

Three public hearings and the regular meeting of the Farr West Planning Commission were held on Thursday, July 14, 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 Lindsay Afuvai and Whitney Black. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Becky Brooks led in the Pledge of Allegiance. Ted Black 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 conditional use permit for Farr West Auto located at 2010 West 1025 North

Alex Leeman, Mr. Maes' attorney, stated it is an auto repair and sales business. Mr. Leeman stated his primary operation is repairing damaged vehicles and then selling them. Mr. Leeman commented they are seeking a conditional use permit for the purpose of installing a paint booth. Mr. Leeman then stated when they purchased the property; they purchased the abandoned vehicles with it and are in the process of getting new titles in order to sell them. Doug Say stated the property was purchased from him and he is aware of what Mr. Maes is trying to do, which is trying to clean up the property. Mr. Say stated he is upset that the city issued a cease and desist order, commenting he felt a lot of the improvements would have been completed by now if the city had not intervened. Mr. Say commented he felt Mr. Maes' business will be an asset to the neighborhood.

Second Public Hearing as advertised – Discuss and/or act upon the intent of the legislative body to consider amending Ordinance Chapter 5.12, the Alcohol Beverage Control Ordinance

Joe Markland presented the amended ordinance. Mr. Markland commented the Planning Commission has been over the ordinance with a fine toothed comb, commenting they feel it is where they would like it to be. Mr. Markland commented the first change was requiring the applicant to furnish a recent criminal background. A few more questions will be required to answer at renewal time. Joe then commented they have added a Class E liquor license to the ordinances. Joe stated this will allow different restaurants to come into the city but commented it will not make it easier for the applicant to obtain a liquor license, just that it will now be permissible. John Stewart commented he felt this would be an asset to the community. Ken Phippen stated that as a citizen, he is in favor of approval of this ordinance, commenting it is moving in the direction of making the city business friendly. Ken commented he felt this will help increase the tax base in the city.

Third Public Hearing as advertised – Discuss and/or act upon the intent of the legislative body to consider amending Ordinance 9.08, the Juvenile Curfews Ordinance

John Stewart stated there was concern from some residents about the juvenile curfew being at 1:00 a.m. John stated for the majority of surrounding cities it is midnight so we are changing the ordinance.

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

PHIL OWEN MOTIONED TO CLOSE PUBLIC HEARING AND PROCEED WITH REGULAR MEETING. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

Sheri Hoover stated they are seeking a variance for a carport for their RV. Ms. Hoover stated the neighbor complained about the carport and they would like to become compliant but would like to keep the carport. John Stewart stated he had been involved with the issue and commented any structures must be four feet off of the property line. John Stewart stated the only recourse is to go through a variance process with the appeal authority. Ted Black suggested drawing up a plan and presenting it to the city, which would result in an inspection that would leave a paper trail. John Stewart stated that if they move it four feet from the property line, no permit would be needed. John then stated that if they are unable to make it to the four feet, they could ask the city council for a variance.

Mike Beal thanked those who put time into preparing the Farr West Freedom Festival.

Todd and Allen Esplin stated they would like to put a sign in front of their home advertising their home occupation business. Allen Esplin asked if there is any other type of license they could apply for that would allow for a sign. Todd Esplin asked if they could place small signs throughout the city in park strips not on their property. Mr. Stewart stated there is a process to apply for temporary signs they could look into. Allen Esplin stated he would like to go over the zoning map with someone from the city to explain why certain businesses in the city that are doing business in residential areas are allowed signs. David Jay stated there are a number of businesses with illegal signs that are being addressed on a case by case basis.

John Stewart stated this is Joe Markland's last meeting because of a new job opportunity. John thanked Joe for his service on the Planning Commission and commented it has been pleasure working with him. Joe Markland stated that it was a pleasure working with this wonderful city.

#3 – Follow-up and Approval of Minutes dated June 9, and June 23, 2016

TED BLACK MOTIONED TO APPROVE MINUTES DATED JUNE 9, AND JUNE 23, 2016. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

David Jay reported that the city council cancelled their last meeting due to the fourth of July. David then reported on the success of the Freedom Festival and the Souvlaki Dinner.

