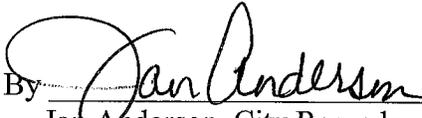


**NOTICE AND AGENDA OF
FAIRVIEW CITY PLANNING COMMISSION MEETING
7:30 p.m. Thursday, March 12, 2015
Fairview City Building
165 North State Street
Fairview, Utah 84629
Amended**

Notice is hereby given that Fairview City Planning Commission will hold its regular scheduled meeting on the 12th of March 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. Branch Cox - MKJ Construction LLC- MKJ Trailer Sales
 - b. Wayne Stewart - Lot Split on 288 East 300 South
 - c. Jared Livingston - Addition to Big Pine Sports
5. Topic of Discussion:
 - a. Zoning Definition Assignment Discussion
 - b. Discussion of Occupancy of Primary Buildings
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 10th of March 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, February 12, 2015

Minutes of Fairview City Planning Commission Meeting held on Thursday, February 12, 2015, at 8:00 p.m. at 165 North State Street, City of Fairview, County of Sanpete, State of Utah.

Those present were Chair Bob St. Jacques and Commission Members Alyson Lee, Kyle Durrant, Sean Rawlinson, and Mike Jarman. Councilman Bawb Nielsen along with City employees Dave Taylor and Jan Anderson. Citizens present were Phillip and Donna Seager and Shauna Rawlinson.

The meeting was called to order at 7:30 p.m. by Chair Bob St. Jacques. The invocation was offered by Bob St. Jacques.

Approval of Minutes.

Commission Member Alyson Lee moved **to approve the minutes from January 8, 2015**. Commission Member Kyle Durrant seconded the motion. The voting was unanimous in favor of.

Appearances.

Donna Seager – 350 South Mountainville Road – Home-Occupation Permit Approval. Mrs. Seager's main business is art work which she sell on line. She has some of her paintings down at the Co op in Ephraim and over in the museum in Price. She can take art work and make different things like posters, business cards, and etc. Customers do not come to the house. She was asked about signs, no signs just the websites. She does the traveling. All requirements were met. Commission Member Mike Jarman moved **to send on to City Council for their approval**. Commission Member Kyle Durrant seconded the motion. The voting was unanimous in favor of.

Topic of Discussion.

Zoning Definition Discussion. Dave Taylor stated that Mayor Cox asked the Commission to look into updating the definitions in the zoning ordinance. A few weeks prior to this meeting, a gentleman came into the City Hall and mentioned the oil well next to Moroni, and, that Fairview City is missing out. This oil find will bring more people into the valley and will bring more businesses, especially industrial. Mayor Cox would like the Commission to look over and decide what belongs in commercial zone and what belongs in industrial zone. The question was asked-- do we need to protect our farm area, etc. The Planning Commission is to come up with what zones they think would be best for Fairview and their definitions. Assignments were given-- Alyson, residential; Bob, farming; Mike, business, Kyle, commercial; and Sean, industrial-- need to have ready for next month's meeting.

Zoning Ordinance Assignment Review - Alyson Lee. Alyson went over her assignment and in chapter 11, section 1139, the table at the back should be moved to the front. It makes more sense. She also reviewed sections 1110, 1111, 1114, 1127, and 1128. Discussion ensued about wording and what makes more sense or more user friendly. Alyson will go back and make recommended changes and then get the changes back to Dave Taylor or Jan Anderson to put in the ordinance

Portable Real Estate Sign Discussion. This sign is located at 137 North State Street. The owner of the property came in to the City Hall approximately three months ago and got an application for his business but never followed through. It was stated that "It is clear that it is a business sign". Dave Taylor will look into it and get back with the Commission. This sign need to be in compliance with the sign ordinance, right now it is a portable sign.

Planning Commission Reports.

Chair Bob St. Jacques thanked Sean Rawlinson for his service as chair.

Councilman Bawb Nielsen mentioned the Chocolate Festival that will be held at the dance hall on February 14th and 15th. He also mentioned that there are three council member seats open for election this year.

Adjourn.

