building that is:
 - a. used or designed for use as a residence by one or more persons, and
 - b. (1) available to be rented, leased, or hired out for a period of one month or longer or

**CEDAR CITY
ORDINANCE 0422-26-**

**AN ORDINANCE AMENDING CHAPTERS 23, 26, AND 32 REVISING
REFERENCES TO STATE CODE**

WHEREAS, the Utah Legislature updates and modifies the Utah Code from time to time;

WHEREAS, City ordinance often references Utah Code sections; some of the City ordinance references now refer to repealed or renumbered code sections; and

WHEREAS, the City Council seeks to update City ordinance to remove the references to recently renumbered Utah Code sections.

NOW THEREFORE, be it ordained by the City Council of the Cedar City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "Section 23-10 Rental Dwelling License" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 23-10 Rental Dwelling License

A. Definitions: The following definitions are applicable to this Section:

1. **Internal Accessory Dwelling Unit:** as defined by the Utah Municipal Code UCA §10-9a-511.5(1)(a)
2. **Primary Dwelling:** as defined by the Utah Municipal Code UCA §10-9a-511.5(1)(b)
3. **Owner Occupied:**
 - a. A natural person who possesses fifty percent (50%) ownership or more in the dwelling and said dwelling is the primary residence of such person; or
 - b. A family trust created for the primary purpose of estate planning by one or more trustors who create the trust, place the dwelling in such trust, and whose primary residence is such dwelling.
4. **Property Owner:** An individual, corporation, partnership, association, joint stock company, business trust, or any unincorporated organization that is the owner of a rental dwelling or has a financial interest in the rental dwelling.
5. **Rental Dwelling:** A building or portion of a building that is:
 - a. used or designated for use as a residence by one or more persons; and
 - b. (1) available to be rented, loaned, leased, or hired out for a period of one month or longer; or

- (2) arranged, designed, or built to be rented, loaned or hired out for a period of one month or longer.

B. License Required:

1. It is unlawful for any person to keep, conduct, operate, or maintain a rental dwelling within the City without a Rental Dwelling Business License for such dwelling. A Rental Dwelling Business License is required when an internal accessory dwelling unit is being rented within a primary dwelling. A person who owns multiple rental dwellings is not required to obtain more than one business license for the operation and maintenance of those rental dwellings.
2. A Rental Dwelling Business License is not transferrable between persons or structures. Any person holding such license shall give written notice within thirty (30) days to the License Officer after having transferred or otherwise disposed of legal or equitable control of any rental dwelling licensed under this Section. Such notice of transferred interest shall be deemed a request to cancel an existing Rental Dwelling Business License for such rental dwelling(s) and shall include the name, address, and information regarding the person(s) succeeding to the ownership or control thereof. No refund or rebate shall be issued for any license cancelled under this provision, except where ownership is transferred for one of the reasons listed in Subsection 23-7(D)(2). The new owner shall obtain a Rental Dwelling Business License as required by this Section.
3. A Rental Dwelling Business License shall not be required for a dwelling unit that is ordinarily owner occupied but is temporarily rented because:
 - a. the owner is placed in a hospital, nursing home, assisted living facility, or other similar facility, or
 - b. the owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exception.

C. License Application: An application for a Rental Dwelling Business License shall conform to all applicable requirements of Section 23-6 and shall include the following additional information:

1. the address of each building containing rental dwellings which are owned, operated, or maintained by the applicant;
2. total number of units;
3. the number of bedrooms in each unit;
4. the occupancy status of each rental dwelling unit at the time of application;
5. the number of parking spaces provided on the premises; as governed by Chapter 26 of the City's ordinances, a dwelling unit in the R-2-2 and R-3-M zones rented to more than 4 unrelated persons shall have 1.30 parking stalls for each bedroom; a dwelling unit in the SHD zone rented to more than 4 unrelated persons shall have 0.75 parking stalls for each bedroom (rental dwelling units may not have more than 4 unrelated persons in any other zone); one (1) additional off street parking space must be provided for an internal

- accessory dwelling unit; if a garage or carport is converted into an internal accessory dwelling unit, the owner must replace all lost parking spaces;
6. the number of current tenants with a vehicle;
 7. does the rental comply with the requirements of City ordinance 26-V-2;
 8. if the owner of the rental dwelling is not a Utah resident, the name, address, and both home and business telephone numbers of a legal representative and agent who resides in the State of Utah for service of process;
 9. the name, address, and both home and business telephone numbers of a local agent who:
 - a. resides not more than thirty (30) miles from the rental dwelling(s), and
 - b. is authorized to manage the rental dwelling(s);
 10. proof of liability insurance for the rental dwellings to be licensed; and
 11. the signature of the owner of the rental dwellings(s) certifying to the best of their knowledge and belief:
 - a. that the use and occupancy of the rental dwelling(s) conforms to applicable local, state, and federal laws,
 - b. that the use and occupancy of the rental dwelling shall contain no more than four (4) unrelated persons per unit, for an internal accessory dwelling unit only, the primary dwelling contains the owner of record and their family plus no more than four (4) unrelated persons in the internal accessory dwelling unit,
 - c. that per Cedar City Ordinance Chapter 26 Section V, the required parking spaces have been provided,
 - d. that the property owner will keep and maintain all fire lanes free from unlawful parking and obstructions, and
 - e. that the property owner will agree to comply with all applicable laws and ordinances,
 - f. that if a building conversion occurred that required a building permit, that the property owner had the conversion approved by the Cedar City Building Department; and
 - g. for internal accessory dwelling units only, that the rental is located within a primary dwelling.
- D. License Procedure: A Rental Dwelling Business License shall be issued pursuant to the requirements of Section 23-6, except as modified by this Section.
- E. License Term: All licenses issued hereunder shall expire on January 1st of each year unless sooner canceled and shall be issued for one year only.
- F. License Fee: The fee for a Rental Dwelling Business License shall be forty dollars (\$40) per license.
- G. Effect of License Issuance: The issuance of a Rental Dwelling License shall not have the effect of changing the legal status of a rental dwelling, including, but not limited to:
1. legalizing an illegally created dwelling unit, use, or other circumstances, or
 2. recognizing a nonconforming use, structure, or other nonconformity.
- H. License Denial, Suspension, or Revocation: The City may deny, suspend, or revoke a Rental Dwelling Business License for any of the following reasons:
1. The licensee does not meet the qualifications for a license as provided under

- this Chapter.
2. For nonpayment of all required fees for the Rental Dwelling Business License, including late fees and inspections, when applicable.
 3. The licensee gave false or incomplete information on the licensee's application.
 4. The licensee has allowed or intends to allow the licensed premises to be occupied or operated in a manner contrary to the conditions set forth in the license and this Chapter.
 5. The rental dwelling does not comply with applicable Health Department regulations governing the premises, or any City, State, or federal law.
- I. If the property owner fails to comply with all of the conditions set forth in the license and this Chapter, Cedar City shall impose the following administrative penalties:
1. Upon the first violation per the calendar year, the property owner shall receive a written warning concerning the violation;
 2. Upon the second violation per the calendar year, the property owner shall pay a civil fine of \$250;
 3. Upon the third or subsequent violation per the calendar year, the property owner shall pay a civil fine of \$500 for each violation, and a petition may be initiated to suspend or revoke their Rental Dwelling Business License.

AMENDED BY ORDINANCE NUMBER 0207-18 and 1113-19-6.

SECTION 2: AMENDMENT "Section 26-I-4 Definitions" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 26-I-4 Definitions

- A. Purpose: For the purpose of this ordinance certain words and terms are defined as follows: Words used in the present tense include the future. Words in the singular number include the plural and the plural the singular. The word district is synonymous with the word zone. And the word Zoning Administrator synonymous with the word Building Inspector. Words not included herein, but defined in the Building Code shall be construed as defined therein.
- B. Definitions: The following definitions shall apply for this chapter.
 1. **Accessory Dwelling Unit – Internal:** A unit as defined by the Utah Municipal Code UCA-10-9a-530(1)(a) as amended.
 2. **Accessory Dwelling Unit – External:** A unit as defined by the Utah Municipal Code UCA-10-9a-530(1)(a) as amended which shall be detached from the primary structure.
 3. **Accessory Use or Building:** A subordinate use or detached building clearly incidental to and located upon the same lot occupied by the main building;

also a building clearly incidental to an agriculture or animal care land use located on a lot in an agriculture zone, which lot meets the minimum lot size and is not under one acre. An accessory building may be located on an adjacent vacant lot in a residential zone when the vacant lot is contiguous and owned by an adjacent property owner. Such uses shall only encompass structures that do not require a building permit and are used for incidental purposes related to the adjacent residential property. Setbacks in such cases shall be the same as a primary structure

