

Sterling Town Planning & Zoning 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:	Ryker Staglich, Tami Privett
Conducting:	Judy Wadley

Agenda item number	Discussion and action items	Result
1. Welcome by Commission Chairman, Judith Wadley	Judy welcomes commission, staff and community present.	
2. Pledge of Allegiance	Council, staff and community present stand and recite the pledge of allegiance.	
3. Roll Call	See above for attendance.	
4. Approval of minutes from previous meetings(s)..	Terry makes a motion to approve the minutes from Oct 8, 2024 as presented. Laura seconds the motion. Motion passed.	Motion:Terry Second: Laura Vote: Unanimous
5. Discussion and vote on accepting the proposed subdivision ordinance to be	Judy brings up the subdivision ordinance and states that the commission has gone over it and Ryker has helped with the changes. Judy asks if anyone has any further questions.	Motion: Laura Second: Terry Vote:Unanimous

presents to Town Council on November 19, 2024	Terry asks about the 15-day requirement when the planning commission only meets every 30 days. Ryker explains that it's not the commission the applicant must meet with and it's an informal meeting with no decisions that are made. The objective is for the applicant to obtain information about all the approvals that are needed. It's a pre-application meeting for the applicant to obtain information. Terry refers to the town engineer and asks who it is. Judy explains that the town contracts with an engineering firm. Ryker explains that in the code, the term town engineer would be clearly defined. It should be in the definitions of the overall town codes. If you reference it just in the subdivision ordinance it will only apply to the subdivision ordinance. Ryker states that typically capitalized terms designate that it is a defined term. This will be included in a broader code that we will be going over next. Terry asks the meaning of those with vegetation and no irrigation water, what the rules are for taking care of it. Ryker explains that the ordinance states that you can't use culinary water to maintain more than a ¼ acre of vegetation. This applies to all future residents, not current residents. Terry states he is okay with how Ryker explained it. Ryker brings up the part where it talks about street design. We currently require wider streets but the ordinance states that there should be a hard surface from curb to curb. Ryker states that the town does have some standards and those standards are street width and the curb to curb is where the curb would be if there were curbs, so it's more about the street width allowing for curb placement later if that happens. The right of way is going to be wider than the actual required width of the road. Laura makes a motion to accept the current Sterling Subdivision Ordinance. Terry seconds the motion. Motion passes.	
6. Additional Discussion(s) not to be voted on.	Tami asks if the commission has heard about the proposed camp ground up Six Mile Canyon. Laura states that she has heard of it but is not certain where exactly it is going to be.	

	Tami reads a letter the Town Council received from the county asking the town to support the project. "The location is at the mouth of Six Mile Canyon and the project will have 30 camping/glamping sites, tents and more. This will almost double the amount of sleeping units for Sanpete County. This would support fast food, ATV rentals and increase sales revenue." Tami has researched all the way back to 2020 and has not found any pre-approval for this project. The developer is Chris Jorgensen. Kris states concern about how fast visitors speed down Palisade road and when pulling out of her driveway, and the risk of getting hit.	
7. Adjournment	Terry makes a motion to adjourn the meeting. Laura seconds the motion. Meeting adjourned at 7:50	Motion: Terry Second: Laura Vote: Unanimous

Minutes Approval

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

Commission Members Initials:

Terry Brewer _____

Laura Patton: _____

Kaden Hanks: _____

: _____