Commission member Kyle Durrant moved to adjourn the meeting at 8:38 p.m. Commission Member Sean Rawlinson seconded the motion. The voting was unanimous in favor of.

Fairview City

165 North State * P.O. Box 97
Fairview, Utah 84629
Phone 435-427-3858

APPLICATION FOR BUSINESS PERMIT IN B/C ZONE FAIRVIEW CITY ORDINANCE NO. 2004-05

DATE 3-4-15 BUSINESS MKJ Construction LLC
NAME Branch Cox - MKJ Trailer Sales
ADDRESS P.O. Box 370, Fairview, UT 84629
ADDRESS ^{MAILING} 393 N. 200 E. Fairview, UT 84629
PHONE 435-427-9299

OWNER'S NAME I. Branch Cox Managing Partner
ADDRESS 393 North 200 East
MAILING ADDRESS P.O. Box 370
PHONE 435-469-1369
DATE OF BIRTH Aug 7 1952
SOCIAL SECURITY NUMBER 528-68-5780

Please answer these questions. Use additional paper if necessary (state number of questions):

[] 1. Utah State Tax Number and/or Utah State Registration Number _____
12768662-004-STC

[] 2. What is the purpose of this Business (type) trailer sales

[] 3. What is the MAXIMUM number of clients (patrons) at one time? 5

[] 4. What provisions are available for OFF-STREET parking? we have a lot

[] 5. What type of equipment, materials, stock, tools, etc. are involved? Trailers

[] 6. What type of modifications to the structure are anticipated (existing structure)? none

[] 7. What City services are required which have not already been provided for (in existing building)? power

[] 8. What accessory buildings or yard space is required for this business? We will be placing a modular construction office on the property. Also, we will have a display area of trailers.

9. Is a residence to be attached to, or occupy any space within the business building? No

10. Will this business require use of, or parking of: semi-trucks, tractor trailers or any other large trucks or heavy equipment on premise or streets? Premise

11. What are the sizes, locations and placements of signs to be used? 4x8' on Building

Requirements:

- 1. In order to guarantee that the business, once authorized, will not become a nuisance to the neighboring business and residences, the City Planning Commission may impose other reasonable conditions initially or subsequently to protect the public health, safety, peace and welfare of the surrounding businesses, residential or agricultural areas.
- 2. The permittee shall conduct the business in conformity with all laws and ordinances pertaining to building, electrical, plumbing, fire and health codes of City and State.
- 3. All licensed premises shall be subject to inspection by any authorized official of the City, County, State, or Board of Health.
- 4. Every permittee's Certificate of Business License issued by Fairview City, shall be posted by the licensee in a conspicuous place where it will be easily seen.
- 5. All Business Licenses must be renewed annually in January. Failure to comply is a violation of Fairview City Ordinances and will result in being subject to a fine, or revocation of said permit.

Procedures:

- 1. Obtain and file an application with the Fairview City Zoning Administrator for a Business Permit.
 - 2. Schedule and appearance before the Fairview City Planning Commission. 3/12/2015 @ 7:30 pm
 - 3. After approval of the Planning Commission and the City Council, a Business Permit shall be issued which specified the business permitted, and the conditions attached thereto. 3/24/2015 @ 7:30 pm
 - 4. Fairview City shall not issue a Business Permit, unless or until the applicant meets all of the requirements and all of the conditions specified, and have paid the required license fee.
 - 5. The applicant must file an agreement in writing to comply with all said conditions.
-

APPLICANTS AFFIDAVIT

I (We), I. Branch Cox say that I (we), am (are) the owner (s) or authorized agent(s) of the owner of the property involved in the application and that this statement and answers contained therein and information provided to the best of my (our) ability are in all respects true and correct to the best of my (our) knowledge and belief, and agree to comply with all said conditions therein according to Fairview City Zoning Ordinance and Fairview City.