4. **Adult Daycare Facility:** An adult daycare facility means any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardian for periods of less than twenty-four hours per day.
5. **Agriculture:** The tilling of soil, raising of crops, horticulture and gardening but not including the keeping or raising of domestic animals or fowl, and not including any agricultural industry or business such as fur farms, animal hospitals, farm equipment sales, or similar uses.
6. **Airport:** A landing area used regularly by aircraft for receiving or discharging passengers or cargo.
7. **Alley:** Any public place or thoroughfare which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.
8. **Alley Line:** The boundary which separates the right-of-way of an alley from the abutting property.
9. **Alteration:** As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.
10. **Amusement Enterprise:** A business facility that is maintained or operated for the amusement, patronage, or recreation of the general public. The amusement activity may be either a principal or secondary business, and may be located either indoors or outdoors. Accessory uses may include the preparation and serving of food, and the sale of equipment related to the included uses.
11. **Amusement Enterprise, Indoor:** An amusement enterprise where the entire activity takes place within an enclosed building. Such activities include, but are not limited to amusement arcades, bowling, roller and ice skating, laser tag, miniature golf, paint ball, soccer, baseball, football, basketball, and similar activities.
12. **Amusement Enterprise, Outdoor:** An amusement enterprise where any portion of the activity takes place outside of a building. Such activities include, but are not limited to batting cages, miniature golf courses, golf driving ranges, and go-cart tracks. Activities not included are outdoor activities that can be classified as spectator sports.
13. **Animal Hospital:** An establishment for the medical treatment and care of animals, including household pets, livestock, and commercial poultry, and which may include temporary or overnight boarding of animals that are

recuperating from treatment, all facilities to be within a completely enclosed building, except for exercising runs and parking of automobiles.

14. Antenna Non-Commercial:

- a. A transmitting or receiving device designed to radiate or capture communication signals consisting of electromagnetic or microwave radiation, for private, noncommercial recreational use. "Non-commercial Antenna" includes, but is not limited to, radio and television antennas, satellite antennas, amateur radio antennas, and antennas used for individual delivery of low power radio communication service.
- b. Antennas associated with commercial or manufacturing structures for the purpose of transmitting or receiving signals are Non-commercial Antennas, if the use of the antenna is incidental to the primary use of the structure. This includes, but is not limited to, antennas for individual delivery of low power radio communication service incidental to the primary use of the structure.

15. Apartment House: A building arranged, intended or designed to be occupied by more than four (4) families living independently of each other and having separate cooking facilities.

16. Assisted Living Facility: An assisted living facility is a residential facility, licensed by the State of Utah, with a home line setting that provides an array of coordinated support of personnel and health care services, available 24-hours per day, to residents who have been assessed under the Utah Department of Health or the Utah Department of Human Services Rules to need any of these services. Each resident shall have a service plan based on the assessment, which may include:

- a. Specified services of intermediate nursing care;
- b. Administration of medication, and;
- c. Support services promoting residence independence and self-sufficiency. Such a facility does not include adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.

17. Average Percent of Slope: An expression of rise or fall in elevation along a line generally perpendicular to the contours of the land, connecting the highest point of land to the lowest point of land within a parcel or lot. A vertical rise of one hundred (100) feet between two points one hundred (100) feet apart, measured on a horizontal plane, is a 100 percent grade.

18. Basement: Any floor level below the first story in a building. To be considered a basement, the floor level shall be more than four feet below grade, for more than 50% of the total perimeter or is more than 8 feet below grade at any point.

19. Bed and Breakfast Inns: A building containing not more than one kitchen, where for compensation, breakfast and lodging are provided persons on a nightly basis, not to exceed one week, in contradiction to a hotel or café. Signs shall be limited to one non-flashing sign not larger in area than eighteen square

feet. If lighted, the light shall be defused or shielded. Said signs shall be located at least two feet back from the property line.

20. **Boarder:** Boarder means a person living in a rented room in a boarding house. The boarding house operator or member of his or her immediate family who reside on the premises with the operator, shall not be considered to be a boarder.
21. **Boarding House:** A boarding house is a building or a portion thereof where, for compensation, rooms are rented with meals for not more than fifteen (15) boarders who generally do not directly utilize kitchen facilities. The operator of a boarding house must reside on the premises of the boarding house. The work shall include compensation in money, services, or other things of value. A boarding house does not include a residential facility for disabled persons or a residential facility for the elderly. A boarding house does not include a non-residential facility, such as a rehabilitation/treatment facility, where the primary purpose of the facility is to deliver rehabilitation, treatment, counseling, medical, protective or other similar services to the occupants.
22. **Building:** Any structure used or intended for supporting or sheltering any use or occupancy.
23. **Building, Public:** For purposes of this section only, a public building is a building owned and operated, or owned and intended to be operated by the City, a public agency of the United States of America, the State of Utah, or any of its political subdivisions. The use of a public building, with immunity, is non-transferrable and terminates if the structure is devoted to a use other than as a public building with immunity. A public building referred to as with immunity under the provisions of this title includes:
 - a. Properties owned by the State of Utah or the United States Government which are outside of the jurisdiction of the City zoning authority as provided under Title 9, Chapter 10, Section 105, Utah Code Annotated, 1953, as amended; and
 - b. The ownership or use of a building which is immune from the City zoning authority under the supremacy clause of the United States Constitution.
24. **Buildable Area:** The portion of a lot which is in the envelope formed by the required yards. (see "Yard, Required.")
25. **Building, Community:** A public building designed or used for community activities or for educational, recreational or public service.
26. **Building Height:** (See "Height, Building.")
27. **Building Line:** The boundary of the build-able area.
28. **Building Line, Setback:** (See "Setback Building Line.")
29. **Building, Principal:** The building in which is conducted the principal use of the lot in which it is situated; in a residential zoning district, any dwelling is deemed to be the principal building on the lot on which it is situated.
30. **Caretaker Dwelling:** As long as not prohibited by the airport overlay zones, a caretaker dwelling may be allowed in the I&M-1 zone if it meets the

following restrictions:

- a. the residential space may only be located on the second floor or back half of the main building,
- b. the residential space cannot exceed the industrial space as measured insquare feet, and
- c. the residential space may not be rented separately from the remainder of the building. If the building is rented, a rental dwelling license issued by the City is required.

As long as not prohibited by the airport overlay zones, a caretaker dwelling may be allowed in the I&M-2 zone if it is a dwelling unit occupied primarily by a person or persons employed to care for and maintain 24 hour oversight on the principal commercial, industrial, or institutional use of the site.

31. **Carport:** A private garage open and unobstructed on two sides and attached to a dwelling.
32. **Cellar:** (See "Basement")
33. **Clinic:** An outpatient medical or dental facility.
34. **Commission:** The City Planning Commission of Cedar City, Utah.
35. **Common Area:** Areas within a PUD that are held by all residents in common ownership through a homeowner's association and are available for use by all residents. There is no required amount of common area in a PUD.
36. **Communication Antenna:** Any transmitting and receiving device designed to radiate and capture communications signals. "Communication Antenna" does not include "noncommercial antennas"; includes roof mounted, wall mounted & whip antennas.
37. **Communication Facility:** Any communication antenna, communication tower, accessory building, or any other structure or equipment installed for the primary purpose of providing communication service.
38. **Communication Tower:** A tower that supports or contains communications antennas (transmitting or receiving) or related communications equipment. "Communication Tower" also includes equipment and facilities permanently associated with the tower, whether or not such equipment or facilities are used directly to provide communication service. Communication tower include guyed, lattice or mono pole towers.
39. **Community Correctional Facility:** Community correctional facility means a facility licensed or contracted by the State of Utah to provide temporary occupancy for previously incarcerated persons which assists such persons in making a transition from a correctional institution environment to independent living.
40. **Conditional Use:** A land use that, because of its unique characteristics of potential for impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
41. **Condominium:** A unit within a building where the owner only owns the air space occupied by his/her unit. The portion of land upon which the building is

situated, the surrounding grounds and services other than those within independent units, etc. become joint responsibilities of all the owners as tenants in common. Condominiums are a permitted use in planned unit developments.

