

STERLING TOWN PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday November 14, 2023

1. Pledge of Allegiance:

Commission, staff and community present stand and recite the pledge of allegiance.

Tami Privett is filling in for Kris Winkel. The recording was turned on after the pledge of allegiance.

2. Roll Call.

Judy Wadley, excused; Gedeon Jarvis, present; Loretta Denton, present; Zeb Wignall, present; Mayor Keenan, present.

Community present: Willy Akers, Linda Akers, Julie Strickland, Ernie Martinez, Sam Maestas, Shayne Burton, Lance Burton, Bryan Sullivan, Jennien Sullivan, Laurie Allen.

Staff present: Tami Privett; deputy clerk.

Meeting called to order by Zeb Wignall at 7:01pm

Zeb and Keenen ensure all those present can hear the microphones.

3. Reading and Approval of Minutes from Previous Meeting(s).

Commission unanimously agreed to pass the minutes from the previous meeting as presented.

4. Discussion on land zoning limiting animals:

Zeb opens the discussion explaining that this item was a miscommunication. There was a conversation about the drawbacks of living next to a commercial farm. Zeb states that he works at a commercial farm every day and would not want to live next to one, but he does have animals in his yard and believes everyone present does as well and he does not want to see that go away. Zeb ensures that no one present wants to limit anyone's animals besides the point of a commercial farm. Zeb asks if anyone present desires to live next to a commercial farm. One person stated they wouldn't mind and Zeb agrees that it depends on the type of farm. Most would not want to live next to a pig farm because they smell bad.

Zeb ensures that no rules are being put into place and if this commission wanted to do that, they would build a proposal, hold a public hearing so everyone can voice their concerns or approval and then it would still have to be presented to the Town Council.

The planning commission has no authority to set any rules, we can only suggest them to the town council.

A community member speaks, but not into the microphone and is not heard.

Loretta states that this topic came from her. They were having a discussion last Tuesday and Loretta shares that she has been badgered by Townspeople about what the P&Z commission does and she continues to encourage those residents to attend the P&Z and Council meetings. Zeb and Loretta agree that this was blown way out of proportion. Zeb states that it should not have been put on the Agenda.

Several other community members speak, but not into the microphone and are not heard.

Mayor Pearson states that he has over 100 animals in his yard and he agreed to keep this item on the Agenda because they wanted to address the concerns that got out in the community. He reiterates what Zeb stated that the P&Z commission does not get to decide where zoning is changed. P&Z job is to make sure that you are following the building ordinances that are in place for residential and commercial homes/buildings. The City Council does not vote on homes being put in because if they are following code, they have no right to tell them yes or no. Mayor Pearson continues explaining P&Z versus City Council responsibilities.

Willy Akers asks that the commission states on record that there are no any plans to limit animals through the P&Z Commission at this time. Zeb states that there are no plans to limit animals.

Shayne encourages community present to always plan on being at all the planned meetings for Town Council which is the 3rd Tuesday of the month at 7pm. We need community involvement. Shayne asks for clarification on the process of getting approval in building a home.

Zeb explains that currently if you want to build a home in Sterling, you present your plans to the P&Z Commission for approval who then takes it to the Town Council for approval also. By 2025, the Planning Commission will be able to approve it and then it is done.

Zeb and Keenen encourage involvement in P&Z Meetings as well.

Willy Akers states that he has confidence in the City Council and the P&Z Commission.

Linda Akers states they many of them don't come to meetings because they feel their voices are not heard and that there are more important things than some of the topics that are discussed.

Zeb states that if you come to the P&Z meetings, the commission can make suggestions to the Council and this can be helpful.

A community member makes a suggestion, not in the microphone about a questionnaire that could be sent out to the community. All of the suggestion/statement is not heard due to not talking in the microphone.

Loretta states this has been done in the past.

Sam Maetas makes a comment, but not into the microphone and it is not heard. The comment/discussion is about zooming meetings. Further discussion on protocol for zooming meetings.

Tami states there would need to be some upgrades in equipment to be able to zoom meetings to ensure adequate quality.

5. Discussion on P&Z role now and moving forward to 2025

Mayor asks Zeb if he can review what the chairman's responsibilities are and explains that he has been to training on this. Zeb agrees. Mayor states who the P&Z Commission are; Zeb Wignall, Keenan Pearson, Loretta Denton, Gedeon Jarvis, and Judy Wadley. Technically, a member of the Town Council should not be on the P&Z Commission. Mayor Pearson explains that sometimes meetings can go long and points can be made over and over.

Mayor Pearson reviews Rules for Meetings and Chair responsibilities. According to current Utah Code, the Chairman is not required to recognize speakers unless it's a public hearing; however. It is okay that the chairman recognizes them but it's not required. The chairman is allowed to put a time limit on the discussion and to warn people if they are out of line and ask them to leave if necessary.

Mayor Pearson suggests that the Chairman open a discussion and then ask if anyone has anything to add and go from there.

6. Discussion on Town Planning and Zoning Drafts from Jones & DeMille for Town of Sterling.

Keenan mentions to stop referring to the draft as the Jones & DeMille proposed draft and instead just state sections to discuss and review to add to agenda. Jones & DeMille contract is over and 6 County has employees that will assist for free to renew our code and plans. Jones & DeMille said to take our time yet there was a fine print that canceled the contract after 12 months.

Satellite company reached out wanting to know what our code is for satellites. Keenan did a letter to send to them that Sterling does not have any codes and to contact any questions to the county. Keenan and Zeb will sign to send to them.

Keenan reads a letter from our 6 county representatives regarding plans and zones.

Sam presents information on buffer zones and stresses concern about avoiding getting landlocked. He talks about his friend, Karie Malkovich, who is on the committee that is in charge of small towns in Utah and how they can help with growth and zoning in small towns. Her contact number is 801-822-9149 and she would come and talk to us or help give ideas.

Discussion on what a permanent foundation is.

7. Adjournment:

Loretta makes a motion to adjourn P&Z meeting, and the Commission present unanimously agrees.

Meeting adjourned at 8:22 pm.