

RANDOLPH PLANNING & ZONING  
BOARD MEETING  
RANDOLPH TOWN OFFICE  
May 2, 2012  
7:00 PM, Recorded Olympus Recorder File A 3

Board Members Present:

Pauline Ward  
Christine Adams<sup>(TB rep)</sup>  
Jayson Limb  
Lana Peart <sup>(clerk)</sup>

Absent: Tammy Hoffman, Glenn Smith, Don Dalke

Others Present: Cindy Gooch

Pauline Ward called meeting to order at 7:04 pm. She then asked that last month's meeting minutes be read. Minutes were read by clerk, Lana Peart. There was one correction made by Cindy. It will be the Utah League of Cities and Towns that will be doing our training, not BRAG. The approval of the minutes was tabled until next month, when, hopefully, we have a quorum. We have not heard from the ULCT about a possible training date yet.

The floor was turned over to Cindy Gooch. She then proceeded to explain the ordinances to be reviewed tonight. We will be working on Chapters 3 and 9. She explained that Chapter 9 has to do with sexually oriented businesses. The ordinance was taken from Coalville, Utah's, existing ordinance that has been review by legal authority. It is quite standard and meets all state requirements. Each town has to have an ordinance dealing with such businesses. She explained that we could make even more conditional use requirements on each individual business, but had to allow their existence in certain zones in any community. The existing business license ordinance was referred to in the Chapter.

Chapter 3 was dealing with general regulations. We were reminded that all conditional use permits needed to have a public hearing and also notification in writing to any neighbors possibly affected by the permit. We were also reminded that all existing nonconforming lots can be sold as legal building lots. Home occupation businesses were discussed as well as temporary permits for seasonal agricultural businesses. The board felt like a change was needed to allow for some retail sales and rentals in residential areas, as long as they were small and had minimal impact. The wording on the new ordinance will reflect that.

The signage portion of the ordinance was discussed. The lighting section was changed slightly to allow some flood lighting. The nuisance ordinance of the town was cited to further clarify some points concerning noise.

The Planning and Zoning Commission does not give variances. They do approve conditional use permits, but not variances. The board of adjustments is responsible for this and all variances also require a public hearing.

Cindy will gather all chapters of the ordinance and the changes the P&Z Commission has made to be presented to the town board at their regular meeting on June 13 at 7:00pm. Each member will be presented with a printed binder to study the proposed ordinance. The town board will be asked to approve the P&Z commission's work and a joint public hearing on the new ordinance will be held, probably in September.

The meeting was brought to a close at 8:35 pm. The motion to adjourn was made by Jayson, seconded by Pauline, unanimously approved.

P&Z Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

Date of Approval \_\_\_\_\_