

The regular meeting of the Farr West Planning Commission were held on Thursday, November 10, 2016 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Phil Owen, Lou Best, Geneva Blanchard, Mike Beal, and Milt Austin. Becky Brooks was excused. 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. Lou Best led in the Pledge of Allegiance. Milt Austin offered a prayer.

#1 – Public Comments

Ken Phippen welcomed Geneva Blanchard to the Planning Commission.

#2 – Follow-up and Approval of Minutes dated October 13, 2016 and October 27, 2016

LOU BEST MOTIONED TO APPROVE MINUTES DATED OCTOBER 13, 2016 AND OCTOBER 27, 2016. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#3 – Motion – Farmview Subdivision – First Amendment – Jim Flint

Jim Flint was present seeking First Amendment approval for Farmview Subdivision. Mr. Flint commented that this is just a boundary line adjustment. Lou Best asked if the boundary line was between lots two and three. Mr. Flint stated yes it is.

PHIL OWEN MOTIONED RECOMMEND APPROVAL OF THE FIRST AMENDMENT FOR FARMVIEW SUBDIVISION. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Motion – Set a Public Hearing to Consider the Request of a Re-zone of the Petersen Inc. property located at 1461 North 2000 West, a portion of a parcel number 15-004-0003, from the A-1 zone to the M-1 zone – Rob Despain

Rob Despain was present to request a re-zone of the Petersen Inc. property. Mr. Despain explained to the commission where the re-zone will take place. Mr. Despain explained that Petersen's Inc. would like the property in question to match their other property, but they would like to leave one acre in the A-1 Zone for a life estate piece. Bonnie Beal asked what Petersen's plans are for the property. Mr. Despain commented that it is a buffer piece for the company, where they would test products that are too large to test inside the building. Bonnie then commented that the change in the property will need to be brought through the Weber County Surveyor's office making two separate plats with individual parcel numbers.

BONNIE BEAL MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 8, 2016 AT 7:00 P.M. AT CITY HALL TO CONSIDER THE REQUEST OF A RE-ZONE OF THE PETERSEN INC. PROPERTY LOCATED AT 1461 NORTH 2000 WEST, A PORTION OF A

PARCEL NUMBER 15-004-0003, FROM THE A-1 ZONE TO THE M-1 ZONE. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.#5 – Motion – Preliminary Approval of Golden Eagle Estates located at 1200 west 1125 North – John Hansen

John Hansen was present seeking approval of Golden Eagle Estates. John Stewart commented that he had received a phone call from Kent Jones tonight and Kent had encouraged the commission table approval because there were things he was promised that he had not received. John then stated the last letter he had received from Marriott-Slaterville states nothing has been done about the sewer connection. John Stewart stated Farr West City's concern is there is no way to discharge out of the detention basin. John commented Kent Jones had been in discussions with a Council Member who is insisting that detention basin be piped. John asked if they had considered moving the detention basin to the south end and discharging into Milcreek if Weber Basin will not allow them to discharge. Brent Bailey stated they had approached the property owners about going along the back of their property and it is an option. Mr. Bailey stated the property owners have concerns with the existing sewer line on 1200 West that was installed by Weber School District and is not up to par. Mr. Bailey stated they felt it made more sense to put the sewer line on 1200 West and not on the back of the property lines. Brent stated they have been in discussions with Bill Morris and Trent Meyerhoffer about that sewer line and the possibilities of them contributing to that cost. Brent Bailey then stated they are aware the issues with the storm drain discharge and the sewer line must be resolved but asked that preliminary approval might be considered contingent upon those being resolved. Lou Best stated he felt both were big enough concerns that he would not feel comfortable giving approval without them being resolved first. Lou then asked who will own and maintain the detention basin. John Stewart stated that the city owns and maintains all detention basins. Lou then commented he is not comfortable with where the developer is on both the sewer line and storm drain discharge issues and does not feel that tabling preliminary approval will slow the developer down in the process of getting those necessary things done. John Stewart commented the only reason this was brought before them at this meeting is because Kent Jones had indicated several of the needed items on his review had been resolved but that he had not indicated which items those were which makes the decision process somewhat difficult for the Planning Commission. Lou Best stated he felt the thing that would hold them up the most would be securing an agreement with Weber Basin on the discharge. There was then a discussion on the homes facing 1200 West that must have their primary access on 1200 West which leaves thirty homes on the other access in the subdivision. John Hansen apologized to the commission if they felt he had wasted their time commenting he and Mr. Bailey have been in discussions with Marriott-Slaterville for more than three months regarding the sewer line. Mr. Hansen stated they never anticipated the Planning Commission granting approval of the subdivision without the sewer and storm drain discharge being open ended and that he followed Kent Jones' recommendation of submitting a letter letting the commission know they were in negotiations with Marriott-Slaterville and knowing the City is participating in the application to Weber Basin.

Mr. Hansen stated he felt they had accomplished everything Kent had recommended but commented he supports the Planning Commission in their decision. Mr. Hansen then stated he felt it would help them if the city could make the application to Weber Basin on the discharge. Brent Bailey stated he felt if the Planning Commission did not have any problems with the design of the subdivision and the proposed sewer plan he would like to see preliminary approval on those items. Mr. Bailey commented that preliminary approval will help them in getting the sewer line approval in Marriott-Slaterville, commenting approval from each city has been dependent on approval from the other. John Stewart commented he did not feel the Planning Commission was in a position to grant approval with the unresolved issues and stated that he knew preliminary approval would not be given from the City Council at this point.

LOU BEST MOTIONED TO TABLE PRELIMINARY APPROVAL OF GOLDEN EAGLE LOCATED AT 1200 WEST 1125 NORTH. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE, WITH GENNEVA BLANCHARD ABSTAINING FROM THE VOTE.

#6 – Motion – Cancel the November 24, 2016 Work Session

PHIL OWEN MOTIONED TO CANCEL THE NOVEMBER 24, 2016 WORK SESSION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion – Open House

There were discussions on the R-1-15 ordinance, the C-2 ordinance, a questionnaire and a flyer. Ken Phippen showed the Commission the maps he, Lou Best and Phil Owen would be using to show the public where possible trails will be in the future.

#8 – Discussion – Bike Trails

The Hart Subdivision and the need for bike trails once that subdivision is completed were discussed.

#9 – Discussion – Report on Assignments

There was nothing new to report.

#10 – Adjournment

AT 8:28 P.M., MILT AUSTIN MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Whitney Black, Secretary

John Stewart, Chairman

Date Approved: _____

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