42. **Contiguous:** Substantial touching (at least 55 feet) between two districts or areas of land which abut.
43. **Convenience store** means a store engaged in the retail sale of a limited range of household products including, but not limited to, food products, and other general merchandise. Convenience stores may also sell prepared food products.
44. **Correctional Institution:** A correctional institution means a prison, jail, juvenile detention facility, or juvenile secure facility.
45. **Dairy:** A commercial establishment for the manufacture or processing of dairy products.
46. **Disability/Disabled Person:** A disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such a problem or being regarded as having such an impairment. The following definitions are incorporated into the definition of disability, to wit:
 - a. Disability does not include current illegal use of, or addiction to, any federally controlled substance as defined in Section 102 of the Controlled Substances Act, 21 u.f.c. 802, or as defined under Title 58, Chapter 37, Utah Code Annotated, 1953 as amended:
 - b. A physical or mental impairment includes the following, to wit:
 - (1) Any psychological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological, musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular, reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine; or
 - (2) Any mental or physiological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities; or
 - (3) Such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus, (HIV), mental retardation, emotional illness, drug addition, (other than addiction caused by current, illegal use of controlled substances) and alcoholism.
47. **Domestic Staff:** Domestic staff means persons employed or residing on the premises of a dwelling or other residential facility to perform domestic services or to assist residents in performing major life activities.
48. **Drive-In - Fast Food:** A place of business where food and drink are sold

- primarily for consumption on the premises outside the structure.
49. **Drive Up Facility:** (Also known as “Drive-In” or “Drive-Through” Facilities) An establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.
 50. **Duplex:** A building of single ownership which is designed for two separate dwelling units. There is one set of utility connections for the building. The dwellings may be separated vertically or horizontally.
 51. **Dwelling:** A building or a portion thereof containing one or more dwelling units exclusively for residential occupancy, but not including hotels, tourist cabins or boarding houses.
 52. **Dwelling, Single Unit:** A building arranged or designed to be occupied by one family, the structure having one dwelling unit.
 53. **Dwelling, Two-Unit:** A building arranged or designed to be occupied by two families, the structure having two dwelling units.
 54. **Dwelling, Multiple-Unit (3 or more):** A building arranged or designed to have three or more dwelling units.
 55. **Dwelling Group:** A group of two or more dwellings, not more than two and one half (2 1/2) stories in height, located on a parcel of land in one ownership and having one yard or court in common. Dwelling groups are regulated as apartments regarding setbacks, parking, fencing, landscaping, etc.
 56. **Dwelling Unit:** One or more rooms providing complete living facilities, including equipment for cooking or provisions for the same, and including room or rooms for living, sleeping and eating.
 57. **Educational Institution:** Educational institution means any elementary or secondary school, seminary, parochial school or private educational institution having a curriculum similar to that ordinarily given in grades 1 thru 12 in public school systems. The term educational institution for the purpose of this title does not include post high school educational facilities or educational facilities which include residential facilities for its students.
 58. **Educational Institution with Housing:** Educational institution with housing means a public or private educational institution with residential facilities or housing for its students and or staff.
 59. **Elderly Person:** A person who is sixty (60) years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.
 60. **Family:** Family means one or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than four (4) unrelated persons living together as a single nonprofit housekeeping unit, together with any incidental domestic staff who may or may not reside on the premises. “Family” does not exclude the care of foster children. A family may also be defined in the R-2-2, R-3-M and SHD zones as not more than one (1) person per bedroom when the dwelling unit is being used as a long-term rental to unrelated individuals.
 61. **Family Food Production:** The keeping of not more than two cows, twenty

(20) rabbits, fifty (50) chickens, fifty (50) pheasants, ten (10) turkeys, ten (10) ducks, ten (10) geese, and twenty (20) pigeons.

62. **Fast Food Restaurant:** An eating/drinking establishment that may be either
- a. a freestanding operation; or
 - b. a non-freestanding operation incorporated into a building within which one or more other compatible and complimentary uses exist, and whose principal business is the sale of pre-prepared or rapidly prepared food to the customer in a ready-to consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes two or more of the following characteristics:
 - (1) The elimination, in whole or in part, of table service, thus requiring customers to place orders at the counter where the orders are filled.
 - (2) The food is usually served in edible containers or in paper, plastic or other disposable containers.
 - (3) The facilities for on premises consumption of food are insufficient for the volume of food sold by the establishment.
 - (4) The restaurant provides a drive-up facility for placing and receiving food orders.
63. **Floor Area, Gross:** The gross floor area shall be the sum of the gross horizontal areas of the several floors of the building, excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces of walls, including walls or other enclosures of the enclosed porches.
64. **Fraternity or Sorority House:** A fraternity or sorority house means a building occupied by and maintained exclusively for students of a social organization affiliated with an academic or professional college or university or other recognizable institution of higher learning who are associated together in a social fraternity or sorority that is officially recognized by such institution and who receives lodging and/or meals on the premises for compensation.
65. **Garage, Private:** A building or part thereof accessory to a main building and providing for the storage of automobiles and in which no occupation or business for profit is carried on.
66. **Garage, Public or Storage:** A building or part thereof other than a private garage for the storage of motor vehicles and in which service station activities may be carried on.
67. **Garage, Party Wall:** An accessory building designed for the temporary storage of automobiles, and which has a common wall on the property line between two properties.
68. **General Plan:** A document adopted by the City which sets forth general guidelines.
69. **Grade:**

- a. For building adjoining one street only, the elevation of the sidewalk at the center of that wall facing the street.
 - b. For buildings adjoining more than one street, the average level of elevations of the sidewalk at the centers of all walls adjoining streets.
 - c. For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building. All walls approximately parallel to and not more than twenty-five (25) feet from a street line are to be considered as adjoining a street.
70. **Guest:** Any transient person who rents or occupies a room for sleeping purposes.
71. **Guest House:** An attached or detached dwelling structure with a total of one (1) bedroom located on a lot with one or more main dwelling structures and used for housing of guests or servants, and not rented, leased or sold separate from the rental or sale of the main dwelling. Guest houses are subject to the setback requirements of a one-family dwelling unit (not an accessory building).
72. **Guest Room:** A room which is designed for occupancy by one or more guests for sleeping purposes, but having no cooking facilities and not including dormitories.
73. **Hard Surfaced:** Asphalt, concrete or brick pavers.
74. **Height, Building:** A vertical dimension measured from the highest elevation in the front of the structure to the top of the plate line.
75. **Heliport:** A landing area solely for the landing of helicopters. A heliport may include more than one helipad.
76. **Home Occupation:** An occupation carried on entirely within a dwelling by a person residing within the dwelling, and where there is no visual indication from outside the building that the occupation is being carried on therein.
77. **Hometel:** A building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis. For parking requirements see Section 26-39. Water and sewer connections are the same as apartments. Setback requirements are the same as motels in CC and GC zones. A Hometel is not permitted in residential zones.
78. **Hospital:** Hospital means an institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. A medical clinic or professional office which offers any inpatient or overnight care, or operates on a 24-hour basis shall be considered to be a hospital. A hospital may include necessary support service facilities such as laboratories, out-patient units and training and central services, together with staff offices necessary to operate the hospital.
79. **Hotel:** A hotel is a building designed for or occupied as the more or less temporary abiding place of individuals who are, for compensation lodged with or without meals.

80. **Household Pets:** Animals or fowls ordinarily permitted in the house and kept for company or pleasure.
81. **Intensity:** The concentration of activities such as a combination of a number of people, cars, visitors, customers, hours of operation, outdoor advertising, etc. Also, the size of buildings or structures, the most intense being higher, longer and/or wider.
82. **Jail:** Jail means a place of incarceration owned and operated by the County.
83. **Junk:** Any worn out, cast off, or discarded article or item not functioning for its intended use, material, vehicle or equipment which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which unaltered or unchanged and without further conditioning can be used for its original purpose as readily as when new shall not be considered junk.
84. **Junk Yard:** The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metal or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles, or machinery or parts thereof, provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.
85. **Juvenile Detention Facility:** Juvenile detention facility means a place of temporary detention for delinquent juveniles, which either is owned or operated by the State of Utah or is under contract with the State of Utah.
86. **Juvenile Secure Facility:** Juvenile secure facility means a place of incarceration for delinquent juveniles which is either owned or operated by the State of Utah or is under contract with the State of Utah.
87. **Kitchen:** Any room used for or intended to be used for cooking and preparing food.
88. **Landfill:** A land disposal site where solid waste is disposed of using sanitary land filling techniques in accordance with law.
89. **Landscaping (Permanent):** Some combination of planted trees, shrubs, vines, groundcover, flowers, lawns, or xeriscape. In addition, the combination or design may include rock and such structural features as fountains, pools, art works, screens, walls, fences, or benches. Such objects alone shall not meet the requirements of the ordinance and must be less than 30 percent of total required landscaping. The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner to encourage pleasant and attractive surroundings.
90. **Legislative Body:** The Mayor and the Cedar City Council.
91. **Loading Space:** Off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon streets, alley or other appropriate means of access.
92. **Lot:** A parcel of land occupied or to be occupied by a building or buildings, together with such yards, open spaces, lot width, and lot area as required by

this ordinance, having a frontage on a street.

