

Four public hearings and the regular meeting of the Farr West Planning Commission were held on Thursday, July 13, 2017 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Genneva Blanchard, Lou Best, Becky Brooks, and Mike Beal. Milt Austin and Phil Owen were excused. City Council members present were David Jay and Ken Phippen. Staff present was Whitney Black, Nate Carver, and John Cardon. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Becky Brooks led in the Pledge of Allegiance. Lou Best 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 John Cardon property located at 1645 West Farr West Drive, parcel number 15-003-0027, from the R-1-15 and the A-1 zones to the R-1-15 zone

There were no questions or concerns from the public concerning the re-zone of the John Cardon property.

Second Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider amending the R-1-15 Residential Zone ordinance in the Farr West Municipal Code

There were no questions or concerns from the public concerning the amendments to the R-1-15 Residential Zone ordinance in the Farr West Municipal Code.

Third Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider amendments to the M-1 zone ordinance in the Farr West Municipal Code

There were no questions or concerns from the public concerning the amendments to the M-1 zone ordinance in the Farr West Municipal Code.

Fourth Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to amend Chapter 16.32 Street Lights in the Farr West Municipal Code

John Stewart explained that the city does not have a street light ordinance. John read and explained the amendment to Chapter 16.32 concerning street lights. Merlin Ward commented that he is glad to see this ordinance going through, and suggested having the developer pay for the Rocky Mountain Power bill for the subdivision until all the lots are sold so there is not a financial impact on the city. Mr. Ward also suggesting looking into the 500ft between each light. Nate Carver commented in the past developers weren't required to install street lights so many subdivisions don't have street lights. Nate also commented he is looking over subdivision plans for the last five years to see where street lights were planned to be installed and is scheduling with Rocky Mountain to get them installed. Nate explained he is trying to get the lights residents requested installed first and he has about 50 street lights left to install. Nate also commented there are six subdivisions in development, so there will be many more street lights. Nate then commented if a resident wants a street light in front of their home they can contact Rocky Mountain Power to get it installed, but they will have to pay for the street light. Lou Best asked if a resident would still have to pay for the street light if there were no plans, but there

was a history of safety concerns. Nate stated that if they didn't go through the city to get the street light installed, they would have to cover the cost. Lou asked what kind of light would be used; a wooded pole or a metal pole. Nate stated the lights would be a fiber glass pole with a lantern style top and a LED light. Nate also commented the city is choosing the 400 LED light, which is the brightest light. Mr. Ward asked how much this project will cost. Nate stated every street light is different depending on the situation, but if escrow money is left from the subdivision that will be used to cover the cost. Becky Brooks asked if the Public Works Standard set a deadline for when the street lights need to be installed. Nate stated the street lights will need to be installed before the sidewalks are finished or before the subdivision is accepted.

#1 – Motion – Close public hearing and proceed with the regular meeting

BECKY BROOKS MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

There were no public comments.

#3 – Report from City Council

David Jay reported the City Council participated in the Fourth of July Freedom Festival.

#4 – Follow-up and Approval of Minutes dated June 8, 2017 and June 22, 2017

BONNIE BEAL MOTIONED TO APPROVE MINUTES DATED JUNE 8, 2017 AND JUNE 22, 2017. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Recommend approval of a re-zone of the John Cardon property located at 1645 W Farr West Drive, parcel number 15-003-0027, from the R-1-15 and A-1 zone to the R-1-15 zone – John Cardon

Jim Flint was present seeking approval of a re-zone of the John Cardon property. David Jay asked if all the parcels on Farr West Drive will be asked to rezone, and if so would the fee be waived. John Stewart commented Farr West Drive isn't the only street like this.

BECKY BROOKS MOTIONED TO RECOMMEND APPROVAL OF A RE-ZONE OF THE JOHN CARDON PROPERTY LOCATED AT APPROXIMATELY 1645 W FARR WEST DRIVE, PARCEL NUMBER 15-003-0027, FROM THE A-1 AND R-1-15 ZONE TO THE R-1-15 ZONE. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Final Approval of John Cardon Subdivision located at 1645 Farr West Drive – John Cardon

Jim Flint was present seeking approval of the John Cardon subdivision. John Stewart stated when a building permit is submitted the fire department will need to review the plot plan to make sure their trucks can turn around.

LOU BEST MOTIONED TO RECOMMEND FINAL APPROVAL OF THE JOHN CARDON SUBDIVISION LOCATED AT 1645 FARR WEST DRIVE. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Preliminary Approval of Watson Estates Subdivision Ph 2 located at approximately 1535 Farr West Drive – John Watson

John Watson was present seeking preliminary approval of the Watson Estates Subdivision Ph 2. John Stewart commented that the Planning Commission has yet to see the will serve letters. John also stated the engineer has recommended looking at a manhole in front of the John Cardon property. John Stewart went through the rest of the letter from the engineer. John Watson commented he has will serve letters from Weber Fire, Bona Vista Water, and Pine View Water with him tonight, and he will work on getting the others. Mr. Watson also commented that the fire marshal has required another fire hydrant. Lou Best asked what Mr. Watson's intent was with the two lots on the front of the subdivision. Mr. Watson commented his engineer has measured the lots and a home could comfortable fit. Lou also asked if Mr. Watson was going to do some resurfacing in front of the subdivision. Mr. Watson commented he is planning on resurfacing on the side. Mr. Watson also commented there would be curb and gutter, but no sidewalk.

