

The regular meeting of the Farr West Planning Commission was held on Thursday, September 10, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Ted Black, Bonnie Beal, Ken Phippen, Milt Austin and Bruce Allen. Phil Owen was excused. City Council member present was Ava Painter. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Joe Markland led in the Pledge of Allegiance. Milt Austin 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 a kennel license for Melissa and Richard Mawyer located at 1009 North 2125 West

Melissa Mawyer was present seeking a kennel license. Ms. Mawyer stated she has signed papers from the neighbors that are ok with them having their dogs. Ms. Mawyer commented they are aware of one neighbor who is not in favor of their kennel license because they feel the dogs bark too much. Ms. Mawyer commented the dogs are only outside to go to the bathroom. Mr. Esplin stated he lives two houses down and feels five dogs is a lot for the small lots in this subdivision, commenting he hears barking from sun up to sun down from the entire neighborhood. Mr. Esplin stated he felt setting a precedence allowing this many dogs on these small of lots infringes on the rights of the neighboring property owners. The next door neighbor commented there have been times when they have go over and ask the Mawyer's to quiet the dogs down. Ava Painter commented she lives in the same neighborhood and stated that most of the residents have at least a couple of dogs but stated that with the lot sizes being smaller than the rest of the city, she feels the ordinances may need to be applied differently to these small lots.

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

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

#2 – Public Comments

A representative from Burger King brought a site plan in to introduce the project to the Planning Commission. John Stewart stated the Planning Commission has seen the site plan commenting they are waiting on the review of the engineer. The representative stated they are proposing a right turn only as they exit the property. John commented he has discussed that with our engineer and knows he is completely against that. The engineer for Burger King stated they hope to eventually have an access onto 2700 North, commenting they would like that secondary access approved until that happens. Andy McCrady stated they have an official document from UDOT approving three separate accesses, it is just a matter of where those accesses will be located and they are currently working on that with UDOT. John Stewart commented he felt the

best solution for Burger King is to get a larger access approved or another access off of the property.

#3 - Follow-up and Approval of Minutes dated August 13, 2015 and August 27, 2015

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED AUGUST 13, 2015 AND AUGUST 27, 2015. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

Ava Painter reported the City Council approved business licenses for TAAG Professional Cleaning & Windows LLC, Jojeans Beautifully Clean and Barker Garage Doors and accepted the bid for the lighted sign at the Smith Family Park. The Council then approved Hales Estates Subdivision Phase 1 and The Center at Farr West Phase 1 Subdivision, gave an update on the Youth City Council, reported on assignments, paid the bills and adjourned.

#5 – Motion – Recommendation of a conditional use permit for a kennel license for Melissa and Richard Mawyer located at 1009 North 2125 West

Ted Black stated he has lived in a similar neighborhood, commenting they are nice neighborhoods but are not designed for five dogs because it impacts the quality of life to all those in the area. Ted stated he is not in favor of allowing this kennel license on this small of a lot and will not vote for it. Joe Markland stated he is a dog lover but does not like irresponsible dog owners. Lou Best asked if there is a minimum lot size for a kennel, John Stewart stated there is not. Joe commented he does not have a problem voting for this but if they cause a nuisance that is a problem they will have to continue to deal with. Ken Phippen reminded the Planning Commission that a conditional use permit stays with the land forever. Richard Mawyer stated all the dogs are fixed and will not be adding any more dogs to their home.

JOE MARKLAND MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR MELISSA AND RICHARD MAWYER LOCATED AT 1009 NORTH 2125 WEST WITH THE STIPULATIONS THAT THERE BE A MAXIMUM OF FIVE DOGS AND THAT ONCE A DOG PASSES AWAY, ADDITIONAL DOGS CANNOT REPLACE THEM. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF TED BLACK WHO VOTED NAY. MOTION PASSED.

#6 – Motion – Set a public hearing to consider the request of a re-zone of the Westside Investments LC property located at approximately 2500 West 3000 North, parcel number 19-017-0110, from the A-1-R zone to the R-1-15 zone – Valeo Management

Cecil Satterthwaite was present requesting a re-zone of the Westside Investments property. John Stewart stated that a stub road to the east would be preferred, but commented that it may be more appropriate to the property to the south. Cecil stated they will work with the city once the property is re-zoned to get feedback on the preferences of the road. Cecil stated they do plan to connect the north and south properties.

TED BLACK MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 8, 2015 TO CONSIDER THE REQUEST FOR A RE-ZONE OF THE WESTSIDE INVESTMENTS LC PROPERTY LOCATED AT APPROXIMATELY 2500 WEST 3000 NORTH, PARCEL NUMBER 19-017-0110, FROM THE A-1-R ZONE TO THE R-1-15 ZONE. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Recommend final approval of Edgewood Estates Phase 4 located at approximately 2400 West 2300 North – Valeo Management

Cecil Satterthwaite was present seeking final approval of Edgewood Estates Phase 4. John Stewart commented there have been several discussions on the detention basin. Cecil stated it has been in discussion since 2011 but feel confident that it is finally worked out. John Stewart stated there are a few service letters that are missing. Cecil stated they have all the letters but are still waiting on the final from Bona Vista Water and from Weber Fire District. Ken Phippen requested Cecil include Century Link and Comcast in the development process.

