

**Town of Cedar Fort
Planning Commission Meeting Minutes
Tuesday, May 12, 2020 at 7:00 p.m.
Town Hall, 50 East Center Street
APPROVED**

Time: 7:05 p.m.

Minutes Taken By: Cara Lyon, Town Clerk

Commission Members Present: Chairman Gary Cook, Commissioner Bart Berry, Commissioner Kent Withers, Commissioner Howard Anderson, and Commissioner Chris Murphy

Visitors Present: Vonda Cook, Keven Walgamott, Mayor David Gustin, Councilwoman Ellen Cibula, Glayde Berry, (Lori C. Adams, and Barry Miller – did not sign in)

1. Call to Order, Roll Call, Pledge of Allegiance, Prayer/Thought.

Commissioner Berry provided an invocation and all in attendance recited the Pledge of Allegiance.

2. Prior Meeting Minutes

Commissioner Anderson moved to approve prior meeting minutes for March 12, 2020.

Chairman Cook seconded.

Chairman Cook:	Yea
Commissioner Berry:	Yea
Commissioner Murphy:	Yea
Commissioner Anderson:	Yea

Motion passed to approve prior meeting minutes from March 12, 2020.

3. LAND DEVELOPMENT PRESENTATION- KEVIN WALGAMOTT

Keven Walgamott represented the applicant. The proposal was for half acre units on the first 30 acres. There was to be a total of 48 homes on 40 acres.

Commissioner Berry stated this was Melvin Cook's property that now belonged to his daughters. This land was zoned for five acres lots.

Commissioner Withers asked how they proposed to get an access easement. He wanted to know the estimated time frame for breaking ground, has a rezone application been submitted? He does not believe the Town, or the Health Department would approve because of septic. There were also no turnarounds

for fire safety. Mr. Withers commented they were in the process of re-zoning so Mr. Walgamott should probably let the owner know they were looking into light industrial for that zone. Mr. Withers stated they would be willing to entertain a rezoning application as long as they took some factors into consideration.

Mr. Walgamott replied there was an approved easement and they would work something out with one of the neighbors. The estimated time frame for breaking ground was one and a half to two years. Mr. Walgamott replied they had not submitted a rezone application and the due diligence expired on the 1st of June. Mr. Walgamott commented the owner had talked about creating his own sewer treatment plant and water plant.

Chairman Cook asked what the intentions were for phase two. He would personally hate to see this go down to half acre in this zone.

Mr. Walgamott replied the owner wanted to see how successful phase one was before figuring out phase two. Mr. Walgamott thanked the commissioners for their time.

4. DISCUSSION AND VOTE TO APPROVE LANDSCAPING AND FENCING ORDINANCE

Commissioner Withers thought landscaping ordinances were a good idea, but he did not feel like a lot of the ordinance pertained to their town. He felt it was larger city based. He did not like park strips and did not like that a lot of things did not apply to Cedar Fort. There was a lot of work that needed to be done with this ordinance.

Commissioner Berry stated some of the language only applied to single family dwellings. He liked the concept but thought there needed to be a lot of work done on this document before they could approve it and Commissioner Withers agreed.

Mayor Gustin commented the Planning Commission was only to provide recommendations, and ordinances would be polished by Council. If the Planning Commission liked the concept, they could recommend it to the Town Council, and Town Council would fix it up.

Barry Miller, a former planning commission member commented he had previously spoken up against developers and was against the half acre lots. He did not want to see the land developed into such small lots and be turned over to Eagle Mountain.

Commissioner Murphy stated they had to be realistic, because if they did not change the zoning, some land would be turned over to Eagle Mountain and they did not have the power to stop that. The Town did not want to make providing water and sewer their responsibility.

Chairman Cook agreed and thought they need to figure out the zoning to help with the landscape plan.

Commissioner Withers commented they had worked on the light industrial definition for six months.

Chairman Cook replied they did have the definition figured out, it just had not been presented to the public.

Commissioner Berry thought this plan was applicable for everyone but needs to be more specific.

Commissioner Anderson stated this was clear on the matter and exempts single family residents.

Mayor Gustin commented this was already in the Town ordinances and they did have a commercial definition.

Commissioner Withers wanted time to review the document so he could make comments and provide feedback.

Chairman Cook agreed this was in the building ordinances already, but it would be giving more guidance to landscaping than there already was.

Mayor Gustin commented they could make a recommendation to strike out the residential aspect of the ordinance to make it clear this would not affect residential neighborhoods.

Commissioner Murphy moved to approve the CFO-xxx-LT-2020 with amended ordinance to title as well as industrial and taking out section 10.

Commissioner Murphy moved to approve the amended ordinance to title as well as industrial and taking out section 10.

Commissioner Anderson seconded.

Commissioner Withers made a motion to amend the motion to wait another month before deciding on the ordinance.

Commissioner Berry seconded.

Commissioner Anderson	Nay
Commissioner Berry	Yea
Commissioner Withers	Yea
Commission Murphy	Nay
Chairman Cook	Nay

The motion failed.

Commissioner Anderson made a motion to recommend the ordinance.

Chairman Cook seconded.

Commissioner Anderson	Yea
Commissioner Murphy	Yea
Chairman Cook	Yea
Commissioner Withers	Nay
Commissioner Berry	Nay

The motion passed.

5. DISCUSSION AND VOTE TO APPROVE OUTDOOR LIGHTING ORDINANCE

Commissioner Withers moved to approve the ordinance as written CFO-xxx-OL-2020.

Commissioner Berry seconded.

Commissioner Anderson	Yea
Commissioner Berry	Yea
Commissioner Withers	Yea
Commissioner Berry	Yea
Chairman Cook	Yea

The vote passed unanimously.

6. ADJOURN MEETING

Commissioner Murphy moved to adjourn the meeting.

Commissioner Anderson seconded.

Commissioner Anderson	Yea
Commissioner Berry	Yea
Commissioner Withers	Yea
Commissioner Berry	Yea
Chairman Cook	Yea

Motion is approved to adjourn at 8:00 p.m.