LOU BEST MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF THE WATSON ESTATES SUBDIVISION PH 2 LOCATED AT APPROXIMATELY 1535 FARR WEST DRIVE. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#8– Motion – Set a public hearing to consider the re-zone of the Mark Koehler property located at approximately 1500 North 2200 West, parcel number 15-005-0108 and a portion of 15-004-0103, from the A-1 zone to the R-1-15 zone – Mark Koehler

There was no one present on behalf of the Koehler property.

MIKE BEAL MOTIONED TO TABLE SETTING A PUBLIC HEARING FOR AUGUST 10, 2017 AT 7 PM AT CITY HALL TO CONSIDER THE RE-ZONE OF THE MARK KOEHLER PROPERTY LOCATED AT APPROXIMATELY 1500 NORTH 2200 WEST, PARCEL NUMBER 15-005-0108 AND A PORTION OF 15-004-0103, FROM THE A-1 ZONE TO THE R-1-15 ZONE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#9 – Discussion /Action – Conceptual Plan of C&K Farms Subdivision

The Planning Commission went through the engineer's letter and had a discussion on the second access.

BECKY BROOKS MOTIONED TO TABLE APPROVAL OF THE CONCEPTUAL PLAN OF THE C&K FARMS SUBDIVISION. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#10– Motion – Site Plan Approval of Roots Auto Sales – Brian Masuisui

Brian Masuisui was present seeking approval of a site plan for Roots Auto Sales. Lou Best asked what the spacing between parking spaces is. Mr. Masuisui commented between 1 to 2 feet. Mr. Masuisui also stated he is looking to have between 20 to 30 cars on the property, and the spaces will not be striped. Mr. Masuisui stated there will be striped customer parking though. Mr. Masuisui also commented that this will be a location for his online business.

BECKY BROOKS MOTIONED TO GRANT SITE PLAN APPROVAL OF ROOTS AUTO SALES. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#11 – Motion – Site Plan Approval of a sign for Copart located at 3586 North 2000 West – Hightech Signs

Stacey Johnson was present seeking approval of a sign for Copart.

LOU BEST MOTIONED TO GRANT SITE PLAN APPROVAL OF A SIGN FOR COPART LOCATED AT 3586 NORTH 2000 WEST. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Set a public hearing to consider the request of a conditional use permit for a kennel license for Summer Earhart located at 2406 North 2000 West – Summer Earhart

Jacqueline Fredde was present requesting a conditional use permit for a kennel for Summer Earhart. Ms. Fredde explained that Summer Earhart is a dog trainer who works with dogs for US Service Veterans. Ms. Fredde stated Ms. Earhart's business used to be located in North Ogden, but Ms. Earhart wanted to spend more time with the dogs in a bigger facility. Becky Brooks asked how many dogs would be on the property. Ms. Fredde explained there would be six dogs total and most would be there for a period of 6 months, except for full mobility service dogs that would be there for a year and a half for training. Ms. Fredde also stated the dogs are then sold to a nonprofit organization who assigns them to a veteran. Lou Best stated that this could be considered a residential business, and the code states there cannot be physical evidence of the business. Lou then asked where the dogs would be housed. Ms. Fredde stated they have a barn that is 60ft by 30ft that is located at the back of the property. Ms. Freede then explained they will hire a professional to come and build kennels that are approximately 5 by 10 feet that include both a indoor and outdoor section. Ms. Freede emphasized that these are highly

trained animals and they don't foresee barking or things like that being an issue, and if it does they have plans in motion to fix it.

BECKY BROOKS MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 10, 2017 AT 7PM AT CITY HALL TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR SUMMER EARHART LOCATED AT 2406 NORTH 2000 WEST. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#13 – Motion – Recommend approval of amendments to the R-1-15 Residential Zone

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF AMENDMENTS TO THE R-1-15 RESIDENTIAL ZONE WITH THE CHANGE IN WORDING UNDER SECTION 2E FROM “IF THE DEVELOPER PROPOSES...” TO “IF THE CITY AND THE DEVELOPER JOINTLY AGREE...”. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#14 – Motion – Recommend approval of amendments to the M-1 Manufacturing Zone

LOU BEST MOTIONED TO RECOMMENDING APPROVAL OF AMENDMENTS TO THE M-1 MANUFACTURING ZONE. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#15 – Motion – Recommend approval of amendments to the Chapter 16.32 Street Lights ordinance

The Planning Commission agreed to table the recommendation because the final draft was not complete.

MIKE BEAL MOTIONED TO TABLE RECOMMENDING APPROVAL OF AMENDMENTS TO CHAPTER 16.32 STREET LIGHTS ORDINANCE. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#16 – Motion – Cancel the July 27 Planning Commission Work Session

LOU BEST MOTIONED TO NOT CANCEL THE JULY 27 PLANNING COMMISSION WORK SESSION. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#17 – Report on Assignments

John Stewart reported on the new legislation from the state concerning business licenses. There was further discussion on using a fee to cover residential business regulation. John also reported there will be a preconstruction meeting tomorrow at 10am concerning Golden Eagle Subdivision.

#18 – Adjournment

AT 9:05P.M., BONNIE BEAL MOTIONED TO ADJOURN THE MEETING. MIKE BEAL SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Secretary

John Stewart, Chairman

Date Approved: _____