93. **Lot Area:** The lot area of a horizontal plane within the lot line of a lot.
94. **Lot, Corner:** A lot abutting on two intersecting or intercepting streets where the interior angle of the intersection or interception does not exceed 135 degrees.
95. **Lot Coverage:** The percentage of the area of a lot which is occupied by all buildings or other covered structures.
96. **Lot Depth:** For lots having front and rear lot lines which parallel, the shortest horizontal distance between such lines; for lots having front and rear lot lines which are not parallel, the shortest horizontal distance between the midpoint of a front line and the midpoint of the rear lot line; for triangular shaped lots, the shortest horizontal distance between the front lot lines and a line within the lot, parallel with and at a maximum distance from the front lot line, having a length of not less than ten feet.
97. **Lot, Interior:** A lot other than a corner lot.
98. **Lot, Key:** A lot adjacent to a corner lot having its side lot line in common with the rear lot line of the corner lot and fronting on the street which forms the side entry of the corner lot.
99. **Lot Line:** Any line bounding a lot.
100. **Lot Line, Front:** The front boundary line of a lot bordering on the street. In the case of a corner lot, the side bordering on the street which has the smaller dimension shall be the front lot line.
101. **Lot Line, Rear:** A lot line which is opposite and is most distant from the front lot line. In the case of an irregular, triangular, or gore-shaped lot, the rear line shall be a line within the lot, parallel to and with a maximum distance from the front lot line, having a length of at least ten feet.
102. **Lot Line, Side:** Any lot boundary line not a front lot line or a rear lot line.
103. **Lot of Record:** A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Iron County; or a lot, parcel or tract of land, the deed of which has been recorded in the office of the County Recorder of Iron County.
104. **Lot, Through:** A lot having a pair of opposite lot lines abutting two streets, and which is not a corner lot. On such lot, both lot lines are front lot lines.
105. **Lot Width:** The distance between side lot lines measured at required minimum front yard setback line on a line parallel with the city street.
106. **Major Life Activities:** Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.
107. **Mobile/Manufactured Home:** The term "mobile home" or "manufactured home" shall mean a dwelling designed and manufactured after June 14, 1976, by a recognized fabricator of mobile homes to be transported after fabrication on its own wheels or on detachable wheels, and which is ready for occupancy, except for connection to utilities and/or location on a foundation.
108. **Mobile Home Park:** The term "mobile home park" shall mean any area or tract of land which is used to accommodate two or more mobile homes,

generally for long periods of time.

109. **Motel:** A building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space located on the lot, and designed, used, or intended, wholly or in majority part in any calendar year, for the accommodation of the traveling public. Motel includes motor courts, motor lodges and tourist courts, but not mobile home parks or RV parks.
110. **Natural Water Ways:** Those areas varying in width along streams, creeks, gullies, springs, faults, or washes which are natural drainage channels as determined by the City Engineer, and in which areas no building shall be constructed.
111. **Non-Conforming Building or Structure:** A building or structure or portion thereof, lawfully existing at the time this ordinance became effective, and which does not conform to all the height, area, and yard regulations herein prescribed for zoning in which it is located.
112. **Nonconforming Use:** A use of land that: legally existed before its current zoning designation; has been maintained continuously since the time the zoning regulation governing the land changed; and because of subsequent zoning changes, does not conform with the zoning regulations that now govern the land.
113. **Non-Residential Treatment Facility:** Non-residential Treatment Facility is a facility wherein no persons will be housed on an overnight basis, and provides services including rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.
114. **Nursery Schools, Kindergarten, Preschool, Day Care Centers:** Facilities specializing in the education and/or care of children prior to their entrance in the first grade, other than facilities owned and/or operated by the public school system.
115. **Nursing/Rest Home:** Nursing home means an intermediate care/nursing facility or a skilled nursing facility licensed by the State of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment require assistance and/or supervision on a 24hour per day basis. Such a facility does not include an adult day care facility or adult day care provider in conjunction with residential facilities for elderly persons or a residential facility for persons with a disability.
116. **Off-Street Parking:** An area adjoining a building or business providing for the parking of automobiles which does not include a public street, and has convenient access to it.
117. **Open-air Businesses:** Any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies

and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.

118. **Open Space:** A planned open area suitable for relaxation, recreation or landscaping which is held in common, public, or private ownership that is unoccupied by buildings and hard surface, such as asphalt or cement, except that such open spaces may include walkways, patios, recreational activities, picnic pavilions, gazebos, and water features so long as such surfaces do not exceed 15 percent of the required open space.
119. **Parking Facilities:** An open area other than a street for the parking of automobiles including all parking spaces, aisles, and access driveways and is available for public or private use, whether free, for compensation or an accommodation for clients or customers.
120. **Parking Space:** A space within a building lot or parking lot for the parking or storage of one automobile having adequate provisions for ingress and egress from a street by a standard-sized automobile sized as provided by this ordinance.
121. **Permitted Use:** A use of land for which is allowed by this zoning ordinance but for which no conditional use permit is required.
122. **Planned Unit Development:** Complete development plan for an area pursuant to this Ordinance.
123. **Planning and Zoning Commission:** The Planning and Zoning Commission of Cedar City, Utah.
124. **Prison:** Prison means a place of incarceration owned or operated by the State of Utah.
125. **Private Jail:** Private jail means a place of incarceration established or operated under a contract with the County.
126. **Private Prison:** Private prison means a correctional facility established or operated under a contract with the State of Utah under the provisions of the Private Correctional Facilities Act, Chapter 13C, Title 64, Utah Code Annotated, 1953 as amended.
127. **Protective Housing Facility:** Protective housing facility means a facility either:
 - a. operated, licensed, or contracted by a governmental entity, or
 - b. operated by a charitable, non-profit organization, where no compensation, temporary, protective housing is provided to:
 - (1) abused or neglected children waiting placement of foster care;
 - (2) pregnant or parenting teens;
 - (3) victims of sexual abuse; or
 - (4) victims of domestic abuse.
128. **Public Use:** A use operated by public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including uses such as public schools, parks, playgrounds and other recreational facilities administrative and service facilities, public utilities, and all other public uses recognized under the law.
129. **Reasonable Accommodation:** Reasonable accommodation means a change

in any rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. The following words have the following definitions, to wit:

- a. **Reasonable:** Reasonable means a requested accommodation that will not undermine the legitimate purpose of existing zoning regulations notwithstanding the benefit that the accommodation will provide to a person with a disability.
- b. **Necessary:** Necessary means the applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy the housing of their choice.
- c. **Equal Opportunity:** Equal opportunity means achieving equal results as between a person with a disability and a non-disabled person.

130. **Record of Impairment:** Having a record of impairment means having a history of, or having been miss-classified as having a mental or physical impairment that substantially limits one or more major life activities.
131. **Recreational Vehicle or Camper:** Any vehicle or camper which is used or maintained primarily as a temporary dwelling for travel, vacation, or recreational use.
132. **Recycling Center, Indoor:** A building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line, and shall be screened to mitigate blowing debris.
133. **Regarded as Having an Impairment:** A person is regarded as having an impairment when:
 - a. the person has a physical or mental impairment that does not substantially limit one or more major life activity but is treated by another person as having such a limitation;
 - b. has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others towards such an impairment; or
 - c. has none of the impairments defined in this section but is treated by another person as having such an impairment.
134. **Rehabilitation/Treatment Facility:** Rehabilitation/treatment facility means a facility licensed or contracted by the State of Utah to provide temporary occupancy and supervision of individuals (adults and/or juveniles) in order to provide rehabilitation, treatment or counseling services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.
135. **Residential Facility for Elderly Persons:** Residential facility for elderly persons means a dwelling unit that is occupied on a 24-hour per day basis by

8 or fewer elderly persons in a family type arrangement. A residential facility for elderly persons shall not include any of the following, to wit:

- a. a facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility;
- b. a facility where persons being treated of alcoholism or drug abuse are placed; a facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; or a facility which is a health care facility as defined by Title 26, Section 21, Chapter 2, Utah Code Annotated, 1953 as amended; or a facility which is a residential facility for persons with a disability.

