

Sterling Town Public Hearing Minutes

Tuesday November 12, 2024

6:30 PM

Council members attending:	Judy Wadley, Terry Brewer, Laura Patton
Council members excused:	Kaden Hanks
Staff attending:	Kris Winkel
Community attending:	Tami Privett, Ryker Steglich, Linda Peterson
Conducting:	Judy Wadley

Agenda item number	Discussion and action items	Result
1. Pledge of Allegiance	Council, staff and community present stand and recite the pledge of allegiance.	
2. Roll Call	See above for attendance.	
3. Discussion on proposed subdivision ordinance	Judy reviews the new laws that require the updating of subdivisions ordinances to be completed by the end of this year. Judy introduced Ryker Steglich from Sunrise Engineering to go over the changes/updates discussed at the last meeting. Ryker explains that the Legislature has made changes to subdivision codes and that all municipalities must update. The biggest change is town council has been removed from residential subdivisions (commercial subdivisions are separate). Instead the final plat approval is the Planning and Zoning. Ryker explains the administrative land authority. The final plat approval can be a town employee but it can't be the town council. In addition to these changes, the state has mandated specific timeline/deadlines. The town has 40 business	

	days to review the plat. There are 4 review cycles and each can be up to 40 business days. The application will be required to submit various subdivision improvement plans, etc. The final plat, the town has 30 business days. There is also a limit on public hearings. The state requires that during the review of the preliminary plat, the municipality catches any corrections during that review cycle. If they miss any, they cannot impose those on the applicant. The state is requiring the town to have a checklist to provide to the applicants for the final plat. The state has provided an exemption for smaller subdivisions (simple subdivision process). They are required to already be on dedicated public road ways. The planning commission is the final say on the smaller subdivisions This covers all of the state's major changes. T The changes we reviewed last time include: • The requirement of two access points of a subdivision. • The culinary water lines must have 8-inch pipes. • UDOT approval for subdivisions that front state roadways • Easements for public utilities.	
4. Additional Discussion(s) not to be voted on	Linda Peterson explains that her sister has land on Jensen road next to her and her sister is interested in developing it. Commission explains that this property is not in town limits and she will need to go to the county and she is in the buffer zone of Sterling and will need to consider the plans Sterling has in the buffer zone. Discussion on how much growth has happened and is happening in and around Sterling and Sanpete County. Discussion on inevitable growth and the importance of planning for good growth.	
5. Adjournment	Laura makes a motion to adjourn the meeting. Terry seconds the motion.	Motion: Laura

	Meeting adjourned at 6:57	Second: Terry Vote: Unanimous
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Minutes Approval

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

Commission Members Initials:

Terry Brewer _____
 Laura Patton: _____
 Kaden Hanks: _____
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