

**NOTICE AND AGENDA OF
FAIRVIEW CITY PLANNING COMMISSION MEETING**

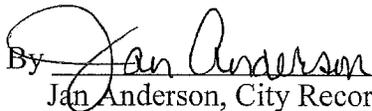
7:30 p.m. Thursday, February 12, 2015

Fairview City Building
165 North State Street
Fairview, Utah 84629

Notice is hereby given that Fairview City Planning Commission will hold its regular scheduled meeting on the 12th of February 2015, at the Fairview City Hall, 165 North State Street, Fairview, Utah, which meeting shall begin at 7:30 p.m. The agenda shall be as follows:

1. Call to Order: Bob St. Jacques
2. Invocation by Invitation
3. Approval of Minutes from Previous Meeting(s)
4. Appearances:
 - a. Donna Seager - 350 South Mountainville Road - Home-Occupation Permit Approval
5. Topic of Discussion:
 - a. Zoning Definition Discussion
 - b. Zoning Ordinance Assignment Review - Alyson Lee
 - c. Portable Real Estate Sign Discussion
6. Planning Commission Reports:
 - a. Chair Bob St. Jacques
 - b. Sean Rawlinson
 - c. Kyle Durrant
 - d. Alyson Lee
 - e. Mike Jarman
 - f. Councilmember Bawb Nielsen
 - g. City Employee Dave Taylor
7. Adjourn

Dated and Posted this 11th of February 2015

By  _____
Jan Anderson, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Jan Anderson, City Recorder at 435-427-3858 at least 24 hours before the meeting.

Minutes of Fairview City Planning Commission Meeting, Thursday, January 8, 2015

Minutes of Fairview City Planning Commission Meeting held on Thursday, January 8, 2015, at 7:30 p.m. at 165 North State Street, City of Fairview, County of Sanpete, State of Utah.

Those present were Co-Chair Bob St. Jacques, Commission Member Kyle Durrant, Alyson Lee, and Mike Jarman. Chair Sean Rawlinson was absent. Councilman Bawb Nielsen was present along with City Employees Dave Taylor and Jan Anderson. Citizens present were Melissa A. Holt, and Jim and Deb Hewitt.

The meeting was called to order at 7:31 p.m. by Co-Chair Bob St. Jacques. The invocation was offered by Kyle Durrant

Approval of Minutes. Zoning Administrator Dave Taylor moved to approve minutes from December 4, 2014. Member Kyle Durrant seconded the motion. The voting was as follows: Bob St. Jacques, Dave Taylor, and Kyle Durrant. Both Alyson Lee and Mike Jarman were not present at the December meeting, therefore, unable to vote.

Appearances.

Jim Hewitt – 340 East 300 North – Variance Request for a Carport. Mr. Hewitt is asking for a 4-foot side setback allowance for a carport. The current ordinance states 8-foot. There is a power pole on the roadway on the front property line and a telephone pole in the back. If he were to put the carport closer to his home, it would create a problem for emergency access to the back of his property. There is a cement wall with a 3-foot high chain-link fence between him and his neighbor on the east. It was asked if his neighbor had another access to the back of his property. There is a gate off 300 North that allow access to the back. If the variance is granted, there would be 4-feet 4-inches plus 10-feet between the carport and his neighbor's house. He was asked what the purpose of the carport was for. He stated toys. The carport is temporary, there will be no power. The Planning Commission cannot grant a variance but can make their recommendation to the City Council. The Planning Commission's main concern is the access for emergency personnel. Because of the unique circumstance with the power pole and the telephone pole, there may be justification for a variance. He was asked if he had contacted his neighbor. Mr. Hewitt had talked to his neighbor, Mark Larsen, and stated that he did not have any problem with the carport. Commission Member Alyson Lee **moved to forward onto City Council with their consideration of approving the variance.** Commission Member Kyle Durrant seconded the motion. The voting was unanimous in favor of.

Melissa Holt – Business License Approval – Healing Hearts Institute – 145 South State. The purpose of the business is alternate healing. She has an associate degree from Eastern Utah College and has completed a 1000 credit-hour course from the Institute of Healing Arts. She has experience as an emotional release facilitator in Theta healing, emotional aromatic touch, and physical aromatic touch. There will only be one person or client and/or family at a time. She was asked if she planned on putting up a sign. She has a temporary sign but does not have funds for a sign, yet. There is parking in her driveway and along State Street. Commission Member Mike Jarman **moved to forward this business request on to City Council for their approval.** Commission member Kyle Durrant seconded the motion. The voting was unanimous in favor of.