136. **Residential Facility for Persons with a Disability:** Residential facility for persons with a disability means any residence in which more than one person with a disability resides and which is:
 - a. licensed or certified by the Department of Human Services under Title 62 A, Chapter 2, of the Utah Code, licenser for programs and facilities; or
 - b. licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.
137. **Residents, Residential Facility:** A resident, residential facility means any building or portion thereof where an individual is actually living at a given point and time and intends to remain, and not a place of temporary sojourn or transient visit.
138. **Restaurant:** A place of business where food is prepared or cooked, and complete meals are served to the general public for consumption on the premises (primarily indoor dining accommodations).
139. **Restaurant, Drive-In or Drive-Through:** A building in which food is prepared and served for consumption on the premises, and which includes a facility which allows food to be ordered and taken from the premises for consumption elsewhere, without leaving a vehicle.
140. **Retirement Home:** Retirement home means a residential facility designated, occupied, and intended for residents fifty (50) years of age or older where common facilities for cooking and dining are available to all residents and independent facilities are provided for living sleeping and sanitation.
141. **Rooming House:** Any dwelling in which more than three persons, either individually or as families, are housed or lodged for compensation, with or without meals. A boarding house or furnished room house shall be deemed a "rooming house."
142. **RV Park:** Any area or tract of land used to accommodate two or more travel trailers or campers in which the occupants occupy the area or tract of land on a transient basis.
143. **School:** A public or private institution of learning such as elementary and secondary schools, colleges and universities, which offers instruction in

- several branches of learning and study, but not including dancing schools. On campus student housing is subject to the housing regulations of each zone.
144. **Service Station:** A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles including repair activities which are subordinate to the sale of petroleum products.
 145. **Setback:** The shortest horizontal distance between the property line and the building or structure or part thereof on a lot.
 146. **Sewage Service:** Sewage service means a business that cleans, maintains and/or constructs individual or public sewer/wastewater disposal systems and as part of the business, parks or stores vehicles or vessels that contain or have contained human waste.
 147. **Setback, Building Line:** A line which defines the shortest distance between the property line and building or part thereof.
 148. **Sheltered Workshop:** Sheltered workshop means an onsite supervised educational or vocational training facility for persons with a disability and does not provide any residential facilities.
 149. **Shelter for the Homeless:** Shelter for the homeless means charitable lodging or sleeping rooms provided on a temporary basis (usually on a daily basis) to those members of society lacking other safe, sanitary or affordable shelter. A shelter for the homeless may also include kitchen and cafeteria facilities.
 150. **Shipping Container:** A reusable metal container originally designed for the transportation of freight including but not limited to CONEX boxes, PODS, and semi-trailers without wheels.
 151. **Sign:** Any device for visual communication including any structure or natural object or part thereof, that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or governmental agency, or of any civil, charitable, religious, patriotic, fraternal or similar organization.
 152. **Site (Sight) Obscuring Fence:** A fence or wall of not less than six feet in height nor more than eight feet in height. A site obscuring fence or wall shall be constructed to City standards and shall be constructed from materials and of workmanship to permit vision through not more than ten percent (10%) of each square foot more than eight inches above ground and eight inches from the top of the fence or wall (e.g., masonry, composite, chain link with factory-inserted slats, vinyl, wood slats, or other material manufactured and designed for fencing purposes)
 - a.
 - b.
 - c.
 153. **Story:** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor above it, or, if there be no floor above it, the space between the surface of such floor and the ceiling or roof above it.
 154. **Street:** A public right-of-way, including highways, avenues, boulevards,

parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways.

155. **Street Line:** The boundary which separates the right-of-way of a street from the abutting property.
156. **Structural Alteration:** Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or exterior walls.
157. **Structure:** Anything structured or erected which is either located on the ground or attached to something having a location on the ground, including signs and billboards, but not including fences or walls used as fences, tents, vehicles, or travel trailers.
158. **Subdivision:** The division of a tract or parcel of land, as shown on the records of the Recorder of Iron County, Utah, into two or more parts, including the original parcel or tract, for the purpose, whether immediate or future, of sale or for building development.
159. **Townhome:** A dwelling unit (regardless of the number of stories) within a building where the owner owns the land upon which his/her unit is located, and is completely independent except for the yard surrounding the building.
160. **Trade or Vocational Schools:** A post-high school educational or vocational training facility.
161. **Transitional Housing Facility:** Transitional housing facility means a facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to twenty- four months, but in no event less than thirty days) is provided to homeless persons, while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, a dwelling unit provided to a family for the exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.
162. **Travel Center** means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
163. **Twin Home:** Two family dwelling units of separate ownership having a zero lot line. Each unit is structurally independent with separate utility connections and a maintenance break. The twin homes will have zero setbacks on adjoining sides and may be offset but not separated from each other up to a distance of six (6) feet. All other setback requirements shall apply. Each side of the twin home shall be considered a single-family dwelling unit, however, one building permit and certificate of occupancy shall be issued for both units.
164. **Use, Principle:** The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.
165. **Use, Accessory:** A use which is customarily incidental and subordinate to the principle use of a lot or a building, including bona fide servant or caretaker

- quarters, and located on the same lot.
166. **Veterinary Clinic/Hospital:** An establishment for the medical treatment and care of animals, including household pets, livestock, and commercial poultry, and which may include temporary or overnight boarding of animals that are recuperating from treatment, all facilities to be within a completely enclosed building, except for exercising runs and parking of automobiles.
 167. **Width of Lot:** The distance between side lot lines measured at required minimum front yard setback line on a line parallel with the city street.
 168. **Yard:** An open unobstructed space on a lot, unoccupied and unobstructed from the ground upward, except as otherwise permitted.
 169. **Yard, Front:** A space on the same lot of a building between the front line of the building and the front lot line and extending across the full width of the lot. The depth of the front yard is a minimum distance between the front lot line and the front line of the building.
 170. **Yard, Rear:** A space on the same lot with the building between the rear line of the building and the rear lot line and extending the full width of the lot. The depth of the rear yard is a minimum distance between the rear lot line and the rear line of the building.
 171. **Yard, Required:** The minimum open space as required by the regulations of this ordinance for front, rear and side yards, as distinguished from any yard area in excess of the minimum required. (See "Buildable Area")
 172. **Yard, Side:** A space on the same lot with the building between the side line of the building and the side lot line and extending from the front yard to the rear yard. The width of the side yard shall be a minimum distance between the side lot line and side line of the building.
 173. **Zoning District:** Any portion of the incorporated area of Cedar City in which the zoning regulations apply.

Amended by Cedar City Ordinance Number – 0708-09,0826-09, 0811-10, 0213-13, 1113-19-6, 1113-19-7, 0902-20, 0323-22 and 0525-22-1

SECTION 3: **AMENDMENT** “Section 32-1 Purpose Of Ordinance” of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-1 Purpose Of Ordinance

- A. The underlying purpose and intent of this Ordinance is to promote the health, safety, convenience, and general welfare of the inhabitants of Cedar City, in the matter of subdivision of land and related matters affected by such subdivision. This Ordinance is enacted for the further purpose of facilitating the orderly growth and development of the City; lessening congestion in the streets; preventing the over-crowding of land;

avoiding undue concentration of population; securing economy in municipal expenditures; facilitating adequate provisions for transportation, water, sewage, schools, parks, and other public requirements; and stabilizing the value of property; increasing the security of home life; and in furtherance of the Municipal Land Use, Development and Management Act ~~UCA §10-9a-101 et seq~~ of the Utah Municipal Code.

- B. Condominiums are required to comply herewith and the Condominium Ownership Act UCA § 57-8-1, et seq. In the event of a Planned Unit Development, compliance herewith is mandated.

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15

SECTION 4: AMENDMENT “Section 32-2 Definitions” of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-2 Definitions

- A. For the purpose of this Ordinance and any Resolution setting the requirements for a complete subdivision land use application, the following definitions shall apply:
 - 1. **Arterial Street:** A street, existing or proposed, which serves or is intended to serve as an arterial traffic-way and is so designated on the Master Street Plan and further described in the Cedar City Engineering Standards.
 - 2. **Available Sewer:** An existing City sewer main into which sewage from a proposed subdivision can drain.
 - 3. **Boundary Adjustment:** An agreement between adjoining property owners to relocate a common boundary line that results in the conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. A Boundary adjustment does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel or is made by the Utah Department of Transportation.
 - 4. **Boundary Establishment:** An agreement between adjoining property owners to clarify the location of an ambiguous, uncertain or disputed common boundary. A Boundary Establishment does not mean a modification that creates an additional lot or parcel or is made by the Utah Department of Transportation.
 - 5. **Collector Street:** A street, existing or proposed, of considerable continuity which serves or is intended to serve as the principle traffic-way between large and separated areas or districts and which is the main means of access to an arterial street system. As shown on Cedar City’s Streets Master Plan and further described in the Cedar City Engineering Standards.
 - 6. **Conveyance Document:** An instrument that meets the definition of a

