

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

TIME: 7:00 p.m.

MINUTES TAKEN BY: Vonda Cook

TOWN EMPLOYEES PRESENT:

Autumn Blackner – Treasurer, Vonda Cook – Recorder

COUNCIL MEMBERS PRESENT:

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

VISITORS PRESENT:

Fire Chief Steve Bowen, Dan Cary, Brenda and Ron Steel, Lori Adams, Dave Rose, Robert Blackner, Cara Lyon, [Calvin Cook present but did not sign in]

Mayor Anderson called the meeting to order at 7:05 p.m. All Council members were present. Chief Bowen led the Pledge of Allegiance and Councilman Stark offered the prayer.

Mayor Anderson made a motion to approve the meeting minutes for 19 September 2017. Motion was seconded by Councilman Stark. Motion passed unanimously.

The Council reviewed the budget.

The Council reviewed the bills. Councilman Gustin said he would like to see the actual invoices of the bills before they approve them. Councilman Stark said they can set it up with Casselle so the Council members can go online and review the invoices.

Councilman Stark made a motion to approve the bills for the month of October 2017. Councilman Murphy seconded it. Motion passed unanimously.

FIRE DEPARTMENT

Chief Bowen said they had a chicken coop fire in Cedar Fort Monday night and Brad Gurneys' (Fairfield's Mayor), house burnt down a few weeks ago. He said Cedar Fort was the first on the scene.

He reported that recruiting is going well and they have 5 interviews lined up for Wednesday.

Councilman Gustin asked him if he had implemented the year agreement with the recruits. Chief Bowen said they were going to schedule with Vonda to get that done.

Mayor Anderson said that Bri, the girl that gave a presentation on the Wildlands Fire Mitigation Program had moved on but she gave him the number for her boss. She told him she thought there were some grants available to help the Town with its mitigation plan. Councilman Gustin asked if there was a place

set up yet to report their hours. Mayor Anderson said they can go the State Forestry website and report them.

PLANNING & ZONING

Planning & Zoning Chairman Dave Rose reported that at their meeting on 10 October, they had approved Ron Steels' Residential and Outbuilding permit, the water connection for the IFA and Gary Cooks' AG building permit. He said they had a discussion on the current easement requirement. He said they may need to revisit that requirement. He said they discussed making a recommendation to the Town Council that they only require a person to not build on the easement. He said they also approved Blackners' building permit for a shed.

COUNCIL REPORTS

Councilman Gustin reported that they had been having lots of [building] inspections lately. He said they had several building permits moving forward.

Councilwoman Cibula reported that she had contacted the state prison about having prisoners clean up the trash along the highway. She said they told her they don't have prisoners do that anymore. She said the prisoners now have to do tasks that provide useful skills. They told her if the Town was doing landscaping maybe they could send the prisoners out.

Councilman Stark noted how nice the cemetery looks with the rails and the gravel [gravel donated by Geneva Rock, Barry Miller donated the tractor and man hours to spread it]

Councilman Gustin asked Councilwoman Cibula if they were going to do anything about recycling. She said yes. She said she was waiting to get the other changes [change over from Waste Management to ACE] made before beginning the recycling project.

Mayor Anderson said they are having issues getting materials for the park bathroom. They hope to have the building set on the slab by early December.

AGENDA ITEM #1 – DISCUSSION AND VOTE TO CHANGE TOWN COUNCIL MEETINGS IN NOVEMBER AND DECEMBER ONE WEEK AHEAD

Mayor Anderson made a motion to move the Town Council meetings for November and December one week ahead to minimize any conflict with the Thanksgiving and Christmas holidays. Councilman Murphy seconded it. Councilwoman Cibula said the meetings would be held on November 21 and December 19. Mayor Anderson called for a vote. The motion passed unanimously.

AGENDA ITEM #2 – DISCUSSION AND VOTE ON WATER CONNECTION AND ZONING FOR IFA PROPERTY

Councilman Gustin said the only issue he had with the culinary water connection was that the one water right had not been here [in the valley] for 30 years. He said the new water right was applied for and was granted 25 years ago in 1993 before the area was closed. He said it has always been used in this valley. He said the ordinance requires that the applicant show that the water right has a 30 year history of use in Area 54 West, but here, the right does not have a 30 year history anywhere. He continued to explain that since the ordinance is not clear on what to do if the water right doesn't have 30 years of history because of a recent (less than 30 year) appropriation date, but it has always been used here in the Area 54 West, he

said he feels like it complies with the purpose and the intent of the newest ordinance and given it is not directly addressed in the ordinance, his recommendation was to approve the water application as applied for.

