

# Town of Cedar Fort

## Town Council Meeting Minutes

**Date:** May 5, 2026

**Time:** 7:00 PM

**Location:** Town Hall, 50 East Center Street, Cedar Fort

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### CALL TO ORDER

Mayor Wyatt Cook called the meeting to order at **7:10 p.m.**

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### 1. Roll Call

Present:

- Mayor Wyatt Cook
- Councilman Eric Boud
- Councilman Alex Carter
- Councilman Jed Berry
- Councilman Travis Giles

Staff Present:

- Clerk/Recorder - Kandice Johnson
- Treasurer - Andrea Ashley

A quorum was present. See attached sign in sheet.

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### 2. Prayer/Thought

A prayer was offered by Alex Carter.

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### 3. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Cook.

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## **PUBLIC COMMENT**

- No public comments were made
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## **DISCUSSION ITEMS**

### **1. Discussion with CMC**

The Council discussed ongoing concerns regarding commercial truck traffic associated with CMC Rock and use of West Canyon Road. Resident Alex Bergen-Hansen addressed the Council and expressed serious safety concerns regarding semi-truck traffic entering and exiting West Canyon Road onto SR-73. He stated that trucks often enter traffic slowly, creating hazardous driving conditions and causing vehicles to cross into opposing lanes or brake suddenly to avoid collisions. He referenced numerous skid marks and near misses that he believed demonstrated the danger of the intersection.

Discussion included:

- Safety concerns related to the current road alignment and intersection design.
- Concerns that the road was originally intended for residential and agricultural traffic rather than constant commercial truck traffic.
- Possible alternate access routes utilizing Airport Road and the traffic signal near Eagle Mountain Boulevard.
- The possibility of future road realignment, a dedicated haul road, or installation of traffic controls.
- Potential liability concerns if a serious accident or fatality were to occur.
- Prior communications with UDOT regarding permitting and road improvements.
- Enforcement challenges related to truck traffic restrictions and weight limits.
- Possible future ordinances restricting commercial vehicle traffic on West Canyon Road.
- The need for additional signage and possible public hearings if ordinances were pursued.

Law enforcement representatives discussed limitations regarding enforcement of weight restrictions and truck regulations on non-state roads. Councilmembers also discussed concerns regarding deterioration of the roadway caused by heavy truck traffic.

Councilmember Berry, who has personally driven trucks from the pit, provided additional comments regarding the difficulty and danger of navigating the intersection with large semi-trucks and belly dump trailers. He explained the turning radius challenges, the need to enter opposing lanes to complete turns, and the physical limitations created by power poles and roadway width.

Motion:

“I make a motion to send the drafted letter regarding safety concerns and commercial truck traffic to CMC as presented”.

Motion: Councilman Boud

Second: Councilman Giles

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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## **2. Town Contractor**

The Council discussed the Town Contractor item. It was noted that no applications or submissions had been received at this time. The Council agreed to continue the discussion to a future meeting once additional information or applications become available.

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## **3. Inspection Contract**

The Council discussed proposals received for inspection and building review services. Staff explained that the goal was to streamline the building permit and inspection process by utilizing a dedicated inspection service. Four companies submitted proposals. Discussion included:

- Company qualifications and office locations.
- Pricing structures for plan reviews and inspections.
- Concerns regarding responsiveness from larger companies.
- The benefits of utilizing a smaller company familiar with small-town operations.
- Coordination between inspectors, engineers, and the Planning Commission.

Councilmembers discussed AJ-1 Inspection Services, LLC, based in Lehi, and expressed interest in working with a smaller local provider that could provide more individualized service.

Motion:

“I make a motion to approve AJ-1 Inspection Services as the Town’s building inspection and plan review service provider ”

Motion: Councilman Boud

Second: Councilman

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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#### **4. Engineering Contract**

The Council reviewed proposals for engineering services to assist with subdivision reviews, inspections, commercial projects, and infrastructure planning. Companies discussed included:

- SCA Associates
- Sunrise Engineering
- Horrocks Engineers
- Anderson Engineering
- TE Engineering

Discussion included:

- Previous experiences working with engineering firms.
- Responsiveness and turnaround times.
- Familiarity with Cedar Fort and neighboring communities.
- The ability to terminate contracts if services were not satisfactory.
- The importance of improving communication and efficiency on future projects.

