

Town of Cedar Fort

Planning Commission Regular Monthly Meeting
September 10, 2019 at 7:00pm

Town Hall, 50 East Center Street, Cedar Fort



Agenda

1. Call the meeting to Order; Roll Call; Pledge of Allegiance, Prayer/Thought [5 minutes]
2. Vote to Approve Prior Meeting Minutes. [5 minutes]
3. Discussion of Proposed Changes to Ordinance #CFO-400-WS-2019-Water System.
[10 minutes]
4. Discussion of Proposed Changes to Ordinance #CFO-305-BF-2019-Building Fees.
[10 minutes]
5. Discussion on Proposed Changes to Ordinance #CFO-200-PZ-2019-Land Use
(Planning and Zoning). [10 minutes]
6. Discussion on Proposed Zone Map Changes. [30 minutes]
7. Discussion on Proposed Commerce Zone Ordinance. [40 minutes]
8. Vote to Approve Public Hearing on Proposed Changes. [5 minutes]
9. Adjourn Meeting at 8:55 p.m.

PARTICIPATION IN PLANNING COMMISSION MEETINGS IS LIMITED TO COMMISSION MEMBERS AND THOSE WITH AGENDA ITEMS. ALL ARE WELCOME TO ATTEND.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations for this meeting should notify the Town Clerk (Cara Lyon 801-768-2147 or clerk@cedarforttown.com) at least 24 hours prior to this meeting.

Posted this _ day of September 2019 at _ AM/PM By: _____

**Town of Cedar Fort
Planning Commission Meeting Minutes
September 12, 2019 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 Howard Anderson, Commissioner Chris Murphy and Commissioner Kent Withers

Visitors Present: Vonda Cook and Ellen Cibula (neither signed in)

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLEGIANCE; PRAYER/THOUGHT

Chairman Cook called the meeting to order at 7:05 pm and read the roll call.

Commissioner Cook provided an invocation and Commissioner Anderson lead all in attendance as they recited the Pledge of Allegiance.

2. PRIOR MEETING MINUTES

Commissioner Anderson motioned to approve the minutes for the Planning Commission Meeting held prior to this meeting on August 7th.

Commissioner Murphy seconded the motion.

Chairman Cook: Yea
Commissioner Murphy: Yea
Commissioner Berry: Yea
Commissioner Withers: Yea
Commissioner Anderson: Yea
The motion passed unanimously.

Planning and Zoning Commission Meeting minutes were approved.

3. VOTE ON PLANNING COMMISSION VICE CHAIRMAN

The commission voted on a new Vice Chairman.

Commissioner Berry made a motion to nominate Kent Withers.

Commissioner Withers declined the nomination, officially.

Commissioner Anderson nominated Bart Berry and Mr. Berry declined.

They discussed that they needed Mr. Withers to accept the nomination.

Commissioner Cook voted to close the nominations.

Commissioner Anderson moved.

Commissioner Murphy seconded.

All voted in favor of Chairman Cook's suggestion.

Commissioner Members had discussion on a new Vice Chairman with Commissioner Withers and how an asset he will be to them. Commissioner Withers discussed possibly conflicts of interest.

Commissioner Murphy moved to approve Commissioner Kent Withers as the new Vice Chairman.

Commissioner Anderson seconded the motion.

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

The motion passed.

Kent Withers was nominated the new Vice Chairman.

4. DISCUSSION ON LIGHT INDUSTRIAL ORDINANCE

The Planning Commission prepared for discussion. They discussed the map.

Commissioner Withers spoke on preparations for the ordinance.

Commissioner Anderson and Chairman Cook discussed that the Town Council can approve and make corrections to the draft of the ordinance.

Cara Lyon, Town Clerk indicated that she was unable to print the map that Mr. Withers had sent and apologized.

The Planning Commission was referring to the map and made the following comment.

Chairman Cook asked if they should suggest an industrial strip. He indicated that Lehi's map is different and the uses are divided into 22 pieces. He commented that the map they were referring to was mixed up.

Commissioner Berry stated that he had looked at several different communities that compare to the Town. He suggested having a public hearing to discuss how this will impact them and gather public suggestions. He commented on light industrial, light manufacturing and commercial zoning.

Chairman Cook suggested that they start by figuring out a plan first before they have a public hearing.

Commissioner Withers stated that different zones needed to be configured into whole parcels. He suggested revisiting the map and establish perimeters.

Commissioner Berry indicated he included the information regarding this last meeting. He commented that there are 40-acre parcels down Pole Line Road aka, Church Farm Road and asked if they were going to do both sides of the road. Originally, the Town had 398 acres.

Commissioner Withers indicated that there are singular 40-acre tracks and referred to the map.

Commissioner Murphy agreed to place them all into parcels.

Commissioner Withers reiterated his comments. He wanted to look at the ownership of map and make their zoning congruent if people own two parcels.

Some Commissioners were unable to see the map. They discussed how to reach the attachment.

Commissioner Berry considered how much they wanted to change to industrial.

Commissioner Withers discussed a dedication plat. This was being reviewed by Eagle Mountain to dedicate part of the road to Cedar Fort. The process is unclear what the first step is for him to get this completed.

The commissioners discussed the maps referring to Church Farm Road and Pole Line Road. They discussed vendors paying for waterlines. What the Town will do with the water was in question.

Commissioner Berry discussed the Well, located South on Pole Line Road and who owned it.

Commissioner Anderson asked for clarity.

There was discussion about a project Commissioner Withers by profession was involved in seeing go through with the town. He was planning on abstaining a vote on the project at the time it went through.