TED BLACK MOTIONED TO RECOMMEND FINAL APPROVAL OF THE EDGEWOOD ESTATES PHASE 4 SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST 2300 NORTH CONTINGENT UPON ALL SERVICE LETTERS BEING OBTAINED BEFORE THE SUBDIVISION IS PRESENTED TO THE CITY COUNCIL. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Recommend preliminary approval of Heritage West Phase 3 located at approximately 2075 North 2700 West – Valeo Management

Cecil Satterthwaite was present seeking preliminary approval of the Heritage West Phase 3 subdivision. John Stewart stated Kent Jones has provided a review on the detention basin, commenting he has given us a drawing from Gardner's Engineering and stated the basin can be built and these lots are still viable lots. John stated he felt the issues with the detention basin have been resolved. Cecil commented they will be deeding just over three and a half acres to the city for the detention basin, commenting it is shallow detention, but large. Cecil stated they can back it up 18 inches and keep everything on this property. Cecil stated they will excavate it out to give them more capacity and then put a berm around it. Cecil stated this gives them 3.1 acre-feet of storage, which is a little more than they need but that they also have another 4 acre-feet of storage in Plain City detention which gives 3 acre-feet of storage above and beyond the required storage for all of their developments. Ted Black asked what the detention basin will look like the

364 days a year that it does not have water in it. Cecil stated they have agreed to create a berm around the property which could be used to create a walking trail but that it will be up to the city on how it will be landscaped or maintained. Cecil stated it is his understanding that it will remain natural as it is. Ted Black stated he has concerns with leaving it natural, commenting he felt it will become a mess and a source of complaints. John Stewart commented the developer will be responsible to build the basin as it is designed and will be turned over to the city and it will be up to us how we want to maintain it. Bruce Allen stated he has concerns with the traffic this subdivision will generate, stating he would like to see 2700 West connect to 1900 North. Jeff Hales commented that if they owned that property to the south, the roads would connect all the way to 1900 North. Jeff commented there are two homes at the south end right where the road would need to be. Ted Black stated he felt we need to take a closer look at this proposal before preliminary approval is given.

JOE MARKLAND MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF THE HERITAGE WEST PHASE 3 SUBDIVISION LOCATED AT APPROXIMATELY 2075 NORTH 2700 WEST. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Set a public hearing to consider the request of a re-zone of the Sam & Sheila Knight property located at approximately 1700 North 2000 West, parcel number 15-005-0117, from the M-1 zone to the C-2 zone

Jim Flint was present seeking a re-zone of the Sam and Sheila Knight property. John Stewart stated the property was zoned M-1 when Petersen, Inc. owned the property. Jim Flint commented the existing dental office and the America First property are both zoned C-2 and they would like the property to be zoned the same.

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 8, 2015 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE SAM AND SHEILA KNIGHT PROPERTY LOCATED AT APPROXIMATELY 1700 NORTH 2000 WEST, PARCEL NUMBER 15-005-0117, FROM THE M-1 ZONE TO THE C-2 COMMERCIAL ZONE. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

#10 – Discussion – Knight Center Site Plan, located at approximately 1700 North 2000 West – Jim Flint

Jim Flint was present to discuss the Knight Center site plan, commenting he would like to present the project and answer any questions the commission might have. Jim stated there are four steps to the project: the re-zone, the site plan approval, a conditional use permit for storage units and approval of the sign. Ted Black stated he is not in favor of having storage unit's right in the center of the city. Mr. Knight stated there will be approximately six large units, commenting he did not feel this part of the property would be appropriate for a business as it is

hidden in the back. There was some discussion on the change in access and the UDOT requirements. Lou Best asked why the back property could not be considered to be a future commercial building; Mr. Knight stated a big reason is because of money. Ted Black commented he would prefer to see the main building move back, leaving pads in the front for retail or restaurants, commenting he felt they are under-utilizing their property. Jim Flint stated it is because of the UDOT requirements and the required corridor between the two properties that the layout was designed as it is.

#11 – Report on Assignments

Ken Phippen reported he has incorporated the discussed changes to the park ordinance and will distribute that to the members. Ken also reported he is working on the addendum to the general plan in regards to broadband.

Bonnie Beal stated she has sent the fence ordinance to Ryan Shaw and he has responded with some feedback that they are working on.

Bruce Allen presented the latest copy of the sign ordinance stating it is ready to go to Ryan Shaw for approval. Bruce then stated tonight will be his last meeting. The commission thanked Bruce for all of his hard work and participation.

John Stewart stated they have people lined up to build the restroom at the Smith Family Park and commented Randy Marriott Construction is on schedule to grade all of the north area of the park.

#12 - Adjournment

AT 8:54 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____