I. Branch Cox
Signature

3/3/15
Date

IF THE APPLICANT IS A CORPORATION OR A PARTNERSHIP, THE INFORMATION REQUIRED HEREIN SHALL BE PROVIDED WITH RESPECT TO EACH OFFICER OF A CORPORATION AND MEMBER OF A PARTNERSHIP



APPLICANT INFORMATION

Date: March 10, 2015

Name: Wayne Stewart

Address: 288 East 300 South

City: Fairview

State: Utah

Zip:84629

Phone:

Fax:

Cell Phone:

Email:

Contact Person: Wayne

PERMITTED (P-1) USE APPLICATION

Permitted (P-1) Use

and Site Plan (Approved by Zoning Administrator)

Fee Amount: \$

Proposed Permitted Use Definition: Lot Split Flag Lot I cannot approve because of ordinance

Location/Address of Proposed Application: same as above

Current Zoning District:

RA

Total Acreage (square feet or acres) of Site:

1.18 ac S-15468X

Name of Property Owners: ___Lavon Stewart___

Signature of Applicant(s): _____

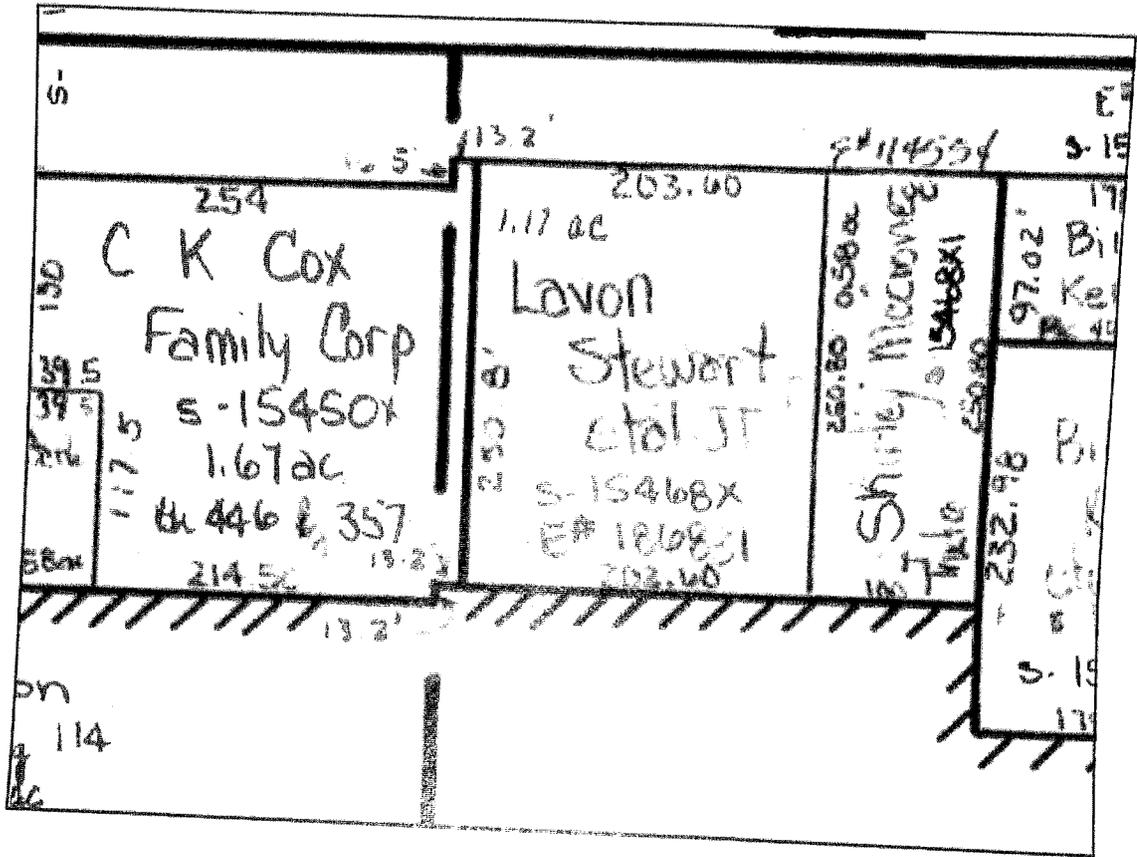
Fairview City Office Use Only

Date Received:

Approved By:

Fees Paid:

March 10, 2015



300
East

300 South

