

CITY OF FAIRVIEW
PLANNING COMMISSION MEETING
85 South State Fairview, Utah
May 4, 2022

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

CONDUCTING Chair Jason Mardell

ELECTED OFFICIALS Mike MacKay, Davis Glad, Daniel Madsen, and Talon Peterson

APPOINTED STAFF Nathan Kent Nelson; City Recorder

CALL TO ORDER
INVOCATION – David Glad

APPROVAL OF MEETING MINUTES

- April 6, 2023 Meeting Minutes

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

APPEARANCES

Trevor Atwood – Garage Construction

Mr. Atwood stated he would like to build a garage on a piece of property he owns but doesn't have a primary residence on. He expressed that this property borders the property he does currently live on. Mr. Atwood also stated he would be paying for impact fees and plans to hook utilities up to it.

Mr. Glad expressed concern, stating that if the property were to be sold, it could become a single lot with a garage and no primary residence. Mr. Atwood responded he hopes to build a house on the property in the future.

Mr. Madsen moved to pass this item onto City Council with recommendation of approval. **Mr. Glad seconded** the motion. The motion **passed unanimously**.

Heidi Hodgson – ADU/Mother-in-law Unit

Heidi stated her family would like to remodel an existing structure on their property into A mother-in-law unit. This would not be connected to the existing house. She stated her mother would be living in this unit and they would like to pull utilities off the current dwelling to connect to the structure.

General discussion ensued regarding existing ordinances and phrasing.

Mr. Mardell expressed how he felt the Commission agrees this type of use should be allowed, but the code has not been written that way yet. He also explained the Commission would be discussing that later in the meeting under the Accessory Dwelling Units item.

TOPICS OF DISCUSSION

Short-Term Rental Ordinance

Mr. Peterson went through updated definitions and changes to the Short-Term Rental ordinance. These included no camping, trailer regulations, no loose pets, requiring proper fencing, and no more than two cars on street parking.

General discussion ensued regarding further regulation and possible changes.

Mr. Mardell stated they should finish the current draft and pass it onto City Council.

Mr. Glad moved to pass this item onto City Council with recommendation of approval. **Mr. Peterson seconded** the motion. The motion **passed unanimously**.

Accessory Dwelling Unit (ADU) Ordinance

General discussion ensued regarding changes and possible updates while reviewing the updated ordinance.

Mr. Mardell suggested simplifying and condensing the ordinance.

Mr. MacKay expressed he would like ADUs to be limited to one per property. He also stated these units should be intended for use as mother-in-law units, not just common rentals.

Mr. Mardell stated the commission would further review this item during their next meeting.

Bed and Breakfast Ordinance

The commission agreed that beds and breakfasts are basically the same as a short-term rental, but the rental is also the owner's primary residence, and no rooms are rented while you're away.

Mr. Glad moved to pass this item onto City Council with recommendation of approval. **Mr. Madsen seconded** the motion. The motion **passed unanimously**.

PLANNING COMMISSION REPORTS

No reports were brought forward

ADJOURNMENT

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

The meeting adjourned at 9:30 pm.

Approved and signed this 1st day of June, 2023



Nathan Kent Nelson, Fairview City Recorder