

Planning and Zoning Commission  
Minutes - Tuesday, February 26, 2019

The Canton Planning and Zoning Commission met at the Canton Depot on Tuesday, February 26, 2019 at 7:00pm with the following members present: Commissioners Tanya Iverson, Sara Steffensen, David Gillespie, Ben Oien, and Chairman Jerry Chaon.

Absent:

Also present: Deputy Finance Officer Karen Leffler

Visitors: Geoff Fillingsness and Jason Bryant.

Pledge was recited by all present.

#### CONSENT CALENDAR

Commissioner Oien moved and Commissioner Gillespie seconded to approve the consent calendar consisting of 1) Minutes from October 30, 2018; and 2) agenda. All Ayes. Motion Carried.

#### HEARING – JASON BRYANT – CUP – TRAILER SALES

This being the time and place for a hearing for a Conditional Use Permit Request, Chairman Jerry Chaon opened the hearing. Jason Bryant was present to answer any questions the commission had. Mr. Bryant explained that he purchased the property to the east of where he is located now. Discussion ensued regarding hard surfaced areas for display. Neither proponents nor opponents were heard.

Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Steffensen seconded to approve the Conditional Use Permit for the sale of trailers with the condition that all trailer displays is on hard surfaced areas (crushed asphalt allowed) for Jason Bryant - Hwy 18 Trailer Sales located at 1125 East Fifth. All Ayes. Motion carried.

#### RESIGNATION OF PLANNING AND ZONING COMMISSIONER RICKY THOMPSON

Chairman Chaon read the letter of resignation from Ricky Thompson.

Commissioner Steffensen moved and Commissioner Gillespie seconded to accept the resignation from Ricky Thompson. All Ayes. Motion carried.

#### DISCUSSION ON AMENDING FENCING REGULATIONS

The City Commission has directed the Planning and Zoning Commission to create an amendment to the Planning and Zoning Regulations that could require fencing around outside storage in the commercial districts and industrial district.

Discussion ensued regarding a possible amendment to the fencing regulations with

the purpose of blocking the view of unsightly outside storage and of making sure no properties and conditions are grandfathered in. There was further discussion on the legalities involved with no grandfathering, and definitions of retail and secondary retail. Discussion followed on privacy fencing versus “no outside storage allowed.” The Commissioners directed Deputy Finance Officer Karen Leffler to approach the City Attorney to check on the legalities and definitions of retail and secondary retail.

#### DIALOGUE:

Geoff Fillingsness spoke about some states are beginning to require homes that have been vacant and without utilities to be boarded up. “Boarded” - using a clear acrylic glass to board up.

#### ADJOURNMENT

Commissioner Iverson moved and Commissioner Oien seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

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Karen K. Leffler  
Deputy Finance Officer