- “document” in UCA Section 57-1-1 and meets the requirements of UCA Section 57-1-45.5.
7. **Conveyance of Property:** The transfer of ownership of any real portion of real property from one person or entity to the other.
 8. **Document:** The same as the term is defined in UCA Section 57-1-1.
 9. **Easement:** A quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of land, is granted to the public or some particular person or part of the public.
 10. **Establishment Document:** An instrument that meets the definition of “document” in UCA 57-1-1 and meets the requirements of Section 57-1-45 as amended.
 11. **Final Plat:** A recorded plat of the land division, which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified. The Final Plat shall contain all information required by State Law and City ordinance.
 12. **Full Boundary Line Adjustment/ Amended Plat:** A boundary adjustment that is not a simple boundary adjustment.
 13. **Functional Classification of Streets:** Classification of existing or proposed streets based on the functional use they serve or are intended to serve, including local, collector, and arterial streets. Classifications may be further subdivided as major (principal) and minor and/or be subdivided based on land use context (e.g., industrial). Functionally-classified streets include both existing and future facilities. Functional classification is set forth in the latest City transportation master plan study document as updated through transportation master plan amendments.
 14. **Intervening Property:** Property located between the existing City utilities and public service facilities, and the property under development.
 15. **Land Use Authority:** The City Engineer and any designee(s) of the City Engineer.
 16. **Local Street:** A street as defined by the Cedar City Engineering Standards, existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve needs of a neighborhood.
 17. **Lot:** means a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.
 18. **Meets & Bounds:** The description of a lot or parcel of land by courses and distances.
 19. **On-Site Facilities:** Facilities installed in, under, or upon the public streets, or rights-of-way within or on the perimeter of the subdivision or development site.
 20. **Off-Site Facilities:** Facilities designed or located so as to serve other property outside the boundaries of the subdivision.
 21. **Oversize Facility:** Facilities with added capacity designed to serve other property outside the boundaries of the subdivision or development site.
 22. **Parcel:** means any real property that is not a lot.

23. **Preliminary Plat:** A map of a proposed land division which has been prepared in accordance with regulations herein prescribed.
24. **Record of Survey Map:** A map of a survey of land in accordance with UCA Section 17-23-17 as amended.
25. **Review cycle:** the occurrence of:
 - a. the applicant's submittal of a complete subdivision land use application;
 - b. the City's review of that subdivision land use application;
 - c. the City's response to that subdivision land use application, in accordance with this section; and
 - d. the applicant's reply to the City's response that addresses each of the City's required modifications or requests for additional information.
26. **Simple Boundary Adjustment:** A boundary adjustment that does not affect a public right-of-way, municipal utility easement or other public property; affect an existing easement, onsite water system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations.
27. **Subdivision Exemption:**
 - a. A division of parcels where one of the following criteria is met:
 - (1) The division is in a residential zone, and all lots front a dedicated public street that is completely improved with curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains, but may not have sewer and water service laterals, and there are less than ten (10) parcels including the remainder parcel;
 - (2) The division is in an industrial or commercial zone and all parcels that front a dedicated public street, the street is completely improved with required curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains, but may not have sewer and water service laterals, and there are less than (10) parcels including the remainder parcel; or
 - (3) The division is in an industrial zone, commercial zone, or residential zone and meets the following criteria:
 - (A) The division consists of less than ten (10) parcels including the remainder parcel and the primary lot frontage along unimproved dedicated public streets are more than 200 feet; or
 - (B) The division consists of less than three (3) parcels including the remainder parcel, the primary lot frontage along unimproved dedicated public streets meets the minimum width of the underlying zone, and all lots including the remainder parcel are a minimum of one (1) acre in size or larger.
 - b. For all subdivision exemptions, no parcel including the remainder parcel, shall have a depth of less than 200 feet. For any lot including the remainder parcel that abuts a Master Planned road or dedicated

street, lot depth shall be measured from the nearest side of expected or current right-of-way, whichever is wider.

- c. The division shall be graphically illustrated on a record of survey map that includes a legal description of the parcel to be divided; a legal description of each parcel created by the division and a citation to the specific provision of ~~UCA Section 10-9a-605~~ the Utah Municipal Code which authorizes an exemption to platting requirements.
- d. The City shall issue a certificate of approval, and the record of survey map shall be filed with the county surveyor in accordance with UCA Section 17-23-17.

28. **Subdivider/Developer:** A “Subdivider or Developer” is any person laying out or making a subdivision or Planned Unit Development (PUD) respectively as set forth above.

29. **Subdivision:** Any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purposes, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms, and conditions.

a. A subdivision includes:

- (1) The division or development of land, whether by deed, metes and bounds description, devise and testacy map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot.
- (2) Divisions of land for residential and nonresidential uses including land used or to be used for commercial, agricultural, and industrial purposes.

b. A subdivision does not include the following:

- (1) A bona fide division or partition of land used for agricultural purposes as provided in ~~UCA Subsection 10-9a-605(2)~~ the Utah Municipal Code.
- (2) A recorded conveyance document consolidating multiple lots or parcels into one legal description encompassing all lots by reference to a recorded plat and all parcels by metes and bounds description; or the joining of a lot to a parcel.
- (3) A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels; does not confer any land use approvals; and has not been approved by the land use authority.
- (4) A boundary adjustment.
- (5) A Boundary Establishment.
- (6) A road, street, or highway dedication plat.
- (7) A deed or easement for a road, street or high way purpose.
- (8) Any other division of land authorized by law.

30. **Subdivision Amendment:** An amendment to a recorded subdivision in

accordance with ~~UCA Section 10-9a-608~~ the Utah Municipal Code that vacates all or a portion of a subdivision; increases the number of lots within the subdivision; alters the public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision.

a. A subdivision amendment does not include a simple boundary adjustment.

31. **Subdivision improvement plans:** the civil engineering plans associated with required infrastructure and City controlled utilities required for a subdivision.
32. **Subdivision ordinance review:** review by City staff to verify that a subdivision land use application meets the criteria of the City's subdivision ordinances.
33. **Subdivision plan review:** a review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with the City's ordinances and applicable standards and specifications.

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15

SECTION 5: AMENDMENT "Section 32-5 Boundary Adjustment And Subdivision Amendment Procedure" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-5 Boundary Adjustment And Subdivision Amendment Procedure

A. Simple Boundary Adjustment:

1. An application for a Simple Boundary Adjustment shall be submitted with the following information:
 - a. A conveyance document that complies with UCA Section 57-1-45.5 as amended.
 - b. A description of all lots or parcels affected by the proposed simple boundary adjustment.
2. The City Land Use Authority shall consent to a proposed Simple Boundary Adjustment if the land use authority verifies the following:
 - a. The conveyance document complies with UCA Section 57-7-45.5.
 - b. The simple boundary adjustment does not affect a public right-of-way, municipal utility easement, or other public property.
 - c. The simple boundary adjustment does not affect an existing easement, onsite wastewater system, or an internal lot restriction.
 - d. The simple boundary adjustment does not result in a lot or parcel

being out of conformity with land use regulations.

3. If the land use authority determines that the simple boundary adjustment meets the requirements of Section A(2) above, the land use authority will issue a Notice of Consent which stipulates that the land use authority is not responsible for any error related to the boundary adjustment and that the county recorder may record the simple boundary adjustment.
4. If the land use authority determines that a proposed simple boundary adjustment does not meet the requirements of Section A(2) above, then a full boundary adjustment will be required.

B. Full Boundary Adjustment:

1. An application for a Full Boundary Adjustment shall be submitted with the following information as follows:
 - a. A conveyance document that complies with UCA Section 57-1-45.5 as amended.
 - b. A survey that complies with UCA Subsection 57-1-45.(3)(b).
 - c. A plat amendment.
2. The City Land use Authority shall consent to a proposed full boundary adjustment if the land use authority verifies the following:
 - a. The conveyance document complies with UCA Section 57-7-45.5.
 - b. The required survey shows no evidence of a violation of a land use regulation.
 - c. A plat amendment corresponding with the proposed full boundary adjustment has been approved in accordance with ~~UCA Section 10-9a-608 as amended~~ the Utah Municipal Code.
3. If the land use authority determines that the full boundary adjustment meets the requirements of Section B(2) above, the land use authority will issue a Notice of Consent which stipulates that the land use authority is not responsible for any error related to the boundary adjustment and that the county recorder may record the full boundary adjustment.
- 4.

C. Subdivision Amendment:

1. An application for a Subdivision Amendment shall be submitted with the following information as follows:
 - a. A plat depicting only the portion of a subdivision that is proposed to be amended;
 - b. The plat name distinguishing the amended plat and the original plat;
 - c. A description between the amended plat and the original plat; and
 - d. References to the original plat.
2. The City Land Use Authority shall prepare a notice of a petition for a plat amendment by mail or email for the following:
 - a. Each affected entity that provides a service to a property owner of record of the portion of the plat that is being vacated or amended; and
 - b. Each property owner of record within the portion of the subdivision that is proposed to be amended.
 - (1) The notice shall be sent to each property owner of record and

shall include a deadline by which written objections to the petition are due to the land use authority, but no earlier than ten (10) calendar days after the day which the notice is sent.

