

Three public hearings and the regular meeting of the Farr West Planning Commission was held on Thursday, May 12, 2016 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Bonnie Beal, Becky Brooks, Phil Owen, Ted Black, Lou Best and Milt Austin. City Council members present were David Jay and Ken Phippen. Staff present was Whitney Black. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Joe Markland led in the Pledge of Allegiance. John Stewart 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 Ogden Cycle Association Property located at approximately 2390 West 4000 North, land parcel numbers 19-001-0103 and 19-002-0004, from the A-1 zone to the C-2 Commercial Zone

John Stewart opened the public hearing. Jason Skinner board director, Brad Sweet and Brent Larsen were present representing the Ogden Cycle Association. Mr. Sweet asked the commission future plans with zoning and compatibility with the Smith Family Park. Edd Ramer asked why the city is discussing zoning this commercial if the rest of the property is zoned agricultural in Box Elder. Mr. Sweet stated that zoning classification came long after they had been in business. Mr. Sweet commented they have no zone in Box Elder County by way of permitted uses. Lou Best suggested that the cycle association and the park compare calendars so events do not overlap.

Second Public Hearing as advertised – Discuss and/or act upon the intent of the legislative body to consider approval of the amended Planning Commission ordinance

There were no public comments.

The purpose of the third Public Hearing is to discuss and/or act upon the intent of the legislative body to consider approval of the amended sign ordinance

Edd Ramer asked how this would affect citizens putting signs on their property. John Stewart commented that the city would need to notified, but citizens would not have to come to the Planning Commission for approval.

#1 – Motion – Close Public Hearings and Proceed with Regular Meeting

PHIL OWEN MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

Edd Ramer commented he has concerns about the B&K Fox business to the north of his home. Mr. Ramer stated a fence that was included in the site plan has not been installed. Mr. Ramer also had concerns with vehicles for sale on the property, asking if dealer license was necessary for him to do so. John Stewart commented that once a new building inspector is hired they will follow up with Mr. Fox on the need to complete his site plan.

#3 - Follow-up and Approval of Minutes dated April 14, 2016

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATE APRIL 14, 2016. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

David Jay reported that the council held a public hearing to consider amending the City Council compensation ordinance. The Mayor then presented Youth Leadership Awards to peer leaders from Pioneer Elementary. The Council then approved a business license for Ogden Cycle Association, tabled approval of a license for New Vision Hotrods and approved an amended version of the City Council compensation ordinance. The Council then accepted the 2016-2017 tentative budget as presented by John Cardon and set public hearings to review the budget and adjust the 2015-2016 budget. The Council then had an update on the Youth City Council, Planning Commission assignments, reported on their assignments, paid the bills and adjourned.

#5 – Motion – Recommend approval of the re-zone of the Ogden Cycle Association Property located at approximately 2390 West 4000 North, land parcels numbers 19-011-0103 and 19-002-0004, from the A-1 zone to the C-2 Commercial Zone – Brent Larsen

TED BLACK MOTIONED TO RECOMMEND APPROVAL OF THE RE-ZONE OF THE OGDEN CYCLE ASSOCIATION PROPERTY LOCATED AT APPROXIMATLEY 2390 WEST 4000 NORTH, LAND PARCELS NUMBERS 19-011-0103 AND 19-002-0004, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Recommend approval of the amended Planning Commission Ordinance

BONNIE BEAL MOTIONED TO RECOMMEND APPROVAL OF THE AMENDED PLANNING COMMISSION ORDINANCE. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Recommend approval of the amended Sign Ordinance

PHIL OWEN MOTIONED TO RECOMMEND APPROVAL OF THE AMENDED SIGN ORDINANCE. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Recommend Preliminary and Final Approval of Dabb Subdivision First Amendment located at approximately 1411 West Harrisville Rd. – Jim Flint

Jim Flint was present seeking a recommendation for preliminary and final approval of Dabb Subdivision First Amendment. Mr. Flint commented that this is more of a boundary adjustment, but the county recorder considers it a minor subdivision. John Stewart commented that there would still only be two lots, and that they both meet the current zoning requirements. There was a discussion about internet availability.

TED BLACK MOTIONED TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF DABB SUBDIVISION FIRST AMENDMENT LOCATED AT APPROXIMATELY 1411 WEST HARRISVILLE RD. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Set a Public Hearing to consider the request for a conditional use permit for New Vision Hotrods located at 897 North 2000 West – Mike Salerno

Mike Salerno and Curt Rich were present seeking to set a public hearing to consider the request for a conditional use permit for New Vision Hotrods. Their business focuses on metal or body restoration and painting. Becky Brooks asked how many cars would be in the shop at a time. Mr. Salerno stated that there would be about 9 to 10 cars on the property, but only 3 to 4 cars would be worked on at a time. Ted Black commented on the presentation of the body shop and the smell coming from the paint. Mr. Salerno stated the paint they would be using would have a fainter smell, but he would get the commission documentation. Lou Best asked about the ventilation system. Mr. Salerno stated that the smell would be ventilated upward. Lou Best asked about the noise level that would be coming from the shop. Mr. Salerno stated that the sand blasting would be done by another business in Hooper, so the sound would be minimal. Phil Owen asked about the paint technology that they would be using. Mr. Salerno stated that the paint would be filtered. Bonnie Beal asked if the EPA would come out periodically. Mr. Salerno stated that most likely not.

JOE MARKLAND MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST FOR A CONDITINAL USE PERMIT FOR NEW VISION HOTRODS LOCATED AT 897 NORTH 2000 WEST FOR JUNE 9, 2016 AT 7:00PM AT CITY HALL. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Recommend Preliminary and Final Approval of The Center at Farr West Phase 2 Subdivision located at approximately 1665 West 2700 North – Orluff Opheikens

JOE MARKLAND MOTIONED TO TABLE RECOMMENDATION OF THE PRELIMINARY AND FINAL APPROVAL OF THE CENTER AT FARR WEST PHASE

2 SUBDIVISION LOCATED AT APPROXIMATELY 1665 WEST 2700 NORTH. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#11 – Report on Assignments

Ted Black reported that he will have the information on distance of business driveways to major roads for the next meeting.

Phil Owen is still working on the Home Business Licensing.

Bonnie Beal reported that she is still working on ordinances.

Becky Brooks reported that she is still working on updating city applications.

Joe Markland reported that has sent the alcohol ordinance to Ryan Shaw for review. He also reported that he attended a meeting with Weber County Trail representatives.

Milt reported that he has checked with three other cities on their parking ordinance, and feels our ordinance is in fairly good shape and only needs minor changes.

John Stewart reported that the City Council asked that the commission make a change on the juvenile curfew from 1am to 12am. John reported that Old Dominion will be coming to the commission's work session on May 26. John then reported on a few upcoming projects.

#12 – Adjournment

AT 8:20 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING, AYE.

Whittney Black, Secretary

John Stewart, Chairman

Date Approved: _____