

PLACE: Cedar Fort Town Hall, 50 East Center St., Cedar Fort, Utah

TIME: 7:00 p.m.

MINUTES TAKEN BY: Vonda Cook

PLANNING & ZONING COMMISSION MEMBERS PRESENT:

Chairman Dave Rose, Gary Cook, Taurus Lojik, Bart Berry

VISITORS PRESENT: Tom Peterson, Carol Peterson, SuzAnn Miller, Barry Miller, Lori Adams, Councilwoman Ellen Cibula, Clarence Ault, Lynnette Groff, W. Glade Berry, Councilman Richard Stark, Ashley Cook, Mayor Howard Anderson, Councilman Richard Stark, Councilman Chris Murphy, Kelly Berry, Ashley Cook

AGENDA ITEM #1 PUBLIC HEARING AS PREVIOUSLY POSTED TO RECEIVE PUBLIC INPUT ON PROPOSED CHANGES TO THE ZONING ORDINANCE

Chairman Rose called the meeting to order at 7:11 p.m. The roll was called. All members were present except for Jason Davis.

Chairman Rose then read the following summary of the changes that were being presented:

The change involves future development and the requirement to deed roadway property if such development is desired on parcels along the Town roadway from the corner of 200 North and 100 West to the rodeo arena area. NO zoning changes are proposed, just this road width clarification, a clarification of the requirement for deeding roadways to the town, and a note that any uses not specifically allowed in the current zone shall be prohibited.

Mayor Anderson put the ordinance up on the screen and pointed out the changes to the ordinance.

Lynnette said she had already deeded 12 ft. to the town and wanted to know if she was good to build. Commissioner Berry said she had given 15 ft. Commissioner Cook said she had only given 12 ft. and the 15 ft. was a diagonal measurement. There was some discussion and it was decided that the 12 ft. was what was given.

Commissioner Berry said the road in question is 100 West, from 200 North to the rodeo grounds was 35 ft. wide. Commissioner Cook said he couldn't find anywhere on that section of the road that was 35 ft. wide. He said again, that was a diagonal measurement and you have to measure straight across the road.

Barry Miller commented that the road was narrower at Sharon Cooks place and they would have to get a variance.

Mayor Anderson said the same thing has happened on station road. Clarence said it [Station Road] didn't used to be a road but his dad deeded 56 ft. for a road when the width changed to 56 ft.

Lynnette said when she gave her 12 ft., they measured from the center of the road and it was 34 ft. wide. Councilman Cook said the road is only 28 ft. wide, not 34 ft. He said Sharon Cook's house is a

problem because it is so close to the road. If they widen the road at that point they will have to give her a waiver or something on the 30 ft. setback rule.

Lynnette asked if she gave enough on the new property [where she wants to build her house]. Councilman Gary said no. Lynnette said the Town needs to decide where to measure from.

Councilman Chris Murphy arrived.

Councilwoman Cibula asked what precedence it sets if the Town is constantly making exceptions.

Kelly Berry arrived.

Chairman Rose explained that adding this exception gets the Town ahead of the game instead of doing variances every time someone wants to build [along that portion of the road].

Barry said they need to use the survey markers and property descriptions to find the center of the road.

Mayor Anderson pointed out that there are not that many places left that you can build along this road, but he felt the issue was if someone started building above the road.

Doug clarified then that they distinguished between a developer and a single person building a family home.

Ashley Cook arrived.

Lynnette asked how you determine how much road frontage you need. Commissioner Berry asked Lynnette how they came up with 12 ft. that she gave for the road. Commissioner Cook said he didn't see where they came up with 12 ft. He said the Town needs to establish where the center line of the road is. Lynnette said the road shows [on county map] 34ft. Commissioner Cook said that was on the diagonal and you have to calculate off of the perpendicular line

Lynnette asked if someone would come up and measure the road and tell her how much she has to give. Commissioner Cook said he would.

Barry said they need to do a survey to determine the center line.

Mayor Anderson said he can go to MAG and they can take GPS points, plot it out and determine the center line. He said he will have it to P&Z by the next meeting.

Clarence said Lynnette is building 200 ft. off the road and so there is no impact on the road.

Mayor Anderson said it doesn't impact the building permit but the road still needs to be widened.

Councilman Murphy suggested her setbacks may not impact the road now, but down the road it may. He said it needs to be addressed now to avoid problems in the future.

Lynnette said if they didn't have the road figured out by the time her water comes through, that she was willing to sign something saying she will give down the road. She said she would do whatever they want.

Commissioner Berry said they need to know what the historical discussion was. He said they don't need to reinvent the wheel. Lynnette said the problem was that they were measuring on the diagonal.

Councilman Stark asked when they were going to vote on this, and did the people involved like it or not. Lynnette said she had no problem with it.

Berry said he thought the giving of 12 ft. was in the ordinance but he said when they got to looking, it wasn't there.

Chairman Rose said this road has historically been a problem and they need to do something. Councilman Cook said they need to follow the ordinances.

Clarence said he thought they were doing the right thing by changing the ordinance because variances will cause you nothing but trouble down the road.

Commissioner Berry said it is inversely proportionate to what Clarence had just said. He said that is why they have variance committees is to deal with individual cases.

Lynnette thought ordinances were the way to go.

Mayor Anderson said the public has 10 days to send a letter to the town if they have issues [on the proposed changes]. The matter won't be acted upon until the next P&Z meeting.

Doug asked if a person needed to move the fence once you deed the property to the town. Chairman Rose said yes. Mayor Anderson said Danny Lookers fence needs to be moved. Lynnette said they told her to deed the ground, don't move the fence.

Doug also asked if he sells property is he obligated to give that property at that time. Chairman Rose said no, not until they are ready to build.

Commissioner Rose made a motion to adjourn the meeting. Commissioner Berry seconded it. Motion passed unanimously. Meeting adjourned at 8:05 p.m.