

Town of Cedar Fort

Planning Commission Meeting Minutes

February 10, 2026 | 7:00 PM
Town Hall, 50 East Center Street, Cedar Fort

CALL TO ORDER

Chair Kent Withers called the Planning Commission Regular Meeting to order at 7:02 p.m.

1. Roll Call

Commission Members Present:

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

Commission Members Absent:

- Derek Beck

Staff Present:

- Kandice Johnson, Recorder
- Wyatt Cook, Mayor

A quorum was present. See attached sign in sheet.

2. Prayer / Thought

A prayer was offered.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

REPORTS

No reports were given.

CONSENT ITEMS

1. Approval of Minutes: January 7, 2025
2. Approval of Minutes: January 14, 2025
3. Approval of Minutes: February 11, 2025
4. Approval of Minutes: June 10, 2025
5. Approval of Minutes: September 13, 2025
6. Approval of Minutes: January 13, 2026

The Commission reviewed the above-listed meeting minutes. Minor spelling corrections were noted regarding Commissioner Groff's name.

Motion:

"I'll make a motion that we approve January 7th, 2025, January 14th, 2025, February 11th, 2025, June 10th, 2025, September 13th, 2025, and January 13th, 2026 provided those minor comments by Commissioner Groff get addressed."

Motion: Kent Withers

Second: Lynnette Groff

Vote:

- Kent Withers — Yes
- Lynnette Groff — Yes
- Cayden Draper — Yes
- Bart D Berry — Yes

Motion passed unanimously.

BUSINESS ITEMS

1. Review Draft Copy of General Plan from GSBS

Representatives from GSBS presented the draft General Plan. Discussion included:

- Community objectives and preservation of small-town character
- Growth and infrastructure planning
- Sewer transition planning and potential interlocal agreements
- Economic development strategies and commercial vs. industrial land use
- Inland Port overlay considerations
- Natural resource planning, wildfire mitigation, and trails planning
- Transportation connectivity and conceptual road standards
- Grant funding opportunities including DEQ, USDA Rural Development, and DNR

Commissioners requested clarification of historical water rights language to clearly distinguish between irrigation company rights and Town-owned rights. Annexation language will also be incorporated into the draft.

GSBS agreed to revise the document and provide an updated draft within two weeks.

No action was taken.

2. Annexation Update

An update was provided regarding Phase 1 annexation efforts involving approximately 458 acres.

Discussion included:

- Outreach to affected property owners
- Drafting and sending formal letters
- Coordination with staff and legal counsel
- Scheduling meetings with property owners

The Commission supported moving forward with certified letters to ensure proper notification and transparency.

No action was taken.

3. Golden Cedar Estates Proposed Commercial Zone Change (Mervyn Arnold)

Mervyn Arnold presented a request to rezone Lot 102 from residential to commercial to align with adjacent commercial properties and allow cohesive development.

Discussion included:

- Adjacency to existing commercial parcels
- Development of small business/warehouse-style commercial buildings
- Public noticing requirements (300-foot radius)
- Scheduling of a public hearing

A public hearing was scheduled for March 5, 2026 at 6:00 PM.

Direction was given to staff to proceed with required noticing.

No formal motion was made.

PUBLIC COMMENT

Public comment was reopened.

Discussion included:

- UDOT speed limit concerns through town
- Prior efforts to lower the speed limit
- Heavy truck traffic causing pavement damage
- Mining-related traffic impacts

No formal action was taken.

Public comment was closed.

ADJOURNMENT

A motion was made to adjourn the Planning Commission Regular Meeting.

Motion: Lynnette Groff
Second: Bart D. Berry

Vote:

- Kent Withers — Yes
- Lynnette Groff — Yes
- Cayden Draper — Yes
- Bart D Berry — Yes

Motion passed unanimously.

The meeting adjourned at 8:20 p.m.

Minutes approved by the Cedar Fort Planning Commission on:

03/05/2026

Date

Kandice Johnson
Kandice Johnson Town Recorder