

Sterling Town Planning and Zoning Minutes
Tuesday June 11, 2024
7:00 PM

Commission members attending:	Chairman; Judy Wadley, Gedeon Jarvis, Laura Patton, Kaden Hanks, and Terry Brewer
Council members excused:	Gedeon Jarvis is excused to be late. He arrived at 7:52.
Staff attending:	Kristina Winkel.
Community attending:	Cade Penny, Tami Privett, Keenan Pearson, Sam Maestas.
Conducting:	Chairman Judy Wadley. Meeting called to order at: 7:00PM.

Agenda item number	Discussion and action items	Result
1. Welcome by Commission Chairman Judy Wadley	Judy welcomes commission, staff and community present.	N/A
2. Pledge of Allegiance	Council, staff and community present stand and recite the pledge of allegiance.	N/A
3. Roll Call	See above for attendance.	N/A
4. Reading and approval of minutes from the previous meeting.	Council read minutes. No changes. Judy did notice a type and notified Kris several days ago.	Motion: Terry Second: Laura Vote: Unanimous
5. Discussion and vote on a proposed general	Prior to the meeting beginning, Cade explains that the general plan is just a general plan. To enforce it, you would have to have ordinances.	Motion: N/A Second: N/A Vote: N/A

plan that has been presented by Cade Penny from Six Counties.	Judy asks if anyone has any suggestions or corrections they would like to make? Commission goes through the plan and exceptions/suggestions and changes are noted below. Cade explains that once this plan is complete, the commission would have a public hearing (advertise 10 days before) and then present it to the Town Council for approval. • Page 2: Commission would like all commission members to be recognized in acknowledgements. • Page 4: Discussion on wording and verb tense corrections. • Page 10: Discussion on city and county regulations in regards to acreage for lots within town. Laura brings out the map of zones out and Cade takes a picture for the general plan. Discussion on the names of the zones and lots sizes. Cade will match the zones with what is on the map and he will need someone to verify the lot sizes within town. Judy states that she believes it is half acre based on the insurance. Mayor states that he does not think there is an exemption for commercial buildings. • Page 11: shows the current town boundaries. Cade explains the red is the town boundary. Discussion on why part of the town building, park and fire house are not within city limits. Mayor states that the town cannot annex the rest of the city building, park and fire house just because the town owns the property. Discussion on annexation. Cade states that annexation should not be forced and the petition to be annexed must come from the individual. • Page 13: Discussion on the state code. Cade explains that the future code will abide by the state code. • Page 15: Judy states that it needs to be noted that there are some private roads with public access. It's still a private road unless it has been used by the public for 10 years and the road does not go anywhere. No changes needed. • Page 16: Judy asks for item "c" be removed. Terry asks what a trail network is. UDOT has a lot of money for trails for bike riding. Cade explains that this grant would be UDOT dollars, not CIB. The state has awarded UDOT with 20 million this year and ongoing. The Commission is interested in utilizing this grant. Discussion on item "e" and to remove it. • Page 17-18: Discussion on housing and updating ordinances	
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	regarding building. Discussion on terminology and existing precedence. Tami makes a copy of the ordinances of the current land management and subdivision for the commission. Gedeon reads from the current land use code. Discussion on wording and clarification on what a dwelling is. Mayor suggests that a separate building on the same property that is not attached would require a water hookup. Cade will double check the numbers on page 18 and update them if needed. • Page 19: Judy talks about some wording changes. • Page 20: Cade will update numbers. • Page 21: Natural gas producer should be added, Dominion. Cade will do some research on that. • Page 24: Judy states this page is empty, Cade asks if the commission is aware of any critical lands that require protecting. Tami states that below Dan Davis' property may have some protected land on this side of the dam. It is state protected. Cade will research. Terry asks if the river bottom is protected. Sam states only if it has wetlands. Cade will look more closely at the map. • Appendix. Cade explains this will include surveys. Judy asks if there are any further concerns. None. Discussion on the next P&Z and scheduling the public hearing. The public hearing will be July 9th at 6:30 followed by the P&Z at 7:00. Kris will upload the PDF with the notice. Cade will update the general plan and email to Judy who will forward it to the commission and clerk.	
Additional Comments	Laura asks about ordinance and general plan. Cade states that the plan is just the general plan and the ordinances are the teeth. The current ordinances are still in effect. Tami talks about how important it is for each commission member to have a town email. This was discussed after the recorder was turned off.	N/A
6. Adjournment	Meeting adjourned at 8.41	Motion: Gedeon Second: Laur Vote:

		Unanimous
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Minutes Approval

By: _____ Date: _____ Attest: _____ Date: _____
 Commission Chair, Judy Wadley Clerk/Recorder, Kris Winkel

Commission members initials:

Gedeon Jarvis: _____

Laura Patton: _____

Kaden Hanks: _____

Terry Brewer: _____