

TIME: 7:00 p.m.

PLACE: Cedar Fort Town Hall, 50 East Center, Cedar Fort Utah

MINUTES TAKEN BY: Vonda Cook

COMMISSIONERS PRESENT: Gary Cook-Chairman, Chris Murphy, Kent Withers, Howard Anderson. Bart Berry came late.

EMPLOYEES PRESENT: None

VISITORS PRESENT: Mayor David Gustin, Harmony Withers

AGENDA ITEM #1 – Call to Order, Roll Call, Pledge of Allegiance, Prayer/Thought

Commissioner Cook called the meeting to order at 7:04 p.m. All Commissioners were present except for Commissioner Berry who came later.

Cara Lyon, Town Clerk, was excused due to illness.

The Pledge of Allegiance was led by Commissioner Withers and a prayer was offered by Commissioner Anderson.

AGENDA ITEM #2 – Vote to Approve Prior Meeting Minutes

Chairman Cook said that they did not have the minutes for the last meeting due to Caras' illness. Commissioner Anderson made a motion to table the minutes until next month. Commissioner Withers seconded it. Motion passed unanimously.

AGENDA ITEM #3 – Discussion and Vote on Recommendation for Pole Line Road

Chairman Cook turned the time over to Commissioner Withers. Commissioner Withers gave each Commissioner a zoning map of the area in question and gave a short presentation of what they wanted to do with the Pole Line Road. He said it will affect parcels on the south side, east of Highway 73. Commissioner Withers said he was hoping they can get help from Eagle Mountain and Cedar Fort to gather approval signatures of the land owners that will be affected.

He said the proposal is to turn the road over to Cedar Fort [once it is finished]. Mayor Gustin said the road is 47 ft. wide on each side. He said the land owners need to give a little more to have nice straight lines. Commissioner Withers said it will be a prescriptive road. He said it was cleaner to do it this way. He said the land owners will make their money back by the new zoning. He said it locks in the boundaries [of Cedar Fort].

Mayor Gustin said it would be helpful to have a map showing what land each person will be giving up. Commissioner Withers said he will map it that way. Commissioner Anderson asked what will happen if a land owner says "no"? Mayor Gustin said they would then work with the developer to do a taking. Commissioner Withers said there are several ways to get around the issue.

Commissioner Berry arrived.

Commissioner Anderson asked if they could have a key sheet. Commissioner Withers said they could. Chairman Cook called for a motion.

Commissioner Anderson made a motion to vote to accept the Pole Line Road dedication plat as our offering for the right of way on this road. Commissioner Murphy seconded it. Motion passed with Commissioners Cook, Anderson, Berry and Murphy voting yes. Commissioner Withers abstained due to a conflict of interest.

AGENDA ITEM #4 – Discussion on Possible Location of the Light Industrial Zone

Chairman Cook said he would like to see the following zones: Industrial, light industrial, mixed use and commercial. Commissioner Withers said that Eagle Mountain is in the process of rezoning some the property in question. The Commission discussed how much industrial property they need. Chairman Cook pointed out that they need to know what zones they want and then decide what the permitted uses would be for each zone. He would also like to address roads, parking and lighting for those zones along with developing other standards.

Commissioner Withers said Eagle Mountain is working on taking out the housing in the middle of their light industrial zone. He said he will find out what they are doing.

Commissioner Murphy said they should look at what will work for Cedar Fort because everything could change at any time with Eagle Mountain. Mayor Gustin said they need to be as permissive as possible in the notch in order to keep people from annexing out.

There was discussion on how to proceed. Commissioner Murphy suggested they each have a map and draw where they think each zone should be and what the permitted uses should be for that zone and at the next meeting they look at all the maps and make a decision.

Commissioner Berry said Eagle Mountain has water for down there. Mayor Gustin said that he would rather Cedar Fort supply the gas and water to Pole Line Road. He said he would rather not have interlocal utility agreements.

Commissioner Murphy suggested they have 3 zones to keep it simple – Commercial, Light Industrial and Industrial and decide what should go in each zone. The Commission agreed that this was a good plan. They will each bring their map and list of approved uses for each zone to the next meeting.

Withers will get the maps for everyone.

AGENDA ITEM #5 – Adjourn Meeting

Commissioner Withers made a motion to adjourn the meeting. Commissioner Anderson seconded it. Motion passed unanimously.

Meeting adjourned at 8:30 p.m.