

CITY OF FAIRVIEW
PLANNING COMMISSION MEETING
85 South State Fairview, Utah
November 2, 2023

7:30 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CONDUCTING	Jason Mardell
APPOINTED OFFICIALS	Dan Madsen, Lindsey Barker, and Talon Peterson.
APPOINTED STAFF	Nathan Kent Nelson; City Recorder, Mike MacKay; Planning and Zoning Administrator

CALL TO ORDER – Jason Mardell
INVOCATION – Talon Peterson

APPROVAL OF MEETING MINUTES

- October 5, 2023 Meeting Minutes

Mr. Glad moved to approve the minutes as listed. **Mrs. Barker seconded** the motion. The motion **passed unanimously**.

APPEARANCES

Papa's Pizzeria

Mr. Mardell asked if a maximum number of occupants has been determined and suggested having the Fire Chief inspect the building to verify this number.

General discussion ensued regarding signage regulations and exterior aesthetics of the building. The Planning Commission approved their business license application and gave the business owners permission to move forward with the business.

Greg Sorensen – Subdivision Planning

Mr. Sorensen did not appear before the Planning Commission; thus Mr. Nelson took his place. He stated the city is looking into creating updated regulations regarding the planning and implementation of subdivisions within and near Fairview City, especially pertaining to the planning of utilities for said subdivisions. Mr. Nelson stated he would

update the Planning Commission and City Council when applicable Ordinances or Resolutions have been drafted.

Chastity Embleton – Abandoned home discussion

Mr. MacKay stated the Embletons wish to build a new house on their property, but they cannot because there is already an old, abandoned home on the property. They wish to eventually demolish the property, but they don't have the money to do it as of now. Mr. MacKay asked the Planning Commission if there was anything they could do to start construction while still having the abandoned home on the property.

The Planning Commission discussed the possibility of condemning the home, but ended up deciding it would be best if the old home was completely demolished before construction on the new home were to begin.

John and Kevin Anderson – Lot Frontage

John and Kevin Anderson appeared before the Council to discuss different possibilities of splitting the lot they owned just south of Fairview. They stated there were multiple different split options, but the split would ultimately be dictated by sewer lines and lot frontage requirements.

The Planning Commission discussed existing and future sewer lines, roads, and lot sizes. It was ultimately decided the Andersons would initiate an annexation into the city and all other processes and splits would be sorted out from that point.

Phil Beebe – Carport Setbacks

Mr. Beebe appeared before the Commission and stated he is planning on building a new carport but only has 20 feet of frontage when 25 feet is needed. He asked the Commission for a non-conforming exception. The Planning Commission did not grant the variance and they suggested finding an alternative idea for the carport.

TOPICS OF DISCUSSION

Fire Access on Properties

Fire Chief Jeff Cox was not present at the meeting; therefore, this topic was not discussed.

Accessory Building Setbacks

Ms. Barker introduced the changes that have been made to the Ordinance since the last Planning Commission meeting. These included updated formatting, updated fire access regulations.

Mr. Peterson Moved to approve the accessory buildings setbacks ordinance as presented and to pass it onto the City Council with recommendation for approval. **Mr. Glad Seconded** the motion. **The motion passed unanimously.**

PLANNING COMMISSION REPORTS

Mr. MacKay updated the Planning Commission on items which the City Council is undertaking and stated they will be discussing a proposed bike track at the sports park complex during the next Commission meeting.

ADJOURNMENT

Mr. Glad moved to adjourn. **Mr. Peterson seconded** the motion. The motion **passed unanimously.**

The meeting adjourned at 9:21 pm.