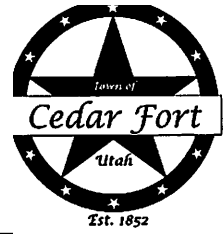


Town of Cedar Fort
Planning Commission Regular Meeting Minutes
Tuesday, October 12, 2021, at 7:00 p.m.
Town Hall, 50 East Center Street, Cedar Fort



Agenda

- 1. Call to Order; Roll Call; Pledge of Allegiance; Prayer/Thought***
- 2. Public Comment**
- 3. Oath of Office New Commission Member (5-year term ending June 30, 2026)**
- 4. Vote to Appoint Planning Vice-Chairman**
- 5. Vote to Approve Prior Meeting Minutes August 2021**
- 6. Discussion on Town Roads**
- 7. Discussion on Changes to Zoning Ordinance**
- 8. Review / Tabulation of Town Survey and Discussion on New Survey Format**
- 9. Adjourn**

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 October 2021 at ____ AM/PM By: _____

**Town of Cedar Fort
Planning Commission Regular Meeting Minutes
Tuesday, October 12, 2021, at 7:00 p.m.
Town Hall, 50 East Center Street, Cedar Fort**



APPROVED

Time: 7:02 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 Cutberth, and Vice Chairman Chris Murphy
Visitors Present: None

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

Commissioner Cutberth led the Pledge of Allegiance. Chairman Anderson provided invocation.

2. Public Comment

No Public Comment.

3. Oath of Office for New Commission Member (5-year term ending June 30, 2026)

Clerk Lyon swore in Chris Murphy as the New Commission Member for a 5-year term ending June 30, 2026.

4. Vote to Appoint Planning Vice-Chairman

Commissioner Cook nominated Commissioner Murphy as the Vice Chairman for the Planning Commission.

Commissioner Cutberth seconded.

Commissioner Cook:	Yea
Commission Cutberth:	Yea
Commissioner Berry:	Yea
Vice Chairman Murphy:	Yea
Chairman Anderson:	Yea

The motion passed to nominate Commissioner Chris Murphy as the Vice Chairman for the Planning Commission.

5. Vote to Approve Prior Meeting Minutes August 2021

Commissioner Cook moved to approve the August 17, 2021, meeting minutes.

Vice Chairman Murphy seconded.

Commissioner Cook:	Yea
Commission Cutberth:	Yea
Commissioner Berry:	Yea
Vice Chairman Murphy:	Yea
Chairman Anderson:	Yea

The motion passed to approve the August 17, 2021, meeting minutes.

6. Discussion on Town Roads

Commissioner Cook explained that in reading through the Ordinance, he feels is a bit confusing. It sounds like we require a 56-foot road when anyone's building. He feels that for a subdivision he doesn't have objections. But, if it's on a property line, I think that it should be 28-foot on each side of the property line, and so that should require the person that owns this property that's putting it forward to only go the 28 feet rather than 56 feet.

Chairman Anderson think's that's still the intent apart from the ordinances asking that the whole 56 feet be dedicated at that point. He feels the problem begins prior to that, if you don't require the 56 feet because what happens is you got two properties like this, two properties like this. This guy's developing, so he only does 28 feet here. He asked the commission members, "Where does the road go then?"

Commissioner Berry mentioned this was done out there with Johnny and Putnam's, and without getting in all that nonsense. It's the 28 feet is what we always said if you're going to build, you give your 28 feet, then when somebody wants to build like he says, then they give their 28 feet, but I take it even further. I think on your main roads, you need to have it, but I don't think you need 56-foot on secondary roads. I think we need to revisit that.

Vice Chairman Murphy indicated if it's incumbent on me to make sure that my neighbor donates or dedicates his side of the road, then you're giving someone who may not like you the power to keep you from being able to build on your property. If there's someone that you don't get along with that owns property across the road from you, and the ordinance is stating that I have to get them to dedicate there, even if they -- there are some who would just to be spiteful to their neighbor, even if they didn't care one way or the other under normal circumstances to dedicate the road would not do it to make sure that the guy that they don't like doesn't get to build. In answer to your question, Howard, as to where does the road go? I think that it could vary.

After much discussion the Commission Members chose to move on with tonight's Agenda.

7. Discussion on Changes to Zoning Ordinance

Chairman Anderson let the Commission Members know he is waiting to receive the newest copy of the Zoning Ordinances from the Town Council from the August 2021 update. However, in the updated copy under ADU talks about detached accessory dwellings, which is not what I had remembered us doing. The ADU is detached. I thought it was if the ADU was attached. If the ADU is detached, the square footage may not exceed 50% of living square footage with the primary dwelling.

Commissioner Cook mentioned he still believes we need to redo it and just do it attached or internally attached and not detached. I don't think Cedar Fort's ready for that, we don't have the manpower to handle the extra that goes into that, and the problems that come with that.

Vice Chairman Murphy indicated that is the way we sent it to Town Council was only attached, and they changed it.

Chairman Anderson indicated we can change those two words, attached instead of detached.

Commissioner Cook mentioned that is what the state requires. They don't require us to have a detached, but they do require us to do allow internal.

8. Review/Tabulation of Town Survey and Discussion on New Survey Format

The Planning Commission tallied the results of the Town Survey.

9. Adjourn

Vice Chairman Murphy made motion to Adjourn.

Commissioner Berry seconded.

Commissioner Cook:	Yea
Commission Cutberth:	Yea
Commissioner Berry:	Yea
Vice Chairman Murphy:	Yea
Chairman Anderson:	Yea

The motion passed to Adjourn

The meeting was adjourned 8:20 p.m.