

June 14, 2022

Planning & Zoning Meeting Minutes

Committee Members Present: Zeb Wignall, Judy Wadly, Gedeon Jarvis, Mayor Keenan Pearson, Town Clerk/Recorder Cindi Madsen

Public in Attendance: Tami Privett, Yvonne Larsen, Heather Myers, Jane Vorhees, Kendal Vorhees

Meeting is called to order at 7:07 pm.

Pledge of Allegiance is recited by the public and committee members.

Zeb asks if everyone has had a chance to look at minutes. Zeb has a correction on last page; corrections have been noted. Mayor Pearson states he has not been able to go over the Jones & Demille draft as he could not remember where the website was located. Zeb hasn't heard anything about where they are at. Mayor talked to them a little while ago, and we are supposed to be putting a steering committee and then get back to them with what we want. Planning & Zoning is going over zoning ordinances, Steering committee is going over everything as a whole. Tami states they need the steering committee's input and commissioner's input, land use has been questioned and other things. We need to weigh in on questions and concerns. Steering Committee is meant to get the people of Sterling involved, according to Mayor Pearson. Tami states Jones & Demille were saying they weren't paid, Keenan is saying this has been resolved. Zeb asked about bringing in the buffer zone. If we have a buffer zone, the county has to ask us first. 6 minutes about buffer zone Tami states we could change it from ½ acre to 1 acre, and Zeb asks if there would be any downfall to that. Mayor states they were telling people if they don't annex in, they were going to cut water off, but they do not have the power to do this. Judy asks if anyone knows if anyone knows what is going on on the opposite side of 89. Tami states that is the area where developers were trying to sell the land, then get it subdivided. It is unclear if they are going through with it or not. Yvonne thinks giving water outside of city limits needs to be controlled or modified because we may not have the water for what is within the city limits. Mayor Pearson states we are going to have a discussion on annexation in the future. Many do not want it, but some people do, so it is our responsibility to bring it up. Mayor Pearson thinks this is a great way to get people to show up to these meetings. Tami suggests we do ordinances that 13:40 Yvonne asks if unless they're annexed, they can't get water? If they are within the town limits, they cannot shut off water. We can pass a city ordinance stating the council has a right to decide when, due to water concerns, they are and are not comfortable with giving out water to outside of Sterling. Zeb thinks we should be careful with the council making these decisions.

½ culinary, ½ irrigation

Keenan asks how much ½ share of culinary is in gallons or feet, and Zeb is unsure. Zeb states you can't really go by a share because the town goes by gallon usage. Yvonne states there are 14-16 meters that aren't being used, and Mayor Pearson states that once we have a water plan that will be figured out. Due to this, Zeb is saying we aren't getting a very clear picture of how much water we have.

Zeb asks if we should change the buffer zone or leave it as is. Mayor Pearson states to annex in the cemetery, we would have to annex in the buildings around it before we do that. Anyone who states they are going to grow anything on their land cannot have their land annexed because it is considered rural property. Zeb thinks we should keep Sterling as agriculture-bound as we can, as that is why everyone wants to be here to an extent. Mayor asks if we should be able to annex the Sterling Town Hall as part of it is already within town limits. Zeb doesn't think there would be a need to annex the cemetery, but everyone agrees the Town Hall needs to be. Heather asks who pays for the annexation, and Mayor Pearson states it is usually the city.

Low income housing is not an ordinance we have right now and something that needs to be added so we do not have to add duplexes, apartments, etc. Mayor asks if there are any other public utilities we offer, and there are not. Zeb asks how many hookups are outside of city limits, and Yvonne states we have 16-18 with the closest being to Cedar Crest, which has 3 hookups, and Nato, which has 5. Zeb asks if the tax base would be enough to cover the annexation fee, and Yvonne says no.

Judy makes a motion to approve minutes for April 12, 2022 as amended, seconded by Mayor Pearson, all in favor, motion passes.

Zeb asks how we want to go about the appointment of committee members for Planning & Zoning. He does not think there was ever a vote, and just an appointment. Yvonne agrees, and states there are 4-year terms and alternate every 2 years. Judy replaced Scott, Gedeon replaced Leslie, and this was in the past year. Gedeon states he never agreed to stay, and Mayor Pearson states this is why we wanted to bring it up. Yvonne is stating we need to decide who is staying the rest of the term per the ordinance. Mayor Pearson's understanding per Utah Code is that the mayor appoints them, and then the council votes. We need to figure out who is staying and who is not. Mayor Pearson also states that nobody should be meeting one-on-one with planning and zoning members to work out plans. We should always be meeting in a public meeting. According to our city code, we are supposed to vote on who the head of P&Z is (Zeb). Zeb asks if Planning & Zoning or City Council votes on who the chair is. Mayor clarifies it is the Planning & Zoning Committee. Gedeon would like to know how much longer his term is, and Mayor thinks it was renewed in January 2021. Gedeon would like to stay through until the Jones & Demille project is over, but does not want to stay for 3 more years. Loretta will need to resign before we can make a job posting for the position.

Zeb asks everyone what their main concerns are in order to pick a section to work on for Jones & Demille. Tami 1:01

Heather thinks we should put it out there that if people are not going to come to the meetings, they have no reason to complain about any of it. Mayor Pearson reiterates the annexation is a big enough topic that might bring people to the meetings. First 25 pages will be gone over before next P&Z meeting.

Keenan makes a motion to close meeting at 8:17, seconded by Gedeon, all in favor, motion passes.

