

**PLACE:** Cedar Fort Town Hall, 50 East Center St., Cedar Fort Utah 84013

**TIME:** 7:00 P.M.

**MINUTES TAKEN BY:** Vonda Cook

**TOWN COUNCIL MEMBERS PRESENT:**

Mayor Howard Anderson, Chris Murphy, Ellen Cibula, Richard Stark, David Gustin

**VISITORS PRESENT:**

Lynnette Groff, Clarence Ault, Kevin Christensen, Heber Hyde, Donna G. Hyde, Shantelle Cleverly, Shannon Cleverly, Bart D. Berry, Mathew Chase – Cedar Fort Fire Department, Fire Chief Steve Bowen

Mayor Anderson called the meeting to order at 7:04 p.m. He announced that this was a Public Hearing for Ordinance # CFO-200-PZ-2017A.

Mayor Anderson put the ordinance with the proposed changes on the screen for all to see. He then went through the changes. The first change was the inclusion of a sentence stating that any use not defined or allowed in the description is prohibited. He said the word “interior” is gone [it should have been removed earlier], fee simple absolute has replaced fee simple and an exception note has been added. He said P&Z had approved it and the Town Council refined it and expanded explanations.

Mayor Anderson displayed the map which showed the location of the center of the 56 ft. road [100 West from 200 North to the rodeo grounds]. He said the road was then measured out 28 ft. on either side and those numbers, ranging from 12-14 ft. with one exception, now showed how far the road overlapped on each piece of property along the road.

Donna Hyde commented that 20 years ago, the County made you own to the center of the road. Clarence Ault said it was a good map.

Lynnette Groff wanted to clarify that she had given the needed amount of property for the road and she doesn't have to give any more. Mayor Anderson said, assuming they pass the map and ordinance that would be correct.

Clarence Ault suggested it might be advantageous to approach people [who own property along that road] and bring this to their attention. He said it might solve problems now. Mayor Anderson said it will only affect them if they build.

Lynnette Groff said Annette Ault's' property is 10 acres and is zoned 10 acres. She asked if it made her property unbuildable. Lynette Groff said she gave the Town property for the water tank and in return, the Town gave her a variance on that piece of property. Councilman Murphy said that would be answered by a variance. Councilman Gustin said if it was buildable now and they give their land for the road, it will still be a buildable lot but if it is unbuildable now, it will still be unbuildable.

Mayor Anderson asked if there were any more comments. There were none.

Councilman Gustin made a motion to close the Public Hearing. Councilman Stark seconded it. Motion passed unanimously. Meeting adjourned at 7:20 p.m.