

The regular meeting of the Farr West Planning Commission was held on Thursday, October 8, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Phil Owen, Ted Black, Bonnie Beal, Ken Phippen and Milt Austin. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Ken Phippen led in the Pledge of Allegiance. Bonnie Beal offered a prayer.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body 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

Cecil Satterthwaite was present seeking a re-zone of the 26.5 acre parcel. Mr. Satterthwaite stated the re-zone is in accordance with the general plan for future residential, commenting they also own property to the south which is already zoned R-1-15. Cecil then stated they have not started with any concept plans on the property, commenting this is their first step. Scott Lloyd asked about the sewer on the property and how it will affect the neighboring property owners. John Stewart stated the main sewer line runs along the west boundary of Farr West and it still has capacity for this property, commenting it will not require a lift station and will not affect other properties. Michele Orr asked about accesses to the property. John Stewart stated the roads will be configured at the subdivision level but they hope to see the property connect 3300 North and 2575 West, with an additional access to the east.

Second Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body 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

John Stewart stated this property is next to Knight's current dental office, commenting the property was zoned M-1 with the Petersen facility and that the proposal would fit in the M-1 zone but the city would prefer to see the property changed to the C-2 commercial zone. Lou Best stated he felt this re-zone would correct a problem the city made years ago by allowing manufacturing in the center of the city, commenting it would only be beneficial to the city to put something on this property.

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

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

#2 – Public Comments

There were no public comments.

#3 - Follow-up and Approval of Minutes dated September 10, 2015 and October 1, 2015

TED BLACK MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 10, 2015 AND OCTOBER 1, 2015. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

John Stewart reported the City Council and Mayor awarded Katie Jameson with the Mayor's Make a Difference Award, approved a business license for TLC Labrador Retrievers, and approved a resolution to re-certify the justice court. The council then granted a variance for a freeway commercial sign for the Burger King property. The council then reported on assignments, paid the bills and adjourned.

#5 – Motion – Recommendation 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

KEN PHIPPEN MOTIONED TO RECOMMEND THE 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.

#6 – Motion – Recommendation of the 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

TED BLACK MOTIONED TO RECOMMEND THE 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. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approval of updated The Center at Farr West Phase 1 Subdivision located at approximately 2700 North Wasatch View Drive – Andy McCrady

John Stewart stated he has confirmed with Kent Jones that the new plat does fit the approved the site plan.

TED BLACK MOTIONED TO RECOMMEND APPROVAL OF THE UPDATED THE CENTER AT FARR WEST PHASE 1 SUBDIVISION LOCATED AT

APPROXIMATELY 2700 NORTH WASATCH VIEW DRIVE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Recommendation of updated fence ordinance

John Stewart stated we never have had a fence ordinance that stood on its own; there have been bits and pieces throughout the ordinances. Ken Phippen stated they had discussed changing the wording in the swimming pool fences from privacy to security fence. John Stewart stated he would make sure that was changed before it is presented to the council. Ted Black commended Bonnie on all of her hard work on this ordinance. Michele Orr asked if current fences would have to become compliant with the new ordinance. The commission stated they would not.

BONNIE BEAL MOTIONED TO RECOMMEND APPROVAL OF THE UPDATED FENCE ORDINANCE WITH THE CHANGE ON WORDING FROM PRIVACY TO SECURITY IN SWIMMING POOLS. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#9 – Report on Assignments

Ken Phippen reported he is still working on the park ordinance, stating he has discussed with Ryan groups needing permits. Ken stated Ryan felt that should continue to be part of the ordinance. Ted Black suggested writing a "mass gathering" ordinance that would cover all mass gatherings, not just events at the boweries. Ken stated he will have more to present at the work session.

Joe Markland reported he has started looking into the addendum to the general plan for parks, recreation and trails.

Ted Black reported he has been finishing up the sign ordinance that Bruce prepared, commenting it is in the hands of the city attorney now. Ted then stated he has also been looking into what we can do to create some senior housing, commenting it has been a real challenge to find a balance with our city ordinances, the fair housing act and legal issues.

John Stewart reported that he met with Weber School District on a projection of newly developed homes, commenting there are 199 homes on the books right now with another possible 250 homes in the future on possible residential property. John then reported the Islamic Center of Kuwait has come in and met with the city about a proposed development. John commented that out of that meeting there came a question on the fire marshal's code regarding second accesses. John stated he is going to have the fire marshal come in and explain that code so the city fully understands it. John Stewart then stated they are working to notify America First Credit Union about the Knight Center development and loss of access on 2000 West to see

if some agreement could be made between the two property owners. John then reported on progress at the Smith Family Park.

#10 - Adjournment

AT 7:56 P.M., PHIL OWEN MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____

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