

Minutes of Fairview City Planning Commission Meeting, Thursday, March 10, 2016

Minutes of Fairview City Planning Commission Meeting held on Thursday, March 10, 2016, at 7:30 p.m. at 85 South State Street, City of Fairview, County of Sanpete, State of Utah.

Present were Chair Alyson Lee, members Evelyn Morris, Kyle Durrant, and Dave McFarland, City Councilmember Bob St. Jacques, and City Employees Dave Taylor and Jan Anderson. Not present was Mike Jarman.

Chair Alyson Lee called the meeting to order at 7:37 p.m. The invocation was offered by Kyle Durrant.

Approval of Minutes.

Commission Member Kyle Durrant moved **to approve the minutes from January 14, 2016.** Dave Taylor seconded the motion, motioned carried in favor of.

Topic of Discussion.

Zoning Definition Review. Most of the zones are based on the existing zones in place. The current zoning ordinance does not allow business/residential in the commercial zone. It is the consensus of the Commission that it be strictly commercial on canyon road and allow residential/commercial on state street. It was asked if heavy zone is needed; the answer was yes. Leon Day is talking about annexing into the City. He is wanting to put in a batch plant which will be heavy industrial. It was asked if the wording on the definitions cover the needs of the City-- this is the main concern. The Commission agreed that the definitions do meet the needs of the City at this point in time. The definitions need to be presented to the Council for their review. Alyson will work on an updated map.

Public Hearing in April Discussion. Dave Taylor was approached by Mayor Jeff Cox asking him to look into working with Larry Hansen on a Saw Mill Lane subdivision amendment. The retention pond in the subdivision does not drain. The thought was to percolate the water into the ground. It was engineered and everything, but with the rain this last fall, the pond could not hold all the water. When the subdivision was designed, it was designed so that, if the pond was ever removed, the lot could be used as a building lot. The City required Mr. Hansen to put in the retention pond, and now the City is asking him to remove it, because, if the pond breaches, it floods the homes to the west. It is a safety deal.

Gary Nielsen met with Dave Taylor and would like to subdivide his property between 100 and 200 West and 200 and 300 South. He has 4.54 acres. It is a nine-lot subdivision. Both these items may need to have a public hearing.

Planning Commission Reports.

Chair Alyson Lee welcomed new members Evelyn Morris and Dave McFarland. Councilman Bob St. Jacques mentioned that in the Messenger there was an article in the opinion section praising the Commission for their work done on the commercial building design in the zoning ordinance. The Commission may want to follow the legislature in regards to legalizing medical marijuana. If this passes and a facility was to come in, would the City be ready to deal with where a facility could be placed, etc.

City Planner Dave Taylor mentioned that the city cleanup is scheduled for the second week-end in May. It was asked if Dave could talk to Barry's Auto. There seems to be excessive debris being stored north of his shop. Dave will talk to him.

Adjourn.

Meeting **adjourned at 8:32 p.m.** by Kyle Durrant with the second by Evelyn Morris. Voting in favor of.

City Recorder

Date

DRAFT