

# Town of Cedar Fort

## Planning Commission Public Hearing Meeting Minutes

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

---

### CALL TO ORDER

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

---

#### 1. Roll Call

Present:

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

A quorum was present, see attached sign in sheet.

---

#### 2. Prayer/Thought

A prayer was offered by Mervyn Arnold.

---

#### 3. Pledge of Allegiance

The Pledge of Allegiance was led by Cayden Draper.

---

### PUBLIC HEARINGS

#### 1. Proposed Zoning Map Amendment

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

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

## **Presentation**

A map of the proposed rezone was presented, showing:

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

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

## **Applicant Comments – Mervyn Arnold**

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

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

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

---

## **Public Comment**

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

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

## **Discussion – Planning Commission & Applicant**

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

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

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

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

---

## ADJOURNMENT

Lynnette Groff made the following motion:

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

Cayden Draper seconded the motion.

### Vote:

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

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

---

Minutes approved by the Cedar Fort Planning Commission on:

04/14/2026

Date

  
Kandice Johnson Town Recorder