

Town of Cedar Fort
Planning Commission Regular Meeting Minutes
Tuesday, March 08, 2022, 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. Vote to Approve Prior Meeting Minutes (Jan. 2022)**
- 4. Discussion and vote on Jeavons Minor Subdivision**
- 5. Discussion and Vote on Carol Dean Yates Minor Subdivision**
- 6. Discussion of Proposed Gun Range on North End of Town**
- 7. Discussion on Proposed "Right to Farm" addition to Zoning Ordinance**
- 8. Discussion of Proposed Road Right-of-Way addition to Zoning Ordinance**
- 9. Discussion on Proposed RA5 Zone Frontage Requirements Change to Zoning Ordinance**
- 10. 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 March 2022 at _____ AM/PM By: _____

**Town of Cedar Fort
Planning Commission Regular Meeting Minutes
Tuesday, March 08, 2022, at 7:00 p.m.
Town Hall, 50 East Center Street, Cedar Fort**



APPROVED

Time: 7:20 p.m.

Minutes Taken By: Cara Lyon, Town Clerk

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

Planning Commission Members Telephone: Chairman Howard Anderson

Planning Commission Members Absent: Commissioner Greg Cutberth

Visitors Present: Mayor, Wyatt Cook, Tim Jeavons, Ashley Jeavons, Justin Allred, and Sam Smith

Visitors Present Zoom: Not Applicable

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

Commissioner Cook led the Pledge of Allegiance. Commissioner Berry provided invocation.

2. Public Comment

No Public Comment.

3. Vote to Approve Prior Meeting Minutes (Jan. 2022)

Commission Cook moved to approve meeting minutes for January 11, 2022.

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

The motion passed to approve the Prior Meeting Minutes for November 2021.

4. Discussion and vote on Jeavons Minor Subdivision

Tim and Ashley Jeavons explained to the Commission why they have submitted a Minor Subdivision Application. They are subdividing off five acres so they can build a greenhouse, they plan on growing plants and vegetables in hopes of selling to the residents. Potentially in the future they may build a home, but unsure at this time. They have no intention of doing a major subdivision with small lots. They understand the community and respect it and they

want to keep that in mind for any future building, where if they do continue to subdivide it would be five-acre lots. They have no intention of going smaller than that. They have previously deeded the 28 feet required approximately a year ago. They are working with SITLA currently for an easement for the front of the property.

Chairman Anderson moved to approve the Minor Subdivision Application No. 14 for Tim and Ashley Jeavons.

Commissioner Cook seconded.

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

The motion passed to approve the Minor Subdivision Application No. 14 for Tim and Ashley Jeavons.

5. Discussion and Vote on Carol Dean Yates Minor Subdivision

Commissioner Murphy explained to the Commission he is representing Carol Dean Yates. This parcel is located on 100 North or Field Road, this is kitty corner across from Doug Noland. Chairman Anderson had called with a question wondering why the parcel looks like it does. If you look at it on the maps, it is a little bit confusing because on the far north where it makes that notch it looks like the property line goes through, but if you move up to the top part of that parcel on the county maps it's the same parcel number, and it's approximately 11.6 acres. The proposed new subdivision line is approximately 660 feet to make that bottom parcel five acres, leaving 6.86 acres left to the north. It is in the RA5 zoning, according to our Town ordinance this will be two buildable lots.

Commissioner Berry moved to approve the Minor Subdivision Application No. 18 for Carol Dean Yates.

Commissioner Cook seconded.

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

The motion passed to approve the Minor Subdivision Application No. 18 for Carol Dean Yates.

6. Discussion of Proposed Gun Range on North End of Town

Justin Allred and Sam Smith provided information on a parcel off West Canyon Road they are looking into purchasing. They intend to develop a shooting range. They discussed options with the Commission.

7. Discussion on Proposed "Right to Farm" addition to Zoning Ordinance

The Commission discussed the Right to Farm amongst themselves. They feel there needs to be a few word changes in the Ordinance that past a few years ago that seem to have left verbiage out. They would like to make sure this Ordinance protects those who farm.

8. Discussion of Proposed Road Right-of-Way addition to Zoning Ordinance

The Commission discussed the Right-of-Way in the Zoning Ordinance. They brought up taking into

consideration what Mr. Bob Allen had provided them in their meeting in November 2021. They will review and bring ideas to the next Commission meeting.

9. Discussion on Proposed RA5 Zone Frontage Requirements Change to Zoning Ordinance

The Commission discussed the Frontage Requirements in the Zoning Ordinance. They discussed the Field Road (100 North). They will review and bring ideas to the next Commission meeting.

10. Adjourn

Commission Berry made motion to Adjourn.

Chairman Anderson seconded.

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

The motion passed to Adjourn

The meeting was adjourned 9:01 p.m.