

## **Minutes of Fairview City Planning Commission Meeting, November 6, 2014**

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Minutes of Fairview City Planning Commission Meeting held on Thursday, November 6, 2014, at 8:00 p.m. at 165 North State Street, City of Fairview, County of Sanpete, State of Utah

Those presents were Chair Sean Rawlinson along with Planning Commission Members Alyson Lee, Bob St. Jacques, and Kyle Durrant. Commission Member Brook Cox was not present. City Employees Dave Taylor and Jan Anderson were present along with Councilman Bawb Nielsen. Citizens present were Kevin and Whitney Burgess.

The meeting was called to order at 8:00 p.m. The invocation was offered by Chair Sean Rawlinson.

### **Approval of Minutes.**

Commission Member Alyson Lee moved **to approve the minutes from October 2, 2014**, with the second by Commission Member Bob St. Jacques. The voting was unanimous in favor of.

### **Appearances.**

**Kevin Burgess - Business License Approval 44 East 200 South.** Mr. Burgess has a portable welding truck. His business will be based out of his home. There will be little traffic, most of his work will be done elsewhere. He will not have a sign just the one on the truck. There may be an occasion where he will work out of the backyard. His home is located in the commercial zone. Commission member Kyle Durrant moved **to forward this business application on to City Council for their approval**. Commission Member Alyson Lee seconded the motion. The motion carried in favor of.

**Stephanie Powell - Business License Approval.** Stephanie Powell was unable to attend. Matter tabled.

### **Topic of Discussion**

**Zoning Ordinance Assignment Review.** Commission Member Bob St. Jacques reviewed chapters 17 & 18. Chapter 17 is Animal Control which was just updated by the Planning Commission, no review needed. Chapter 18, Business - Commercial zone-- in the first paragraph, it mentions major arterial roads, should this be addressed? It was stated that the intent is not known, will need to get a definition of roadways. Section 1809 of this chapter is Parking and Access. It was asked, if the City is following up on the parking requirements? Section 1812 is Distance between Buildings-- it has no requirements, should there be more to this?

Commission Member Kyle Durrant reviewed chapters 13 & 14. In Chapter 13, Off-Street Parking Standards, it has nothing about parallel parking. Sensitive lands need to be addressed in c. of Section 1302. Chapter 14, Section 1403, Repair and Reconstruction of Signs-- paragraph two is hard to understand. Need to follow up on this, clean it up so it makes sense.

Commission Member Alyson Lee reviewed chapters 11 & 12. Not many problems with Chapter 12 other than a few typos. In Chapter 11, several paragraphs are not needed. The table should be at the beginning. She will go into more detail next month.

Chair Sean Rawlinson reviewed chapters 19 & 20. For the most part, they are okay-- would like to know where sensitive lands are.

Next month, review of Alyson's assignment and Brook's assignment.

Planning Commission Reports.

Councilman Bawb Nielsen stated that, in talking with Brook Cox, she is going to step down. He asked, if the Commission had any names for a replacement to let him know.

City Employee Dave Taylor stated that there is a program where the City can help qualify the people for reduced rates who live in the flood plain. The City will need to sign up and go through the process. Those in the flood plain could get up to a 15% reduction. If this happens, the City will need to reestablish a flood plain map. At that time, it would be a good idea to address sensitive lands. The Planning Commission will need to come up with a definition for sensitive lands. There will be some assignments given. It will be a long process.

Adjourn.

Commission Member Kyle Durrant moved to adjourn at 8:50 p.m. Commission Member Bob St. Jacques seconded the motion, motion carried in favor of.

<u>Jan Anderson</u>	<u>December 5, 2014</u>
City Recorder	Date