

**Town of Cedar Fort
Planning Commission Regular Meeting Minutes
Tuesday, November 17, 2020 at 6:32 p.m.
Cedar Fort Community Center, 475 South 100 East
APPROVED**

Time: 6:05 p.m.

Minutes Taken By: Cara Lyon, Town Clerk

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

Visitors Present: Rett Messersmith, Darrell Cook, Trenton Kirkham, LaNae Kirkham, Brad Kirkham, Clarence Ault, Doug May, Lee Brown, Sharon Cook, Marlene Allen, Jed Berry, Kimball Messersmith, Harmony Withers, Chris Jensen, Larry Cook, Candice Elton, and Jed Elton

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

Clarence Ault to led the Pledge of Allegiance. Commissioner Murphy provided an invocation.

2. Vote to Approve Prior Meeting Minutes

Commissioner Murphy made motion to approve Regular Meeting Minutes for October 13, 2020.

Commissioner Berry seconded motion.

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

The motion passed approving Regular Meeting Minutes for October 13, 2020.

Commissioner Berry made motion to approve Public Hearing Meeting Minutes for October 13, 2020.

Commissioner Murphy seconded motion.

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

The motion passed approving Public Hearing Meeting Minutes for October 13, 2020.

3. Public Comment

Clarence Ault suggested that community members should be allowed to speak on any agenda items after they are discussed, not just during the public comment section.

Chris Jensen, Jed Berry and Darrell Cook among many other community members voiced they agree with Clarence Ault's request.

Chairman Anderson stated he is not aware of any other town or city that allows public comment throughout. The State has set it up so that the Commission or another Council can conduct the business of the Town. The public is invited to see what's happening in the name of transparency but not to be involved.

4. Swearing-in of new Planning Commission member

Commissioner Berry moved to table Agenda Item 4.

Commissioner Murphy seconded motion.

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

The motion passed approving to table Agenda Item 4.

5. Nomination of New Vice-Chairman

Chairman Anderson moved to table Agenda Item 5.

Commissioner Murphy seconded motion.

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

The motion passed approving to table Agenda Item 5.

6. Discussion and Vote on Doug and Clydene May Zoning change application

Commissioner Berry moved to approve Doug and Clydene May Re-Zone Change Application. Commissioner Murphy seconded motion.

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

The motion passed approving Doug and Clydene May Re-Zone Change Application.

7. Discussion and Vote to Cancel December Planning Commission Regular Meeting.

Commissioner Berry moved to Cancel the December Planning Commission Regular Meeting.

Commissioner Cook seconded motion.

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

The motion passed approving to Cancel the December Planning Commission Regular Meeting.

8. Discussion on Zone Lot Frontage Requirements

Chairman Anderson explained that in the zoning ordinance they have established frontage requirements for each zone. He stated that in some scenarios the requirements may not fit.

Commissioner Murphy explained the biggest issues are down by Field Road by 100 North. Close to the highway zoned RA-4. Existing parcels in RA-4. Just down the road the zone shifts to RA-5. Commissioner Murphy found three existing 5-acre parcels that meet the lot size requirement but do not meet the frontage requirement as the lots are too narrow. Additionally, if some of the 10 acre lots would be out of compliance if they were someday split into North and South parcels. He recommended that they look to adjust these requirements across the board to avoid confusion.

Commissioner Withers suggested the Planning Commission pick frontage requirements that would be a good fit for all of Cedar Fort.

Commissioner Murphy Chris inquired if the requirements would be for all zones.

Commissioner Withers confirmed that would be the case. He suggested the requirements be friendly enough that homeowners could build on large or small lots.

Commissioner Cook stated they adopted numbers from other towns and cities but they need to be adjusted to fit the requirements of the town. He stated there are many towns that have a minimum frontage requirement. He noted there are quarter acre, half acre, and different sizes of lots that were never grandfathered into these requirements.

Chairman Anderson inquired if anyone remembered the former discussion regarding the frontage requirements. In that discussion they wanted to make larger parcels feel more spread out instead of pressed closed together. He stated they can review both the low end and the high-end setback requirements for the meeting in January.

Member Withers suggested there be both minimum side yard requirements and setbacks for a house. He stated they should look at the average house, length, and width and then base the frontage on what people are most likely to build. That way they avoid the problem of houses being set so close to each other. He also mentioned that the side yard setbacks are as important as the frontage requirements. If they are looking at decreasing the minimum lot front, they will need to review the side yard requirements as well. If an average Rambler is 100 feet a minimum lot would be 125 feet.

Commissioner Cook believes Cedar Fort did agree in using the County setbacks.

At (29:00) This discussion went a different direction on Survey's that were mailed out to the residents in town and I chose not to include this discussion on these meeting minutes. This was not on the Agenda.

9. Adjourn

Commissioner Withers moved to Adjourn meeting.

Commissioner Murphy seconded motion.

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

The motion passed; meeting adjourned at 7:42 p.m.