

Minutes of Fairview City Planning Commission Meeting, Thursday, September 10, 2015

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Minutes of Fairview City Planning Commission Meeting held on Thursday, September 10, 2015, at 7:30 p.m. at 85 South State Street, City of Fairview, County of Sanpete, State of Utah.

Those present were Chair Bob St. Jacques along with Commission Members Kyle Durrant, Alyson Lee, Mike Jarman. Commission Member Sean Rawlinson was absent. Councilman Bawb Nielsen along with City Employees Dave Taylor and Jan Anderson were also present. Citizens present were Rod Coates and Trevor Atwood .

The meeting was called to order at 7:33 p.m. by Chair Bob St. Jacques. The invocation was offered by Bob St. Jacques.

Approval of Minutes

Commission Member Kyle Durrant moved to **approve the minutes from August 13, 2105 as amended with grammatical changes**. Member Alyson Lee seconded the motion. The voting was unanimous in favor of.

Appearances

Trevor Atwood – Variance on Shed Located at 326 South 200 East. Trevor Atwood came to the City for a building permit. He was in the process of building an accessory building, and the County shut him down because it is too close to the fence line and also not having a building permit. The City cannot issue him a permit either because it is too close to the fence line. He will need to get a variance approved. It is formality that it come before the Planning Commission first, and then they move it on to City Council for approval. The building is two-feet off the fence line on the west property line and one-foot off the fence line on the south property line. The size of the building is 16 x 34. His neighbor's, the Hooleys, provided a signed statement stating that they were okay with this building. Mr. Atwood stated that he had seen other buildings/shed in town where they were built close to the property line so he didn't think there was anything wrong with where he had placed it. The set back requirement is eight foot. It is for fire protection and to keep the water and snow on the owner's property. He stated that he could come off eight-feet from the back fence line. It was asked if it was an enclosed structure-- partially. If he were to move the building, he could still leave the concrete. The other concern is that, because he is in a residential zone, he cannot do any commercial work there. He has placed a hoist in the cement. He stated it is for personal use and no revenue would be brought in. Commission Member Alyson Lee **moved to forward this variance on to City Council**. Member Mike Jarman seconded the motion, the voting was unanimous in favor of.

Topic of Discussion

Façade Discussion in Regards to the Look of Fairview's Business District. There is a direction already established within the City. The majority of the buildings on State Street are brick, and that is the direction the City would like to go. Member Alyson Lee stated it was a great guideline, and that stucco and rock would not be out of place. The assignment was given to Kyle Durrant to work on a rough draft with the proposed changes. He asked if the Commission would like to see 100 percent of the front done in

brick, stucco, or rock. It was discussed that at least 25 percent should be brick, stucco, or rock and/or a mixture. Steel buildings were discussed. Does the Commission want to eliminate them. Steel buildings are cheaper to build. If they can make them look good without all the cost then sure. The City doesn't want to make it so cost prohibitive that businesses do not want to come in. May want to state that they need to blend the color of the building in with the color of the surrounding buildings. Kyle suggested that maybe they should consider a rustic look because Fairview is known for their mountains.

Zoning Definition Update. Dave Taylor gave the Planning Commission a list of zoning definitions-- Business Zone, Residential/Agricultural Zone, Light Industrial/Commercial Zone, Industrial Zone, Farming Zone, Public Facilities, and Sensitive Lands Zone. They were asked to work on these definitions-- talk with friends/neighbors to see what they would like to see.

Discussing of Expanding the Commercial District on Canyon Road. The commercial zone stops at 500 East on the north side of the road and on the south side of the road it stops at 450 East, it does not go to the city limit on the canyon road. The City would like to extend it. The current zoning map does not show any property lines. The map needs to be addressed. Dave Taylor will look at the plat map to get a better idea of where the city limit actually ends.

Planning Commission Reports

Member Mike Jarman asked the question-- is 400 East the furthest established road-- Yes. Discussed ensued on proposed roads. Dave Taylor asked the Commission to start looking at streets and lot sizes within the City. Mike also asked if the City had a flood plain map. He was told to get with Dave, and he would get him one.

Councilman Bawb Nielsen stated that another reason for the eight-foot setback is that it protects the rights of the neighbors. He asked that they start thinking about new planning commission members. There is a possibility that three of the current members could be voted in the November election to serve on the City Council. The City is still looking at homes that are in violation of zoning issues.

Adjourn

Commission member Kyle Durrant moved **to adjourn the meeting at 8:44 p.m.** Member Mike Jarman seconded the motion. Motion carried.

Secretary

Date