Dan Cary said he represents the buyer and the seller. He said the buyers were having a hard time understanding water shares as they are not from Utah. He said Scott McLachlan did understand and he pulled the water rights together.

Councilman Gustin said the water rights were owned by Scott and had been his for a long time and they have a long history in the valley. He also said that two of the shares had once been separated and were now being put back together. He said one came from right in town and the other came from the Cedar Valley. Councilman Gustin said the initiative should be addressed and they should clarify the intent. The Council agreed.

Councilman Gustin made a motion to approve the culinary water connection commercial application #002 for Scott McLachlan. Councilwoman Cibula seconded it. Motion passed unanimously.

Councilman Stark wanted to clarify that the water connection is being applied for by the seller and approved for him for the IFA building and he will sign it over to the town and it will not be moveable. The Council agreed that this was correct.

Mayor Anderson called for a vote. The motion passed unanimously.

AGENDA ITEM #3 - DISCUSSION AND VOTE ON RON STEEL RESIDENTIAL BUILDING PERMIT AND WATER APP

Ron asked how the 30 year thing worked. Ron said he got his water from Bart Berry. Mayor Anderson said it was from the same water right that Sherrie Stringer and a few others in town are on. Cara brought up the issue of whether the addresses were right or not on that street. Mayor Anderson and Councilwoman Cibula reviewed the guidelines and determined that they were all right.

Councilman Gustin made a motion to approve Ron Steels' application for culinary water connection #003 for property at 41 West 200 North. Councilman Stark seconded it. Motion passed unanimously.

The Council then discussed Rons' residential building permit and the easement issue. Ron said he had a letter from the utility company saying he can build up to their easement. There was some discussion about where the easement is. Councilwoman Cibula pulled the easement up on the county website so all could see it. Ron then drew the easement in on both plot plans.

Councilman Gustin said Ron meets all the setbacks for a residential building and meets the minimum square footage for a home. He said the only issue was that the southeast corner of the back of the house is daylighted and the exposed part is 35 ft. [in height] and the maximum is 30 ft. He said that there is a note in the ordinance that says they will use an average and so he will be ok.

Councilman Gustin made a motion to approve the Ron L. Steel residential building permit #1253 at 41 West 200 South. Councilman Murphy seconded it. Motion passed unanimously.

AGENDA ITEM #4 – DISCUSSION AND VOTE ON RON STEEL OUTBUILDING BUILDING PERMIT

Councilman Gustin said the outbuilding would be out of cement block and would be high enough for an RV with 2 separate bays. He said the only issue was the easement and since Ron has a letter [from the utility company], and as long as he doesn't build on the easement, he is fine. The Council reviewed his plans.

Councilman Gustin made a motion to approve the Ron L. Steel outbuilding permit #1258. Councilwoman Cibula seconded it. Motion passed unanimously.

AGENDA ITEM #5 – DISCUSSION AND VOTE ON ROBERT BLACKNER OUTBUILDING BUILDING PERMIT

Councilman Gustin said the Blackners were building a prefab shed. He said it is 12 ft. x 16 ft. and it will be 11 ft. tall. He said it meets all setbacks. The Council reviewed the minutes. Councilman Murphy asked if it would have any utilities. Councilman Gustin said it will have no utilities and therefore does not require any inspections.

Councilman Gustin made a motion to approve the Robert Blackner building permit #1264. Councilwoman Cibula seconded it. Motion passed unanimously.

AGENDA ITEM #6 – DISCUSSION AND VOTE ON GARY COOK OUTBUILDING BUILDING PERMIT

Councilman Gustin said P&Z had approved the application but since then Gary had redlined the plan by shrinking the size of the building. It will have a 15 ft. tall slant roof and he has changed the setbacks from 5 ft. from both property lines to 10 ft.. He has his signed AG affidavit and it will have no utilities.

Councilman Gustin made a motion to approve the Gary Cook AG building permit #1263 as presented with no utilities and the affidavit for an AG building. Councilman Stark seconded it. Motion passed unanimously.

Mayor Anderson said that he and Councilman Gustin were going to a CDBG meeting tomorrow. The Council discussed whether they should do the income survey or not since it is for low income areas. Councilman Gustin pointed out that Cedar Fort had barely made it the last time and he thought the incomes in Cedar Fort had probably gone up. Mayor Anderson said the threshold was based on the median income of the county and it probably had gone up some county wide. They will attend the meeting and report back.

AGENDA ITEM #7 – ADJOURN PUBLIC MEETING

Councilman Gustin made a motion to adjourn. Councilwoman Cibula seconded it. Motion passed unanimously. Meeting adjourned at 8:30 p.m.