3. Public Hearing Requirements:

- a. The Land Use Authority shall hold a public hearing within 45 days after the day on which a petition is filed if any property owner within the subdivision that is proposed to be amended notifies the city of an objection in writing before the notification deadline.
- b. A public hearing is not required, and the land use authority may consider at a public meeting an owner's petition for the following:
 - (1) Join two or more of the petitioner fee owner's contiguous lots;
 - (2) Subdivide one or more of the petitioning fee owners lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - (3) Adjust an internal lot restriction imposed by the local political subdivision; or
 - (4) Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area.

4. Approval

- a. The Land Use Authority may approve a petition for a subdivision amendment no earlier than the day after the day on which written objections were due to the land use authority; or if a public hearing is required, the day after the public hearing takes place.
- b. The Land Use Authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

5. Survey Requirements

- a. A surveyor preparing an amended plat shall certify that the surveyor:
 - (1) Holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - (2) Has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements;
 - (3) Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries or has referenced the original plat that created the lot boundaries being amended; and
 - (4) Has placed monuments as represented on the plat.

6.

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15

SECTION 6: AMENDMENT “Section 32-7 Subdivision And Planned Unit Development (PUD) Approval Procedure” of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-7 Subdivision And Planned Unit Development (PUD) Approval Procedure

- A. Any owner or agent of the owner of any land seeking to subdivide said land must complete the preliminary subdivision land use application process and the final subdivision land use application process.
- B. Failure to submit a complete subdivision land use application shall result in a rejection of the application.
- C. All applications must comply with the requirements of this Chapter and all other applicable City ordinances, State and federal laws, and all applicable standards and specifications.
- D. Pre-application meeting.
 - 1. If an applicant requests a pre-application meeting, City staff shall, within 15 business days after the request, schedule the meeting to review the concept plan and give initial feedback.
 - 2. The applicant's request must include all items required by ordinance and resolution.
 - 3. At the pre-application meeting, the City staff shall provide or have available on the City's website the following:
 - a. copies of applicable land use regulations;
 - b. a complete list of standards required for the project;
 - c. preliminary and final application checklists; and
 - d. feedback on the concept plan.
- E. Preliminary subdivision land use application (Preliminary Plat)
 - 1. A complete preliminary plat application must:
 - a. Include all fees, items, documents, and information included in the Complete Preliminary Land Use Application List passed by resolution of the City Council and shall comply with all relevant City ordinances, State statutes, adopted codes, and Engineering Standards; separate lists may be approved and used for different categories of subdivisions, including, if deemed necessary, for regular subdivisions, Planned Unit Developments, and subdivision exemptions.
 - b. Be submitted to the City Engineer or the City Engineer's designee through the electronic submittal system designated by the City Engineer. Applications submitted outside of the designated electronic system shall be rejected unless no electronic system has been

designated.

2. Said electronic submittal system shall require the submission of the required items, documentation, or information and payment of all required fees as set by schedule before allowing the applicant to proceed forward with the application. If the electronic submittal system allows the submittal of an incomplete application, whether by system error or by any action to defeat the system, including, but not limited to submitting a document purporting to be something other than what it is, the application shall be deemed incomplete and shall be rejected by staff.
3. Upon receiving a completed application, City Staff shall complete the review of the application pursuant to ~~Utah Code Section 10-9a-604.2~~ the Utah Municipal Code and this Chapter.
4. The review cycle restrictions and requirements of this Chapter do not apply to the review of subdivision applications affecting property within identified geological hazard areas if the Land Use Authority determines the geological hazard area will require more time.
5. No later than 15 business days after the day on which an applicant submits a complete preliminary subdivision land use application for a subdivision or Planned Unit Development, the Land Use Authority shall complete the initial review of the application, including subdivision improvement plans.
6. In reviewing a subdivision land use application, the Land Use Authority may require:
 - a. additional information relating to an applicant's plans to ensure compliance with City ordinances and approved standards and specifications for construction of public improvements; and
 - b. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
7. The Land Use Authority's request for additional information or modifications to plans under the above subsection shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be logged in an index of requested modifications or additions and shared with the developer.
8. In each cycle and subject to Subsection (3), a change or correction not addressed or referenced in the Land Use Authority's plan review is waived and may not be addressed for the first time in a later cycle, except:
 - a. For a modification or correction necessary to protect public health and safety or to enforce state or federal law may not be waived; or
 - b. When the change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development.
9. Upon completion of the 15-day review period in each cycle, the applicant shall submit, through the same electronic system, the applicant's reply to the Land Use Authority's response that addresses each of the Land Use Authority's required modifications or requests for additional information. The reply must contain

- a. All additional items, documents, data, and information and all amended documents, information, and plat necessary to adequately correct the errors, mistakes, and omissions addressed by the Land Use Authority in that cycle; and
 - b. A written explanation in response to the Land Use Authority's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.
- 10. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.
- 11. No later than 15 business days after the day on which an applicant submits a complete reply to the Land Use Authority's response, the Land Use Authority shall complete that cycle's review of the updated application, including subdivision improvement plans, except,
 - a. If an applicant does not submit a revised plan within 20 business days after the Land Use Authority requires a modification or correction, the Land Use Authority shall have an additional 20 business days to respond to the plans.
- 12. The Land Use Authority may not require more than four review cycles. After the four review cycles, if the Land Use Authority determines that the land use application does not meet current ordinances, state and federal law, applicable standards, or specifications or does not contain all required information, then the land use application shall be denied.
- 13. If an applicant makes a material change to a plan set, the Land Use Authority has the discretion to restart the review process at the first review of the final application, but only with respect to the portion of the plan set that the material change substantively effects.
- 14. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested in the Land Use Authority's previous review cycle, the Land Use Authority may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.
- 15. If the Land Use Authority's review shows the preliminary subdivision land use application meets all requirements of City ordinance, the General Plan, State and Federal law, and any applicable Residential Development Overlay (RDO), development agreement, or other standards or that any parts of the application failing to meet the applicable laws and standards have been waived pursuant to this section or granted an exception, deferral, or variance by the appropriate City body, the City shall approve the preliminary subdivision land use application and inform the applicant that the final subdivision land use application can be submitted.
- 16. If, on the fourth or final review, the Land Use Authority fails to respond

within 20 business days, the City shall, upon request of the property owner, and within 10 business days after the day on which the request is received:

- a. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with ~~Subsection 10-9a-508(5) (d) of the Utah Code, as amended;~~ the Utah Municipal Code to review and approve or deny the final revised set of plans;
- b. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Manager; or
- c. Approve the preliminary subdivision land use application.

17. If, on the fourth or final review, the Land Use Authority rejects or denies the application, the City shall, upon request of the property owner, and within 10 business days after the day on which the request is received, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Manager.

F. Final subdivision land use application.

1. Failure to submit a final subdivision land use application within two (2) years of the date of the approval of the preliminary subdivision land use application shall terminate all proceedings and render the approval of the preliminary land use application null and void.
2. An application for final subdivision land use must be submitted to the City Engineer or the City Engineer's designee through the electronic submittal system designated by the City Engineer. Applications submitted outside of the designated electronic system shall be rejected unless no electronic system has been designated.
3. Said electronic submittal system shall require the submission of the required items, documentation, or information before allowing the applicant to proceed forward with the application. If the electronic submittal system allows the submittal of an incomplete application, whether by system error or by any action to defeat the system, including, but not limited to submitting a document purporting to be something other than what it is, the application shall be deemed incomplete and shall be rejected by staff.
4. If an applicant makes a material change between the preliminary subdivision land use application and the final subdivision land use application, the Land Use Authority has the discretion to restart the preliminary subdivision land use review process at the first review of the final application, but only with respect to the portion of the plan set that the material change substantively effects.
5. Engineer's Approval: The City Surveyor and Engineer shall check the final plat copies for accuracy and completeness, and shall determine the amount of bond or other performance guarantee, which shall be based upon the estimate of the cost of supplying and installing the required improvements as provided by the subdivider's Engineer. The City Engineer shall calculate the City fees to be paid, and the required amount of water that needs to be conveyed to the City necessary to comply with the City's Water Acquisition Ordinance prior to final plat approval. The corrected Final Plat shall then be a plotted inked

original on 24" X 36" mylar signed and stamped by the Surveyor and signed and notarized by the owners, and signed by all utilities and then given to the City Engineer for his/her approval and signature.

