

**Town of Cedar Fort
Planning Commission Work Meeting**

Tuesday, September 8, 2020 at 7:00 p.m.

Community Center, 475 South 100 East, Cedar Fort, Utah



APPROVED

Time: 7:09 p.m.

Minutes Taken By: Julia Cospers, Town Clerk

Town Employees Present: Julia Cospers, Town Clerk

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

Visitors Present: Vonda Cook, Harmony Withers, David Gustin, Cara Lyon, Kody Hill, Sheena Hill

Chairman Anderson noted to pass through agenda items 1-3 because the regular planning commission meeting changed to a work session.

4. DISCUSSION & VOTE ON JED BERRY REQUESTED ZONING CHANGE

Table to next month. Planning a public hearing prior to next month's meeting.

**5. DISCUSSION & VOTE TO MAKE ANNEXATION POLICY A SEPARATE DOCUMENT
(NOTE: THIS IS A STAND-ALONE DOCUMENT TAKEN FROM THE GENERAL PLAN
WITH NO REVISIONS.)**

Chairman Anderson noted that he updated the census information/population to match up with what they had in the planning commission ordinance.

Noted that this will be at the public hearing next month. To show that it was taken from the general plan to be its own stand-alone document.

6. DISCUSSION ON GENERAL PLAN SURVEY QUESTIONNAIRE

Took what Bart Berry had given them and erased the answers and reformatted it. The goal was to be consistent and non-leading. Six page document.

How do we get it out? Put it on the website? Utility bill? Go around and pick it up? Collection box?

7. DISCUSSION ON ZONE LOT FRONTAGE REQUIREMENTS

1 acre = 150 ft. frontage, 4 acres+ =250 ft. What should it be? Grandfathered in? Size requirements, but don't meet the frontage requirements.

8. DISCUSSION ON ZONE BOUNDARY ADJUSTMENTS

When there's a gap-clean it up! Fit the parcels->zoning map

9. DISCUSSION AND VOTE ON FRONT/SIDE BUILDING REQUIREMENTS

Ambiguity in the ordinance-referencing front set backs for structures. It says 40 ft. The house set-back is 30 ft. What if someone wants to build a big barn 40 ft. from the road and your house is back further. It is a safety concern because the fire department wouldn't know where to go.

10. DISCUSSION AND VOTE ON TWO DWELLING UNITS PER DWELLING

Currently it is one dwelling per dwelling according to the ordinance. There have been several requests to have two dwellings in one dwelling (mother-in-law apartment, basement, attached room etc.).

Discussed how the commission would like to see owner-occupied homes. The homeowner lives upstairs and rents the basement etc.

Discussed what would be wanted as far as rentals.

Liked the way the Bluffdale City ordinance was worded.

The meeting lasted approximately 1 hr. 39 minutes. Didn't need to adjourn because it wasn't a formal meeting.