Topic of Discussion.

New Term Recommendation for Planning Commission Chair and Co-Chair. It was mentioned that Chair Sean Rawlinson stated that there here is still a conflict between Planning Commission meeting and the ambulance meeting, so he recommends that someone else chair the Planning Commission. Commission Member Alyson Lee **moved that Bob St. Jacques be appointed as chair for the Planning Commission.** Commission Member Kyle Durrant seconded the motion. The voting was unanimous in favor of. Commission Member Mike Jarman **moved that Alyson Lee be appointed as co-chair for the Planning Commission.** Commission Kyle Durrant seconded the motion. The voting was unanimous in favor.

Zoning Ordinance Review. Alyson Lee will present her section next month.

Planning Commission Reports:

Alyson Lee stated that Sean Rawlinson mentioned that a new topic would need to be assigned for next month. It was decided that next month the Commission review Alyson's chapters and then go from there on new assignments.

Councilman Bawb Nielsen welcomed Mike aboard. He also mentioned that a business approached him regarding opening a restaurant on canyon road. This is real preliminary.

Adjourn.

Commission Member Alyson Lee **moved to adjourn the meeting at 9:03 p.m.** Commission Member Kyle Durrant seconded the motion. The voting was unanimous in favor of.

City Recorder _____ Date _____



APPLICANT INFORMATION

Date: 1/19/14

Name: Donna M. Seager Enterprises

Address: P.O. Box 283

City: Fairview State: UT Zip: 84629

Phone: 427-5489 Fax: same

Cell Phone: 801-699-6872

Email: donna@seagerent.com

Contact Person:

HOME OCCUPATION APPLICATION

Home Occupation Application Fee Amount: \$

Proposed Business: Art work and sales (online & craft shows)

Location/Address of Proposed Application: 350 So Mountainville Rd.

Current Land Use Designation and Zoning District: RA

Total Acreage (square feet or acres) of Site: .5 acres

Name of Property Owners: Phillip Seager
Donna Seager

Signature of Applicant(s): Donna M. Seager

Call Donna Seager
When you get in
801-699-6872

Re: Business

Fairview City Office Use

Date Received: _____ Date Determined Complet _____

Chapter 11
General Property Development Standards

Main Suggestion: Move SECTION 1139—DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS from the back of the section to the front. It is the section everyone will refer to, it should be at the front rather than at the back.

Section 1110—Required Streets, Curb, Gutter, Sidewalks, and Trails:

Paragraph #1: What curb, gutter, sidewalks, trails, street widenings, and improvements? Are these features actually in our Land Use Ordinance? If so, why do we not have them? If not, why are they mentioned here?

Section 1111—Guarantee of Installation of Improvements

1) Methods: Authority with responsibility to approve of any approval shall grant the required approval? If you break off all the descriptive prepositional phrases and strip it down it says: A Land Use Authority shall... and then it never says what it shall. It talks about the methods specified as followed, but never states what the authority shall do.

Suggested revision: Let's clarify what the Authority shall do, and let's not clarify using the word "approval" over and over again.

2) ...ensure the orderly, regular, and efficient processing of applications for the **approval** of any required **approval**, license, or permit...

Section 1114—All Buildings or Structures to be on a Single Lot

Do we really need this section? Is it saying something important for enforcement?

Section 1127—Smaller Accessory Buildings—Exemption from Building Permit

Requirements:

...(120) square feet shall not require a building **permit** provided all setback requirements...

Section 1128—Parking in Residential Zones:

Last sentence exclusion: does this still apply? Are there still existing properties within the city that require this exemption?

Chapter 12
Supplementary Development Standards

Section 1201—Purpose:

Says nothing in a very long way, with redundant words.

Suggested revision: To address the use, location, construction, and operation of _____ (what?). Compliance with these Standards and all other requirements of this Ordinance (and any federal, state, and local requirements) is required for the issuance of any development approval (is that a thing?), license, or permit.

Section 1207—Mobile Home Park Requirements:

3) PLANNING COMMISSION REVIEW:

In **considering** the plan, the Planning Commission, among other things, shall make **sure** that such development constitutes a residential environment of sustained desirability and stability and that it will not adversely affect **amenities** in the surrounding areas.