

PLACE:

Cedar Fort Town Hall  
50 East Center  
Cedar Fort Utah

TIME: 7:00 p.m.

MINUTES TAKEN BY:

Vonda Cook

TOWN EMPLOYEES PRESENT:

Vonda Cook – Town Clerk/Recorder

VISITORS PRESENT:

Stephanie Christensen, Kevin Christensen, Deputy Ryan, Steve Berry, Scott Christensen, John Jacob, Lynnette Groff, Clarence Ault, Kelly Berry, Councilman David Gustin, Councilman Chris Murphy

AGENDA ITEM #1 - OPEN MEETING:

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

ROLL CALL:

Barry Miller – Chairman, Gary Cook, Bart Berry, Jason Davis - first alternate. Taurus excused for work and Dave Rose is out of town.

AGENDA ITEM #2 – APPROVE MEETING MINUTES

Minutes were not approved due to the lack of a quorum that attended the last meeting. Minutes will be presented and approved at the next meeting.

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

Vonda administered the Oath of Office to Bart.

AGENDA ITEM #4 – VOTE TO APPROVE NEW VICE CHAIRMAN

Barry nominated Dave Rose as new vice chairman citing the fact that he has been on P&Z the longest. Gary seconded it. Motion passed unanimously.

AGENDA ITEM #5 – VOTE TO APPROVE LYNNETTE GROFF SUBDIVIDING

Barry said they were approving a past subdivision only and not a building permit. Chris said if the land had been subdivided before the moratorium then it needed to be brought in for approval. Barry said when they vote yea or nay it will only be so she will be able to apply for a building permit for this ground.

Lynnette wanted everyone to know that she started the process in January of 2016.

Clarence said his understanding was that they were only approving the future land for building. Barry said they [Lynnette] are not applying for a building permit.

David said if it is recorded prior to the moratorium the grace period still goes by the old standards that existed prior. He said if it was recorded, that all they were checking at this point is the zoning.

Barry said there was a problem with the road in front of her house. He said Lynnette gave her half (12 ft.) but the property owners on the other side didn't so the road isn't 56 ft. wide. The Committee discussed the matter. No action was taken.

Bart made a motion to approve subdivision as requested for Lynnette Groff as submitted. Barry seconded it. Motion passed unanimously.

#### AGENDA ITEM #6 – VOTE TO APPROVE JOHN JACOB SUDIVIDING

John said he had changed his mind and wanted to record the two pieces of property that Falcon had divided previously and put them back together into one piece. He wanted to do this because one acre had been divided off and now it was unbuildable because it didn't have enough road frontage. He wanted to realign the sub dividing to make 2 buildable lots. The Committee discussed doing a contingency or making him put the 2 lots back together and have it recorded before proceeding further. Dave pointed out that he had 6 months in which to get this done. There was more discussion on the matter.

Barry made a motion to approve the original description of dividing made on Mar 17, 2015 and the parcel must be restored to original description of 3.599 acres before the Town Council meeting on the 20<sup>th</sup> of June, 2017. Bart seconded it. Bart and Barry voted yes and Gary voted no. Motion failed.

#### AGENDA ITEM #7 – VOTE TO APPROVE GARY COOK SUBDIVIDING

Barry made a motion to table agenda item #7 till they had enough people to approve it. Gary seconded it. Motion passed unanimously.

#### AGENDA ITEM #8 – STACY DEHLIN HOME ADDITION – DISCUSSION ONLY

Stacy was unable to attend the meeting. She was out of town.

#### AGENDA ITEM #9 – SCOTT CHRISTENSEN – DEED FOR ROAD FRONTAGE FOR HIS PROPERTY – DISCUSSION ONLY

Scott read a statement he had prepared summarizing his difficulty trying to get his road approved in front of his house. He said he felt like he was in the middle of the Town and the Berry's. He said the Town had approved his building permit with the contingency that the Berry's deed over the rest of the road. The Berry's said they did. A heated discussion followed with the Town asking that the Berry's to sign the fee simple deed the Town had prepared and the Berry's saying they already signed a deed that provided use for street purposes and recorded it. There was discussion on the term "street use only" used in the Berry's deed.

After much debate on both sides, Bart and Steve agreed to sign the deed the Town had drawn up.

#### AGENDA ITEM #9 (Misnumbered - Mistake on my part) – DISCUSSION ON IDENTIFYING AND CLASSIFYING STREETS, ROADS AND RIGHT OF WAYS

P&Z discussed classification of roads in Cedar Fort. They concluded that they needed to identify and classify roads. Barry said they needed a data base for the roads.

Bart said there were problems with easements, power lines ditches, etc. that all need to be addressed. David suggested they hire a surveyor to go through the Town with GPS. No action was taken.

Barry asked if there were any more questions. Kevin Christensen said he had already, had a lot of his questions answered here tonight.

Bart made a motion to adjourn. Barry seconded it. Motion passed unanimously.