

Town of Cedar Fort

Planning Commission Public Hearing Meeting Minutes

Tuesday, May 11, 2021, at 6:00 p.m.

Town Hall, 50 East Center Street, Cedar Fort



Agenda

- 1. Revision of the Re-Zoning Application and Associated Changes in the Zoning Ordinance,**
- 2. Accessory Dwelling Units (ADU's)**

THE PUBLIC IS WELCOME TO ATTEND ALL TOWN PLANNING AND ZONING MEETINGS.

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@cedarfort.town) at least 24 hours prior to this meeting.

Posted this _____ day of May 2021 at _____ AM/PM By: _____

Town of Cedar Fort
Planning Commission Public Hearing Meeting Minutes Tuesday,
May 11, 2021, at 6:03 p.m.
Town Hall, 50 East Center Street, Cedar Fort
APPROVED



Time: 6:15 p.m.

Minutes Taken By: Cara Lyon, Town Clerk

Town Employees Present: Cara Lyon, Town Clerk

Planning Commission Members Present: Chairman Howard Anderson, Commissioner Bart Berry, Commissioner Gary Cook, Commissioner Greg Cutburth and Vice Chairman Chris Murphy

Visitors Present: Donna Gail Hyde, Glenn Wilson, (Vonda Cook, David Gustin, and Justin Jones- Did Not Sign In)

1. REVISION OF THE RE-ZONING APPLICATION and ASSOCIATED CHANGES IN THE ZONING ORDINANCE

This application is for landowners to complete if they wanted to rezone their property. This is just the application, and what I've attempted to do is to simplify and clarify what it is that we're asking for, and then put the same requirements within the ordinance. and it's just a little easier to read and follow for anyone that wants to do a rezoning application.

There was no Public Comment.

2. ACCESSORY DWELLING UNITS (ADU's)

Donna Hyde, or Donna Gail Hyde. I have a question on the accessory unit. Do you have an idea is this in-house, behind the house, separate from your house?

Chairman Anderson explained an accessory dwelling unit is an extension of structurally attached or within and incidental or subordinate to a single-family residential unit, with applicable building permits, which may include a kitchen, bathroom, and sleeping area. We're suggesting it's contained within the primary dwelling, maybe separated by a dedicated access, and may be occupied by no more than six persons. The other part added was the definition of structural addition, which is a modification made to the primary residency.

The application is very clearly defined as to what's needed. It needs a notarized letter saying that the owner will be occupying either the primary unit or the accessory dwelling unit, and a floor plan needs to be provided, a site plan if it's going to modify the exterior of the building, and then there are three areas where a public notice is required. This is if there's a conditional use, and those three conditional uses are clearly defined in here. Those are in approval process part C. If there is any one of the following conditions that occurs with the ADU, then it does require a public hearing notifying

people around them. If any of these take place, if the owner begins to function as a landlord by renting the space, so if you're going to do this, and you're going to put it in a basement, and you want to rent it out, then that requires the public hearing and notification of everyone around.

3. ADJOURN

Vice Chairman Murphy moved to adjourn.

Commissioner Berry seconded.

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

The motion passed to adjourn.

The meeting was adjourned 6:32 pm.