

Cedar Fort Town Hall  
50 East Center  
Cedar Fort Utah

Commissioners Present:  
Dave Rose, Paul Peterson, Taurus Lojik, Gary Cook

Town Employees Present:  
Vonda Cook – Clerk/Recorder

Visitors Present:  
Wendy Lojik, Brett Mansfield – Silver Lake Internet, Dan Metcalf and Keith Smith – Cedar Valley Internet, Mayor Howard Anderson, Councilman David Gustin, Justin Jones, Calvin Cook

Dave called the meeting to order at 7:02 p.m. Dave presided over the meeting in the absence of Commissioner Chairman Barry Miller who was out of town.

Taurus led the Pledge of Allegiance and Gary offered the prayer.

Dave made a motion to approve the meeting minutes for 29 November 2016. Paul seconded it. The motion passed with Dave, Paul and Gary voting yes and Taurus abstained.

**AGENDA ITEM #1 – VOTE TO APPROVE JUSTIN JONES OUTBUILDING BUILDING PERMIT**  
Dave made a motion to approve Justin Jones outbuilding building permit #1240. Taurus seconded it. The Commission reviewed Justin’s plans and application and concurred that all was in order. Dave called for a vote. Motion passed unanimously.

**AGENDA ITEM #2 – VOTE TO APPROVE JUSTIN JONES SUBDIVISION OF PORPERTY**  
Dave made a motion to approve Justin Jones subdivision of property. Taurus seconded it. The committee reviewed the plan. Dave called for a vote. The motion passed unanimously.

**AGENDA ITEM #3 – DISCUSSION ON WIRELESS INTERNET COMPANY – BRETT MANSFIELD-SILVER LAKE INTERNET**  
Dave turned the floor over to Mr. Mansfield. He explained that his company would like to bring fiber optics to Cedar Fort. He said that he was there to see if the town would allow him to run the conduit on the town right of way. Mayor Anderson said that they already have gas and water in the town right of way. Mr. Mansfield said they would be boring and that if any existing lines were hit, that his subcontractors would be bonded and insured to cover any damages. Mr. Mansfield also said that he would need to pick up customers by providing regular internet in Cedar Fort to help pay for the project.

Dan said that there are only about 125 houses in Cedar Fort and there are already 2 internet companies that service the area. He said he didn’t think the town could support another internet company.

Mayor Anderson said that the towns’ growth was limited to 5% per year, which amounts to about 5 houses a year at the present time. He wondered if that was enough to sustain such a big project. Mayor Anderson also told him that the town does not blue stake.

The Committee then discussed charging a franchise fee or something if they did allow it. Mr. Mansfield said he would just pass that on to the customers. Mayor Anderson told Mr. Mansfield that his first step would be to submit a proposal [in writing] to P&Z.

#### AGENDA ITEM #4 – VOTE TO APPROVE HOME BUSINESS LICENSE #1-WENDY LOJIK

The Commission reviewed Wendy's application for a home business for the Crossroads Journal and found it to be complete.

Wendy said that she was the owner of the Crossroads Journal. She said she has subcontractors who work under her but everything is done over the internet. She said she pays bills and delegates from her home, but she will not be having anyone come to her home.

#### AGENDA ITEM #5 – VOTE TO APPROVE HOME BUSINESS LICENSE #2-WENDY LOJIK

The Commission reviewed Wendy's application for the home business of Cornerstone Families and found it to be complete.

Wendy said her second business was Cornerstone Families. She said she places special needs adults with foster families when their family may need to be away for a while, such as if they were to go on a mission or something. She said she goes out and meets with the families and no one comes to her home. Paul asked if it was a non-profit business. Wendy said it wasn't.

Dave made a motion to approve a home business license for the business of Crossroads Journal for Wendy Lojik. Paul seconded it. The motion passed with Paul, Dave and Gary voting yes and Taurus abstained due to a conflict of interest.

Dave made a motion to approve a home business license for the business of Cornerstone Families for Wendy Lojik. Gary seconded it. Motion passed with Gary, Paul and Dave voting yes and Taurus abstained due to a conflict of interest.

#### AGENDA ITEM #6 – DISCUSSION ON SENSITIVE AREA OVERLAY ORDINANCE

All of the Commissioners had not had a chance to study the sensitive area overlay ordinance. Gary said he had read through Tooele's ordinance and he thought it came closer to what he thought Cedar Fort would want than Park City's which is what Cedar Forts was taken from. David Gustin said he read the Park City one and he thought it was fine. He wanted to know why they were wasting their time on sensitive overlay when he thought there were other issues that were more pressing. The Commission decided to address this issue at the next meeting so everyone could have a chance to read up on it. Mayor Anderson volunteered to put something together that is easier to understand and present it to the Commission for a starting point.

An issue had come up recently about someone putting a lane into their property. The Council briefly discussed the pros and cons of the town owning roads, lanes, etc. This will also be addressed at a later date.

#### AGENDA ITEM #7 – ADJOURN PUBLIC MEETING

Paul made a motion to adjourn the meeting. Dave seconded it. Motion passed unanimously. Meeting adjourned at 8:12 p.m.