

Sterling Town Planning & Zoning Commission

Minutes Tuesday March 14, 2023, 7:00 PM

1. Pledge of allegiance.

Commission present staff and community present stand and recite the pledge of allegiance.

Meeting called to order at 7:15 by Zeb Wignall

2. Roll call: Loretta Denton, excused; Gedeon Jarvis, excused; Keenan Pearson, excused; Judy Wadley, present; Zeb Wignall, present.

Staff present: Kristina Winkel

Others present: Tami Privett

3. Read and approve minutes

Due to only two members of the commission present, approval of minutes will take place at the next meeting.

4. Discuss the need for all Commissioners to complete OPMA training on the State Auditor's website at

<https://training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2022> Zeb has completed the training and provided his certificate. Judy has completed the training and provided her certificate.

5. Discussion on Town Planning & Zoning draft from Jones & DeMille for Sterling Town.

Judy has made a list of suggestions regarding re-wording of the Jones & DeMille draft. Judy states that she has re-written the intent statement and worked on the application form. See attached copy of Judys suggestions.

Discussion on changing a percentage of the house to square footage.

Discussion on solar panels.

13-3 Special Uses. Judy's understanding in regards to the Inflation reduction act, is to place a lot of high density living situations in republican areas, specifically small towns. Pay attention to this. Judy has contacted the state waste management person to forward her following question: "What is the ratio or formula for the size of a drain field to high density living situations?" Judy believes the square footage of the Town precludes any high density living situation. Judy states the the water available to this community is limited and nearly at its maximum usage capacity, sewage is only available in a septic-type of removal, the concentration of sewage needs is not recommended for concentrated living situations.

Zeb explains that they won't be able to give exact numbers because each soil type will be different. This is why you do a perk test before you build which tells you how much leach fields you will need. As long as the septic system is working right, they are not terrible things. If they are working right, the only thing coming out should be water.

Judy states she is thinking of group homes, apartment buildings, residential facilities situations. Since we only have a volunteer fire department and no additional emergency services, bus services or public transportation. Zeb states in the past we did have a bus that stopped at Lilly's.

Tami states that you can make an ordinance prohibiting high density building, this precludes that type of building even if we later annex. Tami explains the process for the Planning and Zoning to make this suggestion to the Town Council.

Commission asks Discussion for an ordinance prohibiting high density housing and Discussion on buffer zones be added to the agenda for the next meeting.

6. Committee Business

No new business at this time.

7. Adjournment.

Meeting adjourned at 7:29