6. No later than 20 business days after the day on which an applicant submits a final subdivision land use application, the Land Use Authority shall complete a review of the applicant's final subdivision land use application for a subdivision or PUD, by either
 - a. Approving the Final Land Use Application, obtaining all necessary signatures by City staff and elected officials, and, once all required documents have been submitted to the City Attorney, approving the final plat; or
 - b. Denying the Final Land Use Application by written response to the applicant, stating specifically how the application fails to meet City ordinance, State or Federal Law, or applicable standards and including citations to the violated ordinances, standards, or specifications. The City shall, upon request of the property owner, and within 10 business days after the day on which the request is received, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Manager.
7. If a Final Land Use Application is denied, no later than 20 business days after the date on which the denial is issued, the applicant may submit a corrected final subdivision land use application and corrected final plat addressing the issues upon which the application was denied. No later than 20 business days after the day on which an applicant submits a corrected final subdivision land use application and corrected final plat, the Land Use Authority shall complete a review of the applicant's corrected final subdivision land use application for a subdivision or PUD, by either
 - a. Approving the Final Land Use Application, obtaining all necessary signatures by City staff and elected officials, and, once all required documents have been submitted to the City Attorney, approving the final plat; or
 - b. Denying the corrected Final Land Use Application by written response to the applicant, stating specifically how the application fails to meet City ordinance, State or Federal Law, or applicable standards and including citations to the violated ordinances, standards, or specifications. The City shall, upon request of the property owner, and within 10 business days after the day on which the request is received, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Manager.
8. Performance Bond, Fees, Title Report, Bond Agreement, Reimbursement Agreement, CC&R's, Water Conveyance, and Other Matters: Upon the City Attorney receiving the Final Plat and other information from the Land Use Authority, the applicant shall provide the following to the City Attorney for review and approval prior to the plat being sent for recording:
 - a. Performance bonding as described in Section 32-9(J) guaranteeing the

required improvements will be installed and paid for without cost to the City;

- b. A title report. The title report is to be reviewed before the Mayor and City Attorney sign the final plat to verify ownership, taxes, including green belt roll back taxes, and special improvement district assessments are current, and to examine the liens that are on the property. All ownership in the title report must match the ownership on the plat. All taxes, including green belt roll back taxes, and special improvement assessments must be current. If the final plat is not recorded within sixty (60) days of final approval, a new title report will be required prior to the plat being sent for recording;
 - c. Proof of payment of all fees owed to the City pursuant to the City's adopted fee schedule. The fees shall include but not be limited to plat and plan checking fees, pre-plat approval construction fees, utility line reimbursement fees, lift station up-grade fees, recording fees, inspection fees, and water assessment fees;
 - d. If requested by the subdivider, an off-site utility extension reimbursement agreement shall be prepared by the City Attorney and signed by the subdivider;
 - e. Documentation of all conveyances of water rights to the City according to Section 32-9(S);
 - f. Original CC&R's ready for recording as deemed necessary by the City; and
 - g. Applicant's preferred title company for delivery of the Final Plat to be recorded.
 - h. All outstanding matters must be completed prior to the plat being sent for recording. These matters include but are not limited to the matters described above, Attorney letters certifying compliance with the Utah Condominium Act, verification of original deeds for easements, and any other matter that is required by the subdivision of the land.
9. City approval of the final plat will expire if the final plat has not been recorded within 2 years of the date of the Land Use Authority's approval. Recordation of the Final Plat shall be deemed as acceptance of the dedication of any street, public way or ground. Unless the City files directly with the County Recorder, Cedar City will file the final plat directly or through the applicant's preferred title company, unless the applicant fails to inform the Land Use Authority of the preferred title company, in which case, the City may deliver it to the title company of its choice. Any fees associated with delivery or eventual recording shall be paid by the applicant.

G. Appeal

1. All appeals shall be handled pursuant to the requirements of Section 32-11.
2. Except where another appeal process is specifically designated in this Chapter, after denial of an application, an applicant may appeal said decision to the City Manager.

H. Fees.

1. For a land use application to be complete, all application fees must be paid before or concurrently with the filing of the land use application. All payments by check or cash must be paid before submission of the application with a copy of the receipt being uploaded with the submission of the land use application. Payments by credit or debit card shall be paid through the Land Use Authority's electronic submittal system.
2. All fees shall be set by the City's Consolidated Fee Schedule.
3. All fees paid are nonrefundable, except as listed below.
 - a. If the applicant requests a refund prior to submitting or attempting to submit a completed application, all fees paid shall be refunded.
 - b. If the applicant requests a refund after submitting or attempting to submit a completed application, all fees minus a completed application checking fee shall be refunded. "Attempting to submit a completed application" does not include beginning but not completing the application process through the electronic submittal system as long the system does not send the application to the Land Use Authority or designee.
 - c. Except where specifically prohibited by State law, no land use application fees may be refunded after the Land Use authority or designee determines the application is complete.
 - d. All requests for refund must be submitted within 90 days of payment for the request to be considered.

Amended by City Ordinance 1209-20-1 and 0525-22-2
**ENTIRE CHAPTER AMENDED BY CEDAR CITY
ORDINANCE NO. 0211-15**

SECTION 7: **AMENDMENT** "Section 32-10 Vesting Rights" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 32-10 Vesting Rights

A. Definitions:

1. **Complete Land Use Application:** To become vested, an applicant must submit a complete land use application and pay the applicable City fees. To be accepted and considered complete, the application must conform to the requirements of the City's zoning map and applicable land use ordinance in effect when the application is filed with the City. Application forms are available at the City Engineers Office or on the Cedar City website.

Applications will not be accepted that do not comply with the application form. All requested information on the application form must be provided to be considered complete. The applicable City fee will correspond with the specific land use application.

2. **Requirement to Pursue Approval with “Reasonable Diligence”:** It is not in the City’s best interest to allow applications to languish for years with little activity, while zoning, safety and other standards are being updated and changed. As such, once an application is accepted as complete by the City, the applicant is required to complete the applicant’s duties under this ordinance with reasonable diligence.
 - a. At no time shall a Preliminary Land Use Application approval remain effective beyond a period of two (2) years from the date of the City’s approval. If the Preliminary Land Use Application approval expires, the applicant will lose their vested rights and be required to restart the land use application process under the ordinances/fees in effect at the time of resubmittal.
 - b. At no time shall an Application to Annex remain effective beyond a period of two (2) years from application submittal. If the Application to Annex expires, the applicant will lose their vested rights and be required to restart the annexation process under the ordinances/fees in effect at the time of resubmittal.
 - c. Except for being granted a building permit extension by the City’s Building Official, at no time shall a Building Permit remain effective beyond a period of 180 days from the date of the filing of the Building Permit application and the payment of all applicable fees. If the Building Permit expires, the applicant will lose their vested rights and be required to pay the Building Permit fee at the rate in effect at the time of resubmittal.
 - d. At no time shall a Residential Development Overlay (RDO) remain effective beyond a period of seven (7) years from the date of the City Council approval. If the RDO expires, the applicant will lose their vested rights and be required to restart the RDO approval process under the ordinances/fees in effect at the time of resubmittal.
- B. An applicant is entitled to approval of a land use application if the application conforms to the requirements of the City’s zoning map and applicable land use ordinance in effect when a Complete Application is submitted and all required fees have been paid, unless:
 1. the City Council, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or
 2. the City Council, before the application is submitted, has adopted a Notice of Pending Ordinance as set forth in ~~Utah Code Ann. §10-9a-504~~ [the Utah Municipal Code](#).
- C. The City shall process a Complete Application without regard to proceedings initiated to amend the City ordinance if:
 1. 180 days have passed since the proceedings were initiated, and

2. the proceedings have not resulted in an enactment that prohibits the approval of the land use application.
- D. When a Complete Application for a land use approval is considered submitted, the accompanying rights vest on the following date:
1. A complete Preliminary Land Use Application plus the payment of applicable fees vests the applicant in the City's ordinance in effect on the date of application submittal and payment of applicable fees.
 2. A Petition for Annexation plus the payment of applicable fees, vests the applicant in the City's fees effective when the Petition and fees are submitted.
 3. A Building Permit Application vests the applicant in the City's permit fee rate in effect on the date of application submittal and payment of applicable fees.
- E. The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with Reasonable Diligence.
- F. The following list of land use practices do not create vested rights: master plan approval, general plan amendments, City master plans, discussions with City Staff pertaining to a development, and the deeding of water rights. This list is not meant to be exhaustive.
- G. The City Council retains the ability to enter agreements which provide vesting rights contrary to this ordinance when the City Council finds that the proposed agreement furthers the City's policy of establishing and maintaining sound, stable, and desirable development within the City, and which promotes more fully the objectives and purposes of the City's ordinances.

Enacted by City Ordinance 0825-21-4

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Phillips	_____	_____	_____	_____
Cox	_____	_____	_____	_____
Wilkey	_____	_____	_____	_____
Schmidt	_____	_____	_____	_____
Galan	_____	_____	_____	_____

Presiding Officer

Attest

STEVE NELSON, MAYOR, Cedar
City

RENON SAVAGE, RECORDER,
Cedar City