

PLACE:

Cedar Fort Town Hall
50 East Center
Cedar Fort Utah

MINUTES TAKEN BY:

Vonda Cook

VISITORS PRESENT:

Councilman Chris Murphy, Cody Cook, Marie Cook, Ben McInnes, Councilwoman Ellen Cibula, Bob Allen – MAG, John Barlow, Chris Joyal, Calvin Cook, Mayor Howard Anderson, Councilman Richard Stark

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER/THOUGHT

Barry called the meeting to order at 7:05 p.m. Paul led the Pledge of Allegiance and Gary offered the prayer.

ROLL CALL:

Chairman Barry Miller, Dave Rose, Paul Peterson, Gary Cook. Taras Lojik was excused due to work commitment.

REVIEW AND APPROVE MEETING MINUTES FOR 14 FEBRUARY – REGULAR MEETING

Barry made a motion to approve the meeting minutes for 14 February, 2017 as presented. Gary seconded it. Motion passed unanimously.

REVIEW AND APPROVE MEETING MINUTES FOR 21 FEBRUARY 2017 – (WORK SESSION)

Barry made a motion to approve the minutes for 21 February 2017 as presented. Paul seconded it. Motion passed unanimously.

REVIEW AND APPROVE MEETING MINUTES FOR FEBRUARY 7 MARCH 7, 2017 – (WORK SESSION)

Barry made a motion to approve the meeting minutes for 21 February, 2017 as presented. Gary seconded it. Motion passed unanimously.

AGENDA ITEM #1 – VOTE TO APPROVE MIKE MCINNES BUILDING PERMIT APPLICATION FOR ELECTRICAL IN EXISTING BUILDING

Barry said the application was to run electrical power to an existing shed. The Committee reviewed the plans. Ben said they need to cut the road to bring the power over. He said he will use metal plates or stay there and direct any traffic that may come down the road. Barry said that was fine and that he would need to compact the road and return it to its original state (gravel).

Paul made a motion to approve the building permit (#1244) for electrical inspection. Dave Rose seconded it. Motion passed unanimously.

AGENDA ITEM #2 – VOTE TO APPROVE JERRY LAMOREAUX HOME BUSINESS LICENSE

The Committee reviewed the business license application for Jerry Lamoreaux.

Dave made a motion to approve Jerry Lamoreaux's business license application. Barry seconded it. Motion passed unanimously.

AGENDA ITEM #3 – LAND USE ORDINANCES – NO ACTION WILL BE TAKEN – DISCUSSION ONLY

Note: This portion of the meeting was an informal discussion only on proposed changes to the Land Use Ordinances. P&Z Committee members and visitors all participated in the discussion. This is my attempt to highlight the major discussions since, at times, there were more than one discussion going on.

Barry said they would not be taking action at this meeting and it would be a continued discussion about the land use ordinances.

Barry said one of the areas they were looking at was the Sensitive Area Overlay. He asked if anyone had any comments on it. He said it basically follows the one from Tooele and he said he was satisfied with it. Everyone else on the Committee was ok with it. Councilwoman Cibula had several points she wanted clarified. She was concerned with the 100-year flood plan. She thought it should be a 25-year plan. Bob Allen, from MAG, said the 25- year flood plan was actually more stringent than the 100-year plan and it covered a lot more area. He said the 100-year plan was pretty standard. He suggested they look at the flood plain map for Cedar Fort before they decided. The Committee agreed they should do that.

Councilwoman Cibula also had a question about the lot size mentioned. The Committee agreed it should be ½ acre instead of ¼ acre. It just hadn't got changed. Councilwoman Cibula had several other minor points and grammar corrections in the plan that were discussed and clarified.

Bob requested that he be allowed to make some comments on the PZ ordinance because he needed to leave soon.

Bob asked them why they had residential commercial. He said it wasn't a big deal but most places don't allow residential in the commercial zone. Mayor Anderson said the primary zoning is commercial but they do say in it that they can have residential. Barry said they have a lot of houses on the highway and so far it hasn't been a problem but it may be someday.

Bob pointed out that in talking about the commercial zone, the ordinance says any commercial use has to be approved by the Council but he said they could just say that any commercial use has to have a business license and that would take care of it.

There was discussion on the corner setbacks for residential zones through RA 10. The Town has a setback of 30 ft. for the front setback and 20 ft for the side setback, but Bob suggested they change the side setback to 30 ft., so it is the same as the front setback so as to have a clear and unobstructed view both ways through the corner. Richard Stark arrived.

Bob addressed the placement of agricultural buildings or structure, corrals, etc. so as not to disturb neighbors with smells, etc. There was much discussion on this. Nothing was decided.

Bob addressed the issue of flag lots by saying that simply, each lot has to front a standard size road, deeded to the city and built to city standards before they can build. He said don't worry about interior lots. He said this way, you don't have any. He said people have to build a road to get to the lot.

He suggested the Town should have a street plan to tell people where to put roads. They should include collector and arterial road. He suggested they keep the grid system they have now and just expand it.

John Barlow said he had a flag lot and he didn't think he needed to give the whole road. Bob said normally the first to build gives the full width of the road, or they get with their neighbor and see if they want to give half of the road and split the associated costs of putting the road in. Otherwise most towns have something in their ordinance that says if you put the road in and someone wants to use it to get to their lot, then, within a specified amount of time, they have to pay you for half of the road. Barry said they have discussed having a 10 year window.

There was a lengthy discussion on whether portable structures such as plastic dog houses, portable sheds, need a permit and have to meet setbacks.

The Committee discussed how to define or cut out interior lots.

The Committee also discussed turnarounds, hammerhead and cul de sacs.

Chris Joyal asked if they extended Center Street westward, would they have to put a road to end of the 10 acre lots. Gary and Mayor Anderson explained that there was an exemption for extending roads into unbuildable areas.

Councilman Murphy suggested the Town require a right of way that could be used in the future for a road instead of requiring people to go to the expense of paying for a finished road. Chris Joyal agreed. He also suggested they could do an assessment to pay for the road in the future. The Committee did not come to an agreement on this item.

Chris Joyal asked if he could get a draft of the changes. Mayor Anderson and Barry said no. He then asked if the draft would be available before the public hearing. Mayor Anderson said no, it will be available only at the public hearing. Mr. Joyal asked how the public gets a hold of the changes. Mayor Anderson said this is what these meetings are for.

Barry said the public hearing will be April 11. Mayor Anderson said Council meeting has been moved to March 21. It was decided they will also have a work session on March 30.

Mr. Joyal asked if the draft was part of the minutes. The Mayor and Barry said no, they were just work sessions and nothing was approved.

Barry said they will be making changes to the zoning, sensitive overlay, and subdivision ordinance. Mayor Anderson said he would leave the red lines in the draft.

It was decided they would start the public hearing at 6:30 p.m.

AGENDA ITEM #4 – ADJOURN PUBLIC MEETING

Barry made a motion to adjourn. Dave seconded it. Motion passed unanimously. Meeting adjourned at 9:32 p.m.