

PLACE

Cedar Fort Town Hall
50 East Center Street
Cedar Fort Utah

MINUTES TAKEN BY

Vonda Cook

VISITORS

Mayor Howard Anderson, Ryan Page, Scott Christensen, Councilman David Gustin, Jim Johnson, Chris Joyal, Ron Steel, W. Glade Berry, Councilwoman Ellen Cibula, Weston Ault.

AGENDA ITEM #1 – OPEN MEETING

Chairman Miller called the meeting to order at 7:02 p.m.

ROLL CALL

Commission Chairman Barry Miller, Commissioners Dave Rose, Tarus Lojik, Gary Cook

PLEDGE OF ALLEGIANCE

Commissioner Rose

PRAYER/THOUGHT

Chairman Miller

AGENDA ITEM #2 – APPROVE MEETING MINUTES

Commissioner Cook made a motion to accept the meeting minutes for the work session held 30 March 2017. Commissioner Rose seconded it.

Commissioner Rose made a motion to accept the meeting minutes for the public hearing held on 11 April 2017. Chairman Miller seconded it. Motion passed with 3 yes votes and Commissioner Lojik abstained. [He was unable to attend the meeting]

Chairman Miller made a motion to accept the meeting minutes for the regular meeting held on 11 April, 2017. Commissioner Rose seconded it. Motion passed with 3 yes votes and Commissioner Lojik abstained. [He was unable to attend the meeting]

AGENDA ITEM #3 – SWEAR IN NEW P&Z COMMISSIONER – BART BERRY

Bart was not present due to illness.

AGENDA ITEM #4 – GREG BOWDEN & BRANDON CHASE

Not present

AGENDA ITEM #5 – CHRIS JOYAL – NEW PROPOSAL FOR CENTER STREET PROPERTY – DISCUSSION ONLY

Mr. Joyal produced a map with proposed changes. Mayor Anderson said it would not work because the strip of no man's land was not there anymore. He said that it had been an error and the piece of property to the east of it stuck out in the road. After further examination and talking to the county, it was determined that the property should have been moved back and therefore the no man's land did not exist any longer.

Mr. Joyal asked P&Z if they would move the sensitive area overlay back to 300 West and change the zoning. Chairman Miller told him he could file a zone change request and they would look at it. Mr. Joyal said he needs to get two more lots out of the property to cover his costs.

There was more discussion on the interpretation of the Sensitive Area Overlay.

AGENDA ITEM #6 – SCOTT CHRISTENSEN – DISCUSSION AND VOTE TO APPROVE BUILDING PERMIT

The Commission reviewed Mr. Christensen's house plans and plot map. Chairman Miller said there was a concern because there is only a 28' roadway in front of Mr. Christensen's lot. Glade says that is wrong and he deeded 56 ft., not 28 ft. The Commission told Mr. Christensen to get with Glade, or Steve Berry and Bart Berry and straighten it out.

Chairman Miller said having the front door on the north side of the house is not a problem. Kelly Berry said she was at the meeting when they discussed the road and deeded it over to the town. Mayor Anderson said that is what the deed shows (28 ft.). He said the county map is driven by the legal description, not by the survey.

Commissioner Rose made a motion to approve Scott Christensen's building application [residential] permit #1251 with the contingency that they fix the 56' right of way for the roadway before it goes to the Town Council for final approval. Commissioner Lojik seconded it. Motion passed unanimously.

Mayor Anderson said he wanted to clarify that the property in front of Ellis's property to the north also shows a 28' roadway and that needs to be clarified also if it was taken care of by Glade.

The Commission discussed West Canyon Road noting that the county map shows that property along the road goes to the Center of the road. There are other places that are the same. The Commission and Town will research further. They need to establish whether the West Canyon Road is a Class B County Road or not.

AGENDA ITEM #7 – WESTON AULT – DISCUSSION AND VOTE TO APPROVE BUILDING PERMIT

The Commission reviewed Weston's plans. He had everything but his septic approval from the County. He said if he doesn't have approval by the May Town Council meeting he will wait until next month.

Commissioner Cook made a motion to approve Weston Ault's building permit application #1255 with the contingency that the County approves his septic system. Chairman Miller seconded it. Motion approved unanimously.

AGENDA ITEM #8 – RYAN PAGE – QUESTIONS ON BUILDING A HOME – DISCUSSION ONLY

Mr. Page is looking to buy John Barlow's property, next to John Eberhardy and out by the irrigation pond. Chairman Miller told him there is a 1500 ft. stem on that property and he has to deed 56' of one side of the property to the town for a road. Commissioner Cook told him that it is the Town's call to decide which property line the road will follow. Chairman Miller said the minimum road base has to be 6" of drivable gravel, 20' wide if you want to build a home. Councilman Gustin told him he will have to have a turnaround for the fire truck. Mayor Anderson said he will be responsible for his own power and water.

AGENDA ITEM #9 – RON STEEL – QUESTIONS ON SETBACKS FOR FUTURE GARAGE – DISCUSSION ONLY

Mr. Steel wanted clarification on the setbacks for his garage that would be over 12' high. The Commission told him the side and back setback would be 10'.

Jim Johnson said he was tired of the cars parking across from his house. He said they wake him up at 6:00 a.m., slamming doors, talking, and starting vehicles. He asked for signs disallowing parking for more than 2 hours. He also said the guy next door drives a truck and he parks it in front of his property, across the street, etc. He said it is also an annoyance. He also said the guy behind him has fighting roosters and they crow all day long. He would like some relief from that.

It was suggested that the cars might park at the community center instead of at the Church. The Town will have to look at their parking laws and nuisance ordinance to see what they can do.

AGENDA ITEM #10 – ADJOURN PUBLIC MEETING

Commissioner Cook made a motion to adjourn the meeting. Commissioner Lojik seconded it. Motion passed unanimously. Meeting adjourned at 9:05 p.m.