

STERLING TOWN PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday May 14, 2024

1. Pledge of Allegiance.

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

Meeting called to order at 7:05 by Judy Wadley

2. Roll Call.

Judy Wadley, present ; Gedeon Jarvis, will be late; Laura Patton, present; Terry Brewer, present; Kaden Hanks, excused.

Staff present: Kristina Winkel

Community Present: Tami Privett, Corey Jensen, Arlene Jensen and Cade Penny.

Gedeon arrives at 7:38.

Judy read a letter from the Department of Natural Resources regarding 2024 General Session of the Utah Legislature House Bill 384 Update. Commission discussed the letter.

Kris explained the process of adding items to the Agenda.

3. Corey & Arlene Jensen outdoor build discussion and vote.

Judy has no concerns at this time. Terry asks if there are any overhead power lines in the area. Arlene and Corey state there is not. Discussion on the distance from property line and on the sides, the building is within current ordinances. Judy signs the application. The Mayor and council already approved the build and the Mayor signed the application. Copy of the application given to the Jensen's and the original filed.

4. Discuss future annexation plans for Sterling

The Commission discusses future annexation plans. Cade Penny from Six Counties is present and has been assisting the Town of Sterling with the annexation plan. Cade states that if a town doesn't grow, it dies.

Tami states concern of the cost of adding more people to the town and explains the budget. Discussion on water rates inside and outside of town.

Discussion on additional ways the town can gain income such as transient room tax and sales tax. Cade states that if you don't have businesses in town, the burden rests on the residents. Tami states the council is working on setting a transient room tax and a sales tax. Cade suggests the highway tax which will affect the residents but it is very small.

Cade adds that the state has an economic advisor that can help with additional income ideas for the Town of Sterling.

Cade reminds the commission that there is an impact fee study going on. Cade talks about grants that can assist the town. Terry Brewer emails the proposed roads and zone plan to Cade. Cade explains the procedure; he will assist with the plan, the commission then presents the plan to the Town Council for approval and then the plan is adopted. The plan is a general plan to start with and then you work on the ordinances, land use, rentals, annexation etc.

Cade states there is a subdivision ordinance that has to be completed by the end of the year. There are consultants that can update the subdivision ordinance and be reimbursed by the state. One of them is Sunrise Engineering. The commission can decide which engineering firm they would like to go with and submit that request to the Town Council. Cade will send the list of consultants to Kris. Kris adds this to the Town Council Agenda per Judy's request.

The P&Z Commission and Town Council will be attending the Six Counties Training (Regional Growth Summit) next week. Judy asks Kris to add, Discussion and review of the Sterling General Plan to the next Town Council Agenda.

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

Terry makes a motion to approve minutes as presented. All those present; Judy, Laura and Terry agree to pass the minutes. Approved unanimously.

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

Judy asks for this to remain on the next agenda.

7. Adjournment.

Gedeon makes a motion to adjourn the meeting. Terry Brewer seconds the motion. Commission present unanimously agreed.

Meeting adjourned at 8:47