

PLACE: Cedar Fort Town Hall

TIME: 7:00 p.m.

MINUTES TAKEN BY: Vonda Cook

TOWN EMPLOYEES PRESENT: Vonda Cook – Recorder

COMMISSION MEMBERS PRESENT:

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

VISITORS PRESENT:

Bart Holsington, Wyatt Holsington, Cody Cook, Carolyn Cook, Shannon Cleverley, Josh Watterson, Chris Jensen, Cherie Jensen, Mayor Howard Anderson, Councilman David Gustin, Councilwoman Ellen Cibula, Lori Adams, Cara Lyon

AGENDA ITEM #1 – OPEN MEETING-ROLL CALL, PLEDGE OF ALLEGIANCE, PRAYER/THOUGHT

Chairman Rose called the meeting to order at 7:06 p.m. All members were present except for Jason Davis. Commissioner Lojik led the Pledge of Allegiance and Commissioner Berry offered the prayer.

AGENDA ITEM #2 -

Chairman Rose made a motion to approve the meeting minutes for 08 August as presented. Commissioner Cook seconded it. Motion passed with 3 yes votes from Commissioners Rose, Cook and Berry and one abstention by Commissioner Lojik [he was not at the last meeting.]

AGENDA ITEM #3 – HOWARD ANDERSON – DISCUSSION AND VOTE TO APPROVE OUTBUILDING PERMIT

Chairman Rose made a motion to move agenda item #3 to the end. Commissioner Cook seconded it. Motion passed unanimously.

AGENDA ITEM, #4 – BART HOLSINGTON – DISCUSSION ONLY – IFA BUILDING WATER CONNECTION

Mr. Holsington told the Commission that he and his brother are looking to buy the IFA and open a hydraulics repair shop. He said they do a lot of work for Kennecott. Mr. Holsington said he is working with Scott McLaughlin on getting water rights for the building. He said Scott had assured him that he would not have any problems. Mayor Anderson explained that it was by a court decree that the water hookup to the IFA went back to Alvin Ault.

Mr. Holsington said there would be 3 of them working and he said they work closely with OSHA . Chris Jensen asked him what hours they would be keeping. Mr. Holsington said they would keep regular business hours and eventually they hope to get into retail sales for things like O rings.

AGENDA ITEM #5 – SHANTELE CLEVERLEY – DISCUSSION AND VOTE TO APPROVE CULINARY WATER APPLICATION

Shantelle said they had found water rights but it will take a few months for the State to approve. Chairman Rose asked if the water right came from 54West. Commissioner Berry said they are from 54 West. Mayor Anderson said he would sign it.

Commissioner Berry made a motion to approve the water rights for Shantelle Cleverley to be transferred to the Town. The water right number is 54-1346 (A22882aad). Commissioner Lojik seconded it. Motion passed unanimously.

NOTE: I made a typo in the minutes I sent out to the Commission and inadvertently typed 53 West instead of 54 West. Commissioner Berry contacted me and said it should be corrected to 54 East. He said that in the meeting he stated the water came from 54 East and was transferred to 54 West.

The recording for this meeting is unavailable due to an equipment malfunction. I have checked with the other members of the P&Z that were present along with Mayor Anderson, who was also present and no one remembers Commissioner Berry saying the water originally came from 54 East. Furthermore, in the September 19, 2017 Town Council meeting, agenda item #4 – discussion and vote to approve Shantelle Cleverly culinary water transfer application, Councilman Gustin stated that this same water right is coming from 54 West and it's been there since 1961. No one refuted this information.

I have reached out to Commissioner Berry to see if he has a recording of this meeting. He is checking and said he will send it to me if he has it.

AGENDA ITEM #6 – CAROLYN COOK – DISCUSSION AND VOTE TO APPROVE OUTBUILDING PERMIT

Chairman Rose said Carolyn had submitted an application for an outbuilding. Cody Cook said Carolyn wants to build a carport type building. Dave said she needed a floor plan of the building. She said she will bring one for the Town Council Meeting.

Commissioner Cook made a motion to approve the outbuilding permit #1260 for Carolyn Cook. Commissioner Lojik seconded it. Motion passed unanimously.

AGENDA ITEM #7 – JOSH WATTERSON – DISCUSSION AND VOTE TO APPROVE OUTBUILDING PERMIT

Chairman Rose said Josh had submitted an application for an outbuilding with no utilities. He said he had reviewed the application and it meets the requirement. Josh said he will use it for parking vehicles.

Chairman Rose made a motion to approve Josh Watterson's outbuilding #1261. Commissioner Berry seconded it. Motion passed unanimously.

AGENDA ITEM #8 – TARAS LOJIK – DISCUSSION AND VOTE TO APPROVE COMMERCIAL BUSINESS LICENSE

Commissioner Lojik said he wanted to open a used car lot in Cedar Fort. He said he was already approved by the State. The name of the business is TLW Auto. He has talked to the owners of the Junction Market and they are willing to lease him the unused portion of the store for a small car dealership business. He said the cars will sit on the back area of the lot

P&Z told Commissioner Lojik that he would have to have a letter from the owners of the Junction Market stating that they were leasing him the property. Commissioner Lojik said he would get one.

Commissioner Berry made a motion to approve Taras Lojik's Commercial Business License. Chairman Berry seconded it. Motion passed with 3 yes votes from Commissioners Berry, Cook and Rose and one abstention from Commissioner Lojik.

AGENDA ITEM #3 – HOWARD ANDERSON – DISCUSSION AND VOTE TO APPROVE OUTBUILDING PERMIT

Mayor Anderson said that he wanted to build a carport. He said it is not attached to another building. P&Z reviewed the plans and setbacks and everything looked good.

Commissioner Berry made a motion to approve. Chairman Rose seconded it. Commissioner Berry amended the motion to include the application # of 1262. Chairman Rose seconded it. Motion passed unanimously.

Chairman Rose asked if there were any other business or comments. Chris and Cherie Jensen wanted to know if they could sell part of their lot to their son for him to build a home. They have 1 ½ acres. The Commission discussed the situation and told them that they would need 150 ft. of frontage and an acre to build on if he wanted to build on 100 East, which they do not have. He could build on 200 East which requires ½ acre and 80 ft. frontage, which they do have. Bart said they could just get a variance. Mayor Anderson said he didn't think that would qualify as a variance.

AGENDA ITEM #9 – ADJOURN PUBLIC MEETING

Commissioner Cook made a motion to adjourn the meeting. Chairman Rose seconded it. Motion passed unanimously.

Meeting adjourned at approximately 8:15 p.m.