Councilmembers discussed positive past experiences working with Sunrise Engineering, particularly regarding water-related projects and work completed for neighboring municipalities.

Motion:

“I make a motion to approve Sunrise Engineering as the Town’s engineering services provider .”

Motion: Councilman Boud

Second: Councilman Carter

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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## 5. Community Center Plumbing Bids

The Council discussed plumbing issues at the Community Center, including:

- A cracked toilet that was no longer functioning properly.
- A leaking sink P-trap.
- Concerns raised regarding the Community Center hot water heater potentially being out of code compliance.

Two plumbing bids were discussed, including proposals from Rattlesnake Plumbing and Right Away Plumbing. Councilmembers discussed pricing, services included in the bids, and recommendations regarding fixture quality and long-term reliability.

Motion:

"I make a motion to approve Rattlesnake Plumbing to replace the Community Center toilet."

Motion: Councilman Boud

Second: Councilman Berry

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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## 6. West Canyon Road Repair Bids

The Council reviewed bids for road repairs throughout town, including repairs near the recreation center and portions of West Canyon Road. Preferred Paving submitted the primary bid discussed during the meeting. Councilmembers discussed:

- Existing potholes and pavement deterioration.
- Damage caused by commercial truck traffic.
- Whether repairs on West Canyon Road should be postponed until truck traffic issues are resolved.
- Budget allocations previously set aside for road repairs.
- Possible assistance from Geneva Rock regarding culvert and roadway repairs associated with future water agreements.

Discussion also included a damaged culvert near the recreation center and possible coordination with contractors and Geneva Rock to complete repairs.

Motion:

"I make a motion to approve the Preferred Paving bid in an amount not to exceed \$19,700, excluding the West Canyon Road section discussed during the meeting."

Motion: Councilman Carter  
Second: Councilman Boud

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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## **7. West Canyon Road Sign Installation Bids**

The Council reviewed bids for installation of five signs along West Canyon Road. Discussion included the need for installation hardware, sign posts, and future town signage projects. High Mountain Construction submitted the preferred bid.

Motion:

"I make a motion to approve High Mountain Construction to install five signs on West Canyon Road."

Motion: Councilman Boud  
Second: Councilman Giles

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

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## **8. Water Right Requirements**

The Council held an extensive discussion regarding water right requirements for future residential development within Cedar Fort. Topics discussed included:

- Existing culinary water requirements.
- Comparisons to neighboring communities, including Eagle Mountain.
- Irrigable acreage calculations.
- State requirements for wells and water usage.
- Long-term sustainability of the Town's culinary water system.
- Future infrastructure needs, including additional wells, tanks, and water storage.
- Impact fees and infrastructure funding.
- Concerns regarding future growth and development pressures.
- Balancing affordable development with preservation of water resources.
- Planning for future generations and one-off residential lots within Town limits.
- Potential future ordinances related to landscaping and water use.

Councilmembers discussed several possible water requirement thresholds, including 0.75 acre-feet and 1.0 acre-feet.

Motion:

"I move to change the water right requirement to a minimum of 0.75 pending all of the ordinance changes to reflect that."

Motion: Mayor Cook

Second: Councilman Carter

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – No
- Councilman Giles – No

Motion passed.

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## **CLOSED MEETING**

No motion to enter a closed meeting was recorded during this session.

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## **ADJOURNMENT**

Motion:  
"I make a motion to adjourn"

Motion: Councilman Carter  
Second: Councilman Boud

Vote:

- Councilman Boud – Yes
- Councilman Carter – Yes
- Mayor Cook – Yes
- Councilman Berry – Yes
- Councilman Giles – Yes

Motion passed unanimously.

The meeting adjourned at **9:58 p.m.**

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Minutes approved by the Cedar Fort Town Council on:

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Date

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Kandice Johnson, Town Recorder