

Town of Cedar Fort

Planning Commission Work Meeting August 13, 2019 at 7:00 p.m.

Town Hall, 50 East Center Street, Cedar Fort

Approved



Time: 7:03 p.m.

Minutes Taken By: Cara Lyon, Town Clerk

Town Employees Present: Cara Lyon, Town Clerk,

Planning Commission Present: Vice Chairman Gary Cook, Commissioner Bart Berry, Commissioner Kent Withers, Commissioner Chris Murphy

Visitors Present: Vonda Cook and Harmony Withers, and Calvin Cook (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 Berry motioned to approve the minutes for the Planning Commission Meeting held July 2019.

Vice Chairman Cook seconded the motion.

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

Planning and Zoning Commission Meeting minutes for July 2019, were approved.

3. SWEARING IN OF HOWARD ANDERSON AS COMMISSION MEMBER

Cara Lyon Town Clerk swore in Howard Anderson as a Planning Commissioner. He will serve a 5-year term ending June 30, 2024.

4. VOTE ON A NEW PLANNING COMMISSION CHAIR

Commissioner Murphy made a motion to nominated and appoint Vice Chairman Gary Cook as Chairman for the Cedar Fort Planning Commission.
Commissioner Withers seconded.

Commissioner Anderson made a motion to close nominations.
Commissioner Berry Seconded.

Those in favor for the motion made to close nominations to appoint Vice Chairman Gary Cook as Chairman for the Cedar Fort Planning Commission:

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

Those in favor for the motion made to nominate and appoint Vice Chairman Gary Cook as Chairman for the Cedar Fort Planning Commission:

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

Gary Cook was nominated to be the new Planning Commission Chair. They will vote for a Vice-Chairman next meeting. They will discuss later.

5. DISCUSS CEDAR FORT GENERAL PLAN

Commissioner Withers indicated they should start at the front and move towards the back because of the general nature of the plan.

Chairman Cook stated the most urgent matter of changes should be the zoning area down Pole

Line Road (also known as the Church Farm Road) due to the current growth.

Commissioner Withers stated he does not have a zoning map.

Commissioner Berry commented the map they have is the map that MAG did. The map he had was on page 16 and was not up to date.

Chairman Cook commented on pages seven and eight regarding Land Use Ordinances. He had attended a State training a few weeks ago and had taken notes which included:

- The Planning Commission can make recommendations to the Town Council,
- The State law will follow the Town Ordinances and if the Commission does not like ordinances, they can recommend change to the Town Council, and
- When writing Town Ordinances, it is best to keep our language plain and simple.

Commissioner Withers commented that the plan has fallen short and they could use more ordinances.

Commissioner Anderson included insight providing history to Commissioner Withers. He spoke about BYU students who had come out about 15-20 years ago and formatted the plan. There had been no major overhaul for years.

Commissioner Withers suggested that they might pick a town to model after and incorporate their general plan possibly into ours within a certain extent. Also, he commented on poor descriptions in the current general plan on pages 6-8. He would like to see our new General Plan reflect our current ordinances and also our current map

Commissioner Anderson agreed the language could reflect the current map. Chairman Cook reiterated that they need to be specific. The State recommended to not use the word, "Conditional Use" as a term, they would like to see more specific detailing in each of our zones and what is permitted within these zones.

Commissioner Berry stated he would like it to be straight forward information as well. He would like to see specifics under light industrial zone. He provided a map for the future annexation of Eagle Mountain. This map is in Eagle Mountains current General Plan. The commission members had the opportunity to review this map Commissioner Berry had brought to meeting.

Commission Berry provided information regarding Pole Line Road or Church Farm Road. He stated what was outlined on the map for the future annexation.

Next, the Planning Commission had a discussion regarding the annexation expansion. They discussed the Light Industrial and the Commercial Industrial areas. Light Industrial was mentioned. There was more geographic information discussed. There were other people wanting to develop next to the Eagle Mountain annexation.

Commissioner Withers noted they needed to look at the configuration of the current zoning map paying particular attention to existing zoning areas of Cedar Fort and their relation to adjoining Eagle Mountain Zones.

Chairman Cook commented they may need to be careful where they place light industrial. Commissioner Berry indicated that they should focus on the infrastructure and that their focus should be on mitigation. They need businesses in order to make money.

Commissioner Withers stated that he had been involved with the DAI and is familiar with the Tyson Project. Discussed how other cities are giving tax breaks as incentives. Most cities do not have large amounts of money for these projects. Usually Grants are necessary to make this possible.

The Commission planned on getting things worked out in the next month. A comment was made about sewer system hook ups.

Commissioner Withers added to comments made. Cedar Fort needs a general master plan to work as a wish-list for infrastructure. The importance of future planning is to promote opportunities for businesses to come in easier. He stated that we have an opportunity to help shape our own community.

Commission members discussed Lehi City ordinances in regard to the Light Industrial and Commercial Industrial. All members feel this may be something to incorporate into our own Town

ordinance. Commissioner Berry also discussed Grantsville, Tooele and Stansbury's ordinances as well in regard to Industrial.

Commissioner Withers offered to work on an updated Map while Commissioner Anderson discussed he would be happy to look into Lehi City Ordinances and provide a rough draft to all commission members an updated description for all Zones here in Cedar Fort including a Light Industrial Zone. Chairman Cook stated he will prepare a rough draft for lighting and parking.

6. ADJOURN

Commissioner Anderson motioned to adjourn the meeting. Commissioner Murphy seconded the motion.

Chairman Cook: Yea

Commissioner Murphy: Yea

Commissioner Berry: Yea

Commissioner Withers: Yea

Commissioner Anderson: Yea

The motion passed.

The meeting was adjourned at 7:55 pm.