

A special meeting and a work session of the Farr West Planning Commission were held on Thursday, May 26, 2016 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Bonnie Beal, Becky Brooks, Ted Black, Lou Best and Milt Austin. Phil Owen was excused. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

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

#1 – Motion – Approval of Mountain View Phase 10 Subdivision located at approximately 1200 West 1100 North – Jeff Hales

Jeff Hales was present seeking approval of Mountain View Subdivision, Phase 10. John Stewart addressed the easement. Jeff Hales stated it belongs to Centurylink and they are working on abandoning it since there are no utilities there.

TED BLACK MOTIONED TO APPROVE THE MOUNTAIN VIEW PHASE 10 SUBDIVISION LOCATED AT APPROXIMATELY 1200 WEST 1100 NORTH. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#2 – Motion – Approval of Heritage Landing Subdivision located at approximately 1575 West 2700 North – Mark J. Hansen

Marc Hansen was present seeking approval of Heritage Landing Subdivision. John Stewart stated the City asked the property owners to do this to consolidate several lots into one.

JOE MARKLAND MOTIONED TO APPROVE HERITAGE LANDING SUBDIVISION LOCATED AT APPROXIMATELY 1575 WEST 2700 NORTH. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#3 – Motion – Site Plan Approval of Old Dominion Freight Line located at approximately 1575 West 2700 North – Adam Maher

Adam Maher was present seeking approval of a site plan for Old Dominion Freight Line. John Stewart stated he believes most of the items on Kent Jones' letter have been addressed. John stated the only concern left was a possible buffer on the west side between them and the hotel. Mr. Maher stated the landscaping would match the surrounding properties and the businesses will have the heavy traffic at the same times of the day. Lou Best asked for clarification on the landscaping. Mr. Maher stated there would be typical commercial landscaping with islands with landscaping and park strips with grass. David Jay asked about the operation in the building. Mr. Maher stated most of the time freight is transferred from one truck to another. He stated merchandise rarely stays in the building more than a few hours or a day at most. He also stated there will be 35 trucks in and 35 trucks out per day with trucks being parked for as little as one hour up to 24 hours if there is a problem with weather. Lou Best clarified the buffer includes 10

feet of grass outside the fence, a chainlink fence and then 10 more feet of grass inside the fence. Mr. Maher stated that is correct. Becky Brooks addressed the fence. Mr. Maher stated they feel it is necessary for security purposes. John Stewart stated he spoke with Kent Jones prior to coming to the meeting tonight and was wondering if Old Dominion would be interested in participating in putting a road in at 1700 West where a signal light is planned to be installed by U.D.O.T. Mr. Maher stated he doesn't feel they would like to participate in a road that doesn't appear to be a benefit at this time. Lou Best confirmed which direction the trucks will be traveling. Mr. Maher stated traffic will come in from the west and exit to the east to Rulon White Boulevard. Ted Black stated he does not like this proposal and feels approving this without a public hearing is irresponsible. He stated he does not feel this business fits the current zoning. Joe Markland addressed lighting. Mr. Maher stated the lighting will be compliant with all requirements set forth by Farr West City Ordinance. He stated they will be shielded LED lights. John Stewart stated his concern would be light directed towards the hotel. Mr. Maher stated that won't be an issue due to the large distance between the hotel and where the security lights are located. He stated this is one of the most easily controlled elements of the business.

BECKY BROOKS MOTIONED TO APPROVE THE SITE PLAN OF OLD DOMINION FREIGHT LINE LOCATED AT APPROXIMATELY 1575 WEST 2700 NORTH, WITH A CHANGE TO A 6 FOOT FENCE AND CONTINGENT UPON HERITAGE LANDING SUBDIVISION BEING APPROVED BY THE CITY COUNCIL. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF TED BLACK WHO VOTED NAY. MOTION PASSES.

#4 – Motion – Adjourn Meeting and Enter into a Work Session

AT 7:35 PM TED BLACK MOTIONED TO ADJOURN THE MEETING AND ENTER INTO A WORK SESSION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date Approved: _____