

Cedar Fort Planning & Zoning Meeting Minutes

DATE

14 February 2017

PLACE

Cedar Fort Town Hall
50 East Center Street
Cedar Fort Utah

MINUTES TAKEN BY

Vonda Cook

VISITORS PRESENT

Mayor Howard Anderson, Lori Adams, Councilwoman Ellen Cibula, Chris Joyal, Neil Summerby, Jerry Street, Councilman David Gustin, Scott Christensen, Councilman Richard Stark, Becky Painter, Tim Painter

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE, PRAYER/THOUGHT

Chairman Barry Miller called the meeting to order at 7:04 P.M.

Pledge of Allegiance: Barry Miller

Prayer/thought: Mayor Anderson

ROLL CALL

COMMISSIONERS PRESENT: Chairman Barry Miller, Commissioners Dave Rose, Taras Lojik, Gary Cook.

NOT PRESENT: Paul Peterson

TOWN EMPLOYEES PRESENT: Vonda Cook/Recorder

REVIEW/APPROVE PREVIOUS MEETING MINUTES

Taras made a motion to approve the meeting minutes for 10 January 2017. Dave seconded it. Motion passed with three yeases from Dave, Taras and Gary. Barry abstained because he wasn't in attendance at that meeting.

Barry told those present that the Commission would try to answer their questions the best they could but some things may be changed as they work to update the ordinances.

AGENDA ITEM #1 – BUILDING PERMIT REQUIREMENTS – DISCUSSION ONLY – SCOTT CHRISTENSEN

Scott gave the Committee an update on his progress towards completing the requirements for a residential building permit. He said he had his soil evaluation test done. Barry said septic requirements probably won't change.

Mayor Anderson asked if he had his water rights from Glades' well. Barry asked how they do that. Dave Gustin said that he had to sign a hold harmless agreement and the water rights he had in Glades' well were transferred to him [Dave].

Barry pointed out to Scott that if they have issues with his barn not [being build] as permitted, it may affect his residential building permit. Mayor Anderson asked Scott if he was putting water in his barn. Scott said no but maybe he would later. Scott asked if he had to have an MEC check. Mayor Anderson said that is not required.

AGENDA ITEM #2 – BUILDING PERMIT REQUIREMENTS – DISCUSSION ONLY - JOHN BARLOW

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John wanted to know where in the P&Z it says you have to deed your whole driveway to the Town. Gary said they can't answer that until they get through updating the building ordinances. John asked if they were going to plan future roads. Barry said no. He said they don't want to make winners and losers out of land owners. He said the Town is not in the business of developing. John said if he deeds his driveway to the Town then he won't own it. He said he looked online and in 2008, the road was only required to be 12 ft. wide, not 56 ft. wide. Mayor Anderson said there aren't any 12 ft. roads in town. John said he would bring a copy to the next meeting. John said this is a dead end road. Barry said but maybe it will turn in to a road someday.

John asked if he could get any kind of building permit or did he have to wait. Dave Rose said 90 days was the long end of it and they were trying to expedite the process.

Barry said they might consider flag lots but he said there are a lot of things going on with his [Johns] lot, such as the length of it. John said he talked to Saratoga Springs and they said they have some flag lots but as they grow they are weeding them out. Barry said maybe we shouldn't have flag lots at all if they are weeding them out. John asked how many flag lots there are in Town. Mayor Anderson said he could only think of two.

AGENDA ITEM #3 – SUBDIVIDING OF PROPERTY – DISCUSSION ONLY – CHRIS JOYAL

Chris said they are looking at the Haileses property on the west side of town. He said they would like to extend Center Street, utilities, etc. to service the property. He said they would like to subdivide and sell off five lots to cover costs. Mayor Anderson told them they have to furnish 1.45 a.f. of water for each lot. He also pointed out that they have to have a 65 ft. wide easement and at least a 20 ft. wide road that meets town standards.

Councilman Stark came in.

Mayor Anderson told them that he can only see 3 parcels – two 3 acre parcels in front and one 10 acre parcel in back. Mayor Anderson also reminded them that they needed to check to see when the Haileses property was last divided because if you split a lot more than twice you have to wait 2 years to build.

Chris asked for a copy of the current ordinances. Mayor Anderson said he could have those but they are subject to change because of the current updates that are taking place.

AGENDA ITEM #4 – WORK ITEM – DISCUSSION ON UPDATES TO LAND USE ORDINANCES

Mayor Anderson opened the discussion. Barry asked if there was a fee structure to track 2 year property splits. Mayor Anderson said the County used to notify the towns of splits but they don't anymore. He said now the Town needs to require people to show those splits.

The Committee discussed the issue of doing away with ¼ acre lots and going with ½ acre lots instead. The driving force behind this change would be that 4 acre lots are too small to have septic, well, and animals on it. Gary said it also causes issues with flooding if we fill in and there is nowhere for the water to go.

They also discussed public streets and minimum widths for lots. They also reviewed setbacks.

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Barry had to leave and he asked that they move ahead to Agenda Item #5, and then come back to finish Agenda Item #4. . The Commission agreed.

AGENDA ITEM #5 – SCHEDULE WORK MEETING TO DISCUSS AND UPDATE LAND USE ORDINANCES

Barry made a motion to schedule a work meeting to review and continue discussion on Tuesday, 21 February, 2017 at 7:00 p.m. Gary seconded it. Motion passed unanimously. Barry turned the meeting over to Dave Rose and left.

RETURN TO AGENDA ITEM #4 –

The Commission continued their discussion on setbacks.

Dave made a motion to adjourn. Tarus seconded it. Motion passed unanimously. Meeting adjourned at 9:45 p.m.