

The regular meeting of the Farr West Planning Commission was held on Thursday, August 13, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Phil Owen, Bonnie Beal, Ken Phippen, Milt Austin and Bruce Allen. Ted Black was excused. City Council members present were Ava Painter and Mayor Lee Dickemore. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. John Stewart led in the Pledge of Allegiance. Bruce Allen offered a prayer.

Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a conditional use permit for an accessory building located at 1265 West 1300 North (Lee Property)

Trevor Lee was present with his plan for a 3000 square foot shop in the rear yard of his home. Mr. Lee stated it will be 75 feet by 40 feet. He stated he will be storing his vehicles and equipment. He stated there will be a small workshop, but nothing commercial. John clarified there will be no business been run out of the shop. Mr. Lee stated no. John Spease stated he has spoken to the Lee's and stated he has no objections to this plan as it has been presented.

#1 – Motion – Close public hearing and proceed with regular meeting

**JOE MARKLAND MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#2 – Public Comments

There were no public comments.

#3 - Follow-up and Approval of Minutes dated July 9, 2015

**BONNIE BEAL MOTIONED TO APPROVE THE MINUTES DATED JULY 9, 2015. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.**

#4 – Report from City Council

Ava Painter reported the City Council approved a business license for Campus Branded. The City Council approved a personal training license as well. The City Council discussed the sign for the Smith Family Park. Phase 5 of Farr West Meadows was tabled due to a lack of ownership of a portion of the property. The Council approved a resolution limiting sewer connections to only those properties inside the corporate limits of Farr West City.

#5 – Motion – Recommendation of a conditional use permit for an accessory building located at 1265 West 1300 North (Lee Property)

Trevor Lee was present seeking a conditional use permit for an accessory building.

**KEN PHIPPEN MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING LOCATED AT 1265 WEST 1300 NORTH TO BE LOCATED AS FAR BACK ALONG THE NORTH EAST PROPERTY LINE AS POSSIBLE TAKING INTO CONSIDERATION EASEMENTS AND SETBACKS. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Motion – Approval of The Center at Farr West Phase 1 Subdivision located at approximately 2700 North Wasatch View Drive – Orluff Opheikens

Andy McCrady was present seeking approval of The Center at Farr West Phase 1 Subdivision. John Stewart stated they have not received a letter from the engineer, but can't see anything major that he would make changes with so he feels comfortable going ahead without a letter. Phil Owen confirmed the property is zoned commercial. Ken Phippen stated he would feel more comfortable with a letter from the City Engineer. Mr. McCrady stated Burger King would like to be open in December and waiting any longer would really upset the time frame. John Stewart stated this item can be put on the work session agenda in 2 weeks. Mr. McCrady asked the City to check with Kent Jones's office for his letter. John Stewart stated someone will check.

**JOE MARKLAND MOTIONED TO TABLE APPROVAL OF THE CENTER AT FARR WEST PHASE 1 SUBDIVISION LOCATED AT APPROXIMATELY 2700 NORTH WASATCH VIEW DRIVE TO BE READDRESSSED AT THE WORK SESSION ON AUGUST 27, 2015. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Motion – Set a Public Hearing for September 10, 2015 to consider the request of a conditional use permit for a kennel license for Melissa and Richard Mawyer located at 1009 North 2125 West

Melissa Mawyer was present seeking a conditional use permit for a kennel license. Ms. Mawyer stated they have five dogs. They have a German shepherd, 3 Chihuahuas and a pug and just moved here from Davis County. John Stewart stated it would be helpful to have letters from her neighbors. Ms. Mawyer stated they are all fixed and there would not be any more dogs.

**KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR SEPTEMBER 10, 2015 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR MELISSA AND RICHARD MAWYER LOCATED AT 1009 NORTH 2125 WEST WITH A RECOMMENDATION OF NEIGHBOR LETTERS BEING PROVIDED. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.**

#8 – Motion – Final Approval of the Hales Estates Phase 1 Subdivision located at approximately 2400 West 2425 North – Jim Flint

Jim Flint was present seeking approval of the Hales Estates Phase 1 Subdivision. John Stewart stated he has had a conversation with Kent Jones regarding the detention basin. Kent Jones did not have adequate time to review the most recent plans prior to tonight's meeting.

**BRUCE ALLEN MOTIONED TO TABLE APPROVAL OF THE HALES ESTATES PHASE 1 SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST 2425 NORTH UNTIL THE AUGUST 27, 2015 WORK SESSION. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#9 – Motion – Site Plan Approval of Grant's Service addition located at 1075 North 2000 West – Brandon Butler

Brandon Butler was present seeking site plan approval of an addition for Grant's Service. Mr. Butler would like to add 20' to the existing business. Joe Markland asked if he is expanding his workshop. Mr. Butler stated yes. John stated they are only able to fit one vehicle in the current shop and would just like some more space to work. Bruce Allen stated this business is doing a good job keeping things clean and in good condition.

**PHIL OWEN MOTIONED TO GRANT SITE PLAN APPROVAL OF GRANT'S SERVICE ADDITION LOCATED AT 1075 NORTH 2000 WEST. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#10 – Discussion – Deep Lot Development at 1488 West Farr West Drive – Cody Cardon

Cody Cardon was present to discuss a possible deep lot development at 1488 West Farr West Drive. John stated there is not enough frontage to provide a 60' road, so it appears this property would meet the requirements for a deep lot development. Bruce Allen asked about the fire code. John Stewart stated they would probably be required to install a hydrant.

#11 – Discussion – Nuisances within the city – Milt Austin

Milt Austin discussed several properties in the city violating the nuisance ordinance. He stated he feels it is time to get these properties cleaned up. Joe Markland stated he thinks if a formal complaint is made, the City is obligated to look into it. He stated he feels the Planning Commission doesn't have the authority to take action. Joe asked if Milt wants to enter a complaint as a private citizen. Milt Austin stated yes, he would.

#12 - Report on Assignments

Bruce Allen stated he has a "final" draft of the sign ordinance and will send a copy out for review. He stated input can be addressed at the work session.

Bonnie Beal stated she is working on the fence ordinance and thinks it is almost done.

Ken Phippen stated he is working on the park rules and regulations ordinance to allow for horses at the new park. He stated there are some things that could be cleaned up and is looking into those. Ken asked that it be included in the next work session.

John Stewart reported on Farr West Meadows Phase 5. He stated the property for the detention basin has still not been recorded and the City Council tabled approval until a deed can be provided.

#13 - Adjournment

**AT 7:53 P.M., JOE MARKLAND MOTIONED TO ADJOURN THE MEETING. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Ortgiesen, Clerk

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John Stewart, Chairman

Date Approved: \_\_\_\_\_