Chairman Cook asked if Pole Line Road was going to Tyson.

Commissioner Withers stated he is under a non-disclosure. He stated that the road was going to go all the way through.

The Commission discussed more details pertaining to the location of the road.

Commissioner Murphy stated that there are five landowners on the Northside of Pole Line Road, Eagle Mountain has four on the Southside. These landowners would need to be contacted if they were to annex.

Commissioner Withers commented to keep the 1.5 miles inside Cedar Fort.

Commissioner Berry asked if the Town can be a part of the plan. He indicated that the road would be taken.

Commissioner Withers clarified that he did not state they can take it.

Commissioner Murphy discussed the possibility of the road going to Eagle Mountain.

Commissioner Withers discussed the Fairfield Dump situation. He mentioned that it's important to be flexible in order to not lose the tax revenue. He asked about the procedure for the maps and had spoken to the Mayor. Mayor Gustin indicated that this is where he needed to go first.

The Commission discussed tracking changes and how this works then referred to the document. There were questions as to what was added.

Commissioner Anderson asked how to keep the document one document.

Chairman Cook asked if anyone had read the Eagle Mountain Ordinances. He then discussed what was in the document.

Commissioner Berry indicated that Eagle Mountain has conditional uses and he felt that would not work for them.

Chairman Cook indicated he'd like to hold off on animals in zones, accessory dwelling and storage. He considered the uses of accessory dwelling as industrial or commercial. He commented on the electrical substation lines and oil and gas transmission lines. The discussion needed to be had regarding where they are allowed. He would like the focus to be on industrial and commercial. They have five or six uses and Lehi has 22 uses. He asked how they should proceed with the commercial and industrial zones. He commented that the commercial residential does not fit traditional commercial the setbacks become hard to regulate.

The Commission discussed that they do not want to use any conditional uses.

Commissioner Wither commented on the purpose of commercial residential. He commented they needed to dictate the requirements. They can look at what the buffer needs to be to respect the landowner's property rights.

Commissioner Murphy commented on the setbacks in Eagle Mountain regarding their setbacks.

Commissioner Berry commented on a meeting he attended and that he wanted to be conducive. He recommended some possibilities for setbacks.

Commissioner Withers would like there to be a five to ten-year plan based on what they felt was best. He felt the uses should be five-ten years and then reassess then.

Commissioner Berry stated he would like to focus on light industrial zoning now.

Commissioner Anderson stated he would like to see Pole Line Road taken care of.

Commissioner Withers commented on the plan relationship and handing things off to the staff to have them take care of it. There was a work plan for next week.

Commissioner Berry stated that they need to identify the property owners and then have a public hearing. He stated that they need to be ready.

5. DISCUSSION ON COMMERCIAL ZONE ORDINANCE

Commissioner Berry discussed rezoning a parcel on the map. He would like to have the proposal on the map and see property owners be contacted. He would like to see light industrial implemented.

Commissioner Withers commented that the more permissible the better.

Chairman Cook discussed that there are some things like ball parks in half acre zones. He commented on pools coming in. He stated that recreational type businesses are okay.

Commissioner Berry felt a snow shack was fine in a residential area.

Commissioner Withers stated he thinks a very specific type business fits residential.

Chairman Cook felt that commercial residential is an appropriate option for use.

Commissioner Withers agreed.

Chairman Cook discussed permitted uses, area setbacks and fences.

Commissioner Withers discussed office space and residential housing.

Commissioner Berry discussed what was written in the plan.

Commissioner Anderson suggested using Commissioner Berry's plan for light industrial.

Chairman Cook asked if commercial residential can be included and then a separate commercial. Also, a commercial and light industrial zone.

Commissioner Withers agreed. He stated that they need to designate the light industrial area.

The Planning Commission discussed how residents' taxes might go up with commercial zoning.

Commissioner Withers discussed some residents might want to keep some areas agricultural.

Chairman Cook indicated that there is a statement on prohibited uses, setback requirements, building height and development standards.

Commissioner Withers stated that the ordinance will dictate what can or cannot happen. He felt all the can do's and can not's should come from an attorney.

Chairman Cook stated that they need the ordinance to read easy.

Commissioner Withers discussed how the public can find this information.

Commissioner Berry would like the commercial to stay the way it is and work on the light industrial.

Commissioner Berry moved to focus on the light industrial zone.

Commissioner Withers seconded the motion.

Clerk Lyon stated that there is no vote for this on the agenda. That they cannot vote now.

6. DISCUSSION ON CEDAR FORT ZONE MAP

Commissioner Withers agreed with Commissioner Berry and get another proposed map. He would like to get comments.

- He proposed there is a revised map. Then go to Council.
- Target the top section of Commissioner Berry's document. Then go to Council.
- Look at parcel lines on map and the lines depend on ownership

Commissioner Anderson agreed then they need to decide what zones look like one bite at a time.

The Planning Commission agreed with each other on this being their designated route.

Commissioner Anderson discussed acreage and the lines on the map. The North side of RA10 would be cut in half.

Commissioner Withers stated pull it South or pull it north.

Commissioner Anderson suggested mimicking the RA10.

Commissioner Berry agreed there was a natural line.

Commissioner Withers gave an example of phasing zones out. He used Tyson as an example with light industrial and he had no problems with this.

The Commission continues discussion of what is shown on the map. They reiterated conversation details discussed above.

Chairman Cook asked that Commissioner Withers give his recommendations on the map.

7. ADJOURN MEETING

Commissioner Berry moved to Adjourn.

Commissioner Anderson seconded.

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

Motion passed unanimously.

Planning Commission meeting was adjourned at 8:29 PM.