#5 – Motion – Recommend approval of a conditional use permit for Farr West Auto located at 2010 West 1025 North – Josh Maes

Josh Maes and Alex Leeman were present seeking approval of a conditional use permit for Farr West Auto. Mr. Leeman explained the operations of Mr. Maes's business. Mr. Leeman suggested that part of the conditional use permit be that this business cannot be a junkyard. Becky Brooks asked if any cars would be used for parts. Mr. Maes stated that he only repairs cars, he does not dismantle them. Ted Black asked if he sells cars with clean or salvaged titles. Mr. Maes stated that about seventy percent are sold with clean titles. Ted asked if parts would be sold at Farr West Auto. Mr. Maes stated there would be no parts for sell. Ted asked how many employees Mr. Maes would like at this location. Mr. Maes stated that he would like to hire two. Ted asked if Mr. Maes cannibalizes cars. Mr. Maes stated that he does but not often. Ted expressed concerns about the difference between Farr West Auto and a wrecking yard. John Stewart asked how the cars are logged. Ted Black asked Mr. Maes is he deals with high profile vehicles. Mr. Maes stated that he might deal with a few diesel and half ton trucks, but no more than that. There was discussion on how many cars would be allowed on the site, and how long they could stay there.

TED BLACK MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR FARR WEST AUTO LOCATED AT 2010 WEST 1025 NORTH WITH THE CONDITIONS THAT ONLY 40 ORGANIZED LIGHT TRUCKS AND CARS BE ALLOWED IN THE BACK LOT, MAXIMUM OF 24 CARS IN THE FRONT LOT FOR SALE, WITH A TIME LIMIT IN THE BACK LOT OF TWO MONTHS, AND NO UNREPAIRED CARS ON THE FRONT LOT. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Site Plan Approval of Farr West Auto located at 2010 West 1025 North – Josh Maes

Mr. Leeman walked through the nine points of the engineer letter. A paint booth was discussed.

TED BLACK MOTIONED TO APPROVE A SITE PLAN FOR FARR WEST AUTO LOCATED AT 2010 WEST 1025 NORTH. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Site Plan Approval of FMC – Pleasant View – FRE Salt Lake City, LLC

Christian Michaelson was present seeking a site plan approval of FMC - Pleasant View. Lou Best asked about the legend for the landscaping and the drip line. Mr. Michaelson stated that

they would be adhering to all of Bona Vista's requirements. John Stewart asked if the owners would be coming in later for signage. Mr. Michaelson stated that they would be coming back.

TED BLACK MOTIONED TO APPROVE A SITE PLAN FOR FMC – PLEASANT VIEW DIALYSIS CENTER. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Site Plan Approval of a sign for New Vision Hotrods – Kurt Rich

Kurt Rich was present seeking site plan approval of a sign for New Vision Hotrods.

JOE MARKLAND MOTIONED TO APPROVE A SITE PLAN OF A SIGN FOR NEW VISION HOTRODS. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – B & K Fox Contractors Site Plan Progress

JOE MARKLAND MOTIONED TO TABLE B&K FOX CONTRACTORS SITE PLAN PROGRESS. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Recommend approval of amending Ordinance Chapter 5.12, Alcohol Beverage Control

PHIL OWEN MOTIONED TO RECOMMEND APPROVAL OF AMENDING ORDINANCE CHAPTER 5.12, ALCOHOL BEVERAGE CONTROL. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

#11 – Motion – Recommend approval of amending Ordinance Chapter 9.08, Juvenile Curfews

TED BLACK MOTIONED TO RECOMMEND APPROVAL OF AMENDING ORDINANCE CHAPTER 9.08, JUVENILE CURFEWS. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Cancel July 28, 2016 Planning Commission Work Session

TED BLACK MOTIONED TO CANCEL JULY 28, 2016 PLANNING COMMISSION WORK SESSION. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#13 – Discussion/Action – Recommend appointment of an alternate as a full member to the Planning Commission

John Stewart explained that this recommendation would be done by secret ballot.

JOE MARKLAND MOTIONED TO RECOMMEND APPOINTMENT OF LOU BEST, FROM AN ALTERNATE TO A FULL MEMBER OF THE PLANNING COMMISSION. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#14 – Report of Assignments

Joe Markland passed on his assignments.

Lou Best has a new assignment for the commission concerning vehicles for sell.

Bonnie Beal stated that she has a change for the home occupation business license.

#15 – Adjournment

AT 8:55 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: _____

