

STERLING TOWN PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday March 12, 2024

1. Pledge of Allegiance.

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

2. Roll Call.

Gedeon Jarvis, present; Judy Wadley, present ; Kaden Hanks, present; Laura Patton, present.

Staff present: Kristina Winkel

Community Present: Sam Maestas, Tami Privett, Mike Wanner, Mayor Keenan Pearson.

Meeting called to order at 7:03 by Judy Wadley.

Discussion began on a Gunnison City annexation proposal that was published in a recent newspaper. Mike Wanner is present to represent the Agren's building proposal and serves on the Gunnison City Council. Mike explains that Gunnison City published an annexation map in the newspaper and it is just a map of a proposed annexation. He explains that before any annexation takes place, there has to be a plan in addition to many other processes and it is not an actual annexation. Mike states that it is just a plan and the city of Gunnison is not trying to do anything sneaky. Mike invites anyone to reach out if they ever have any questions. Mayor Pearson explains that they did talk as a council at a work meeting and Nick Lyon was able to add some clarification on this issue.

Mayor Pearson explains to the Commission that they will need to select a Planning & Zoning Commission Chair. He added that he feels it should be Gedeon or Judy and that Gedeon has declined at this time.

Mayor Pearson wanted to clear up the confusion with Jones and DeMille. He explains that the town was working with Rural Community Associates to update and improve the Town of Sterling codes. Jones & DeMille were the engineering part of the zoning changes and encouraged us to take our time in reviewing and updating the codes. However, the contract was not held with Jones & DeMille, it was with Rural Community Associates and there was a deadline. Mayor Pearson states that a representative from Jones & DeMille will be present at the next Council Meeting to answer questions and clear up any confusion.

Gedeon proposes that Judy Wadley be the P&Z Commission Chair. Kaden seconds the motion. The Planning and Zoning Commission unanimously agree that Judy serve as the Planning & Zoning Commission Chair. Motion passes

3. Reading and Approval of Minutes from Previous Meeting(s); November 14, 2023, December 12, 2023 and February 13, 2024

Judy points out a mis-spelling on the November minutes. Gedeon makes a motion to pass the minutes with one clerical correction. Kaden seconds the motion. Commission unanimously agrees to approve the minutes. Motion passes.

Gedeon makes a motion to pass December minutes as presented. Kaden seconds the motion. Commission unanimously agrees to approve the minutes. Motion passes.

Judy suggests a clerical change on February minutes. Gedeon makes a motion to pass February minutes as corrected. Kaden seconds the motion. The Commission unanimously agrees to approve the minutes. Motion passes.

4. Discussion for building permit for Doug & Lacy Agren

Mike Wanner is present to speak on behalf of the Agren's building proposal. Tami Privett states that the agenda item was not a "discuss and vote" and that it was stated that they wanted information. Mike states they are ready to present their plans. Mike presents the plan and application to the Commission. He describes the location of the property as 100 East on a half acre.

Mayor Pearson explains that there was some miscommunication and that the Agren's did want to have a vote and he asks that the P&Z Commission consider voting tonight. The Commission discusses the property in question.

Judy asks Mike the position of the home from the roads to determine setbacks. It is determined that the setback meets the current zoning criteria. Mike states that the home will face west. Gedeon asks if a perk test has been done, and Mike answers they are working on that. Gedeon asks when they want to start the build and Mike answers right away. Judy asks if there is a basement and Mike states it will have a crawl space. Judy asks if the stove will be gas or electric and Mike answers gas.

Judy makes a motion that the building plans be approved as submitted. Gedeon seconds the motion. The planning commission unanimously approves the build and instructs them to present their plans to the City Council next week. Mayor states that he has spoken with the Argen's and if they are not able to attend, he will be able to present for them.

5. Discussion on reviewing and updating the current land use code language

Judy states that she has been reviewing legal bills for the state of Utah. She reviews the extensiveness of house bill 195. Judy states we will have to review all of this and have it reflect in our present and future plans/needs. Judy explains that these become effective May 1, 2024. Judy asks if our plans affect the buffer zone.

Tami states that the plans are for the town proper. The plans for the buffer zone are taken into consideration by the county. Tami explains that the agenda needs to have Discussion and Vote on the agenda to be able to vote.

Judy suggests that the next agenda have Discussion and Vote on future road plans for the Town of Sterling.

Mayor Pearson explains the commission would draft what they want and then present it to the City Council for approval. If it were a zone change within the town limits, there would have to be a public hearing.

Mayor Pearson states that he will be transparent with the City Council, and suggests that we vote on the buffer zone proposal tonight.

Mayor Pearson explains that any zone changes within the town limits would need to have a public hearing first with certified letters to all properties that border the zone changes. This is not the case for changes/plans for the buffer zone.

Commission studies the map of Sterling and discusses roads, zoning and buffer zones.

Commission and community present discuss water and Sam Maestas brings up that Centerfield has purchased water from grants specifically for water. Sam will look into this further and get more information.

Gedeon makes a motion to submit the Proposal of Sterling Town General Plan. Judy second the motion. The Commission unanimously agreed. Motion passes.

6. Adjournment.

Judy makes a motion to adjourn the meeting. Gedeon seconds the motion. The Commission unanimously agrees. Motion passes.

Meeting adjourned at 9:20.