

The regular meeting of the Farr West Planning Commission was held on Thursday, February 8, 2018 at 7:00 p.m. at the City Hall. Commission members present were Bonnie Beal, Geneva Blanchard, Lou Best, Ted Black, Bryant Jensen, Lyle Earl, Mike Beal, and Craig Munford. City Council members present were Ken Phippen and David Jay. Staff present was Whitney Black. Visitors present: see attached list.

Vice Chairman Bonnie Beal called the meeting to order. Lou Best led in the Pledge of Allegiance.

Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the revisions to Title 17 in the Farr West City Municipal Code

Bonnie Beal explained the changes that will be made to Title 17 in the municipal code. There were no public comments towards the changes that will be made to Title 17.

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

**GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.**

#2 – Public Comments

Ken Phippen welcomed the new members to the Planning Commissions and commented he feels it is a good representation of the residents of Farr West.

#3 – Report from City Council

David Jay reported the City Council approved business licenses for So Others May Live LLC, Hair We Go LLC, and All Paws Canine Services at their last business meeting. David then reported the council approved the Golden Eagle Subdivision storm drain replacement project. David commented the council motioned to table the approval of a sidewalk management assessment until further information can be provided. The council then appointed Lyle Earl, Bryant Jensen, and Ted Black as full members of the Planning Commission, with Craig Munford as an alternate member. David also reported the council approved the continuation of the city's contract with Carte Designs Online Mapping, and approved a bid from Rocky Mountain Visual to upgrade the council chamber technology. The council then cancelled, the February 15, 2018 Budget adjustment public hearing, approved the bills, and adjourned.

#4 – Follow-up and Approval of Minutes dated January 11, 2018 and January 25, 2018

**GENNEVA BLANCHARD MOTIONED TO APPROVE MINUTES DATED JANUARY 11, 2018 AND JANUARY 25, 2018. LOU BEST SECONDED THE MOTION, ALL VOTING AYE, WITH TED BLACK ABSTAINING.**

#5 – Motion – Recommend approval of the Westergard Subdivision located at 2197 West 2700 North – Chris and Susan Westergard

Jim Flint was present seeking approval of the Westergard Subdivision located at 2197 West 2700 North. Mr. Flint explained this is a two lot subdivision, with a flag lot extending to the southern part of the lot. Lou Best asked if the irrigation open drain will be included on the plat. Jim stated it is included on note 10 of the plat. Lou stated he would like to see an actual location and not just a description on the plat. Lou stated an approximate location would be fine to help avoid problems in the future. Ted Black asked if the fire department's requirements for a turnaround have been considered. Jim stated they have been considered. Jim also commented that subject is the lengthiest section on the plat.

**LOU BEST MOTIONED TO RECOMMEND APPROVAL OF THE WESTERGARD SUBDIVISION LOCATED AT 2197 WEST 2700 NORTH WITH THE STIPULATION FURTHER EXPLANATION OF THE LOCATION OF THE IRRIGATION OPEN DRAIN. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Motion – Site Plan Approval of modified site plan for Non-Typical Excavation located at 1357 North 2000 West – Parker Venable

Parker Venable was present seeking approval of a modified site plan for Non-Typical Excavation located at 1357 North 2000 West. Mr. Venable stated he wants to construct a new building. Mr. Venable stated the state has approved limiting the north approach and allowing the bigger approach to be moved to the south end of the property. The building will be 80 by 100 at the back of the property with office space in the front corner. Bryant Jensen asked if this project was to improve business operations. Mr. Venable confirmed that it was to improve business operations. Lou Best clarified that Mr. Venable is asking to station a stockpile in front of the building. Mr. Venable stated yes that is what he is requesting to do. Lou asked if this stockpile would be similar to the two stockpiles already on the property. Mr. Venable stated one pile is roto-mill and the location where the roto-mill is located will become a parking lot. Lou asked if moving the stockpile behind the house has been considered. Mr. Venable commented he would like to demolish the house in the future and construct one building, similar to the red brick buildings next to the Farr West Park on 2000 west, in front. David Jay asked if a caretaker lives in the residency that is onsite. Mr. Venable confirmed that it is a caretaker living in the house. David then commented once the house is demolished, that could potentially be the end of residency on this commercial site. Lou commented in the past the city has required another business dealing with stockpile to have the piles behind the building and no higher than the building to obscure public view. Lou also commented the city has required an automotive business to build a fence to obscure public view from the road. Lou stated the request to have a stockpile in front of the building is going against what the city has required in the past. Ted Black asked if the fire department has looked at these plans. Ted then commented he would like the fire department to state their requirements according to the code before the Planning Commission take action on this. Bonnie Beal asked if it would be a benefit for Mr. Venable if the stockpiles were in the front or the back. Mr. Venable stated if he were to bring the building forward and put the stockpiles behind it, there would not be enough room for the proposed building in front. Lou suggested having the building in the front and the proposed building and stockpiles in the back. Mr. Venable stated that would not leave enough room in the back for trucks and

other equipment to turn around, load or unload. Mr. Venable then asked what if he kept the piles lower than the existing building. Lou asked how high Mr. Venable saw the stockpile being and if it could be lower than a fence. Mr. Venable state the pile will not become bigger than it is now and that he could lower it, and that he could guarantee it would be lower than the existing house. Ted commented he would still like to have Mr. Venable talk to the fire department before approving this modified site plan.

**TED BLACK MOTIONED TO TABLE APPROVAL OF THE MODIFIED SITE PLAN FOR NON-TYPICAL EXCAVATION LOCATED AT 1357 NORTH 2000 WEST. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Motion – Site Plan Approval of modified site plan for Farmers Insurance located at 2687 North 2000 West – L. Todd Whiteley

L. Todd Whiteley was present seeking approval of a modified site plan for Farmers Insurance located at 2687 North 2000 West. Mr. Whiteley stated UDOT is taking about 12 feet from the north end of his parking lot by eminent domain. Mr. Whiteley commented to make up for the loss of property he would like to lease property from Lurlene Westergard and use it as a parking area. Mr. Whitely stated he is hoping to pour concrete totaling about 2400 square feet on Ms. Westergard's property that borders 2700 North. He then stated employees would use this parking lot and there would still be a few parking spots in the front for customers. Mr. Whiteley then stated he and Mrs. Westergard have discussed purchasing the land, but that Ms. Westergard does not have enough frontage on the property to sell. Lou Best confirmed with Mr. Whiteley that his property is zoned commercial and Ms. Westergard's property is zoned residential. Lou then commented that because the two properties are in different zones Mr. Whiteley would need to apply for a variance. Lou then read the code stating that parking lots must be on the lot they serve, and that the Planning Commission could not recommend Mr. Whiteley's request because it conflicts with the code. Lou also mentioned there is a problem with the setbacks. Mr. Whiteley stated the proposed setbacks would be around 10feet. Lou commented because this is a state road the setback is 40feet, and that the setbacks would require another variance. Lou then asked if UDOT is taking 12feet if there would be enough room for cars to backup without hitting the curb. Mr. Whiteley stated there would be enough room, and that he is proposing angled parking stalls with one way going east to west. Ted Black stated that the Planning Commission could not consider a development on a property that Mr. Whiteley does not own. Ted then suggested having Ms. Westergard apply for a frontage variance on her lot and then selling the land to Mr. Whiteley, who could then rezone it commercial. Ms. Westergard stated she cannot sell, and then asked if she could put a parking lot on her own property. Ted commented that it still would not meet the code requirements. There was further discussion on possible options for Mr. Whiteley.

**TED BLACK MOTIONED TO TABLE APPROVAL OF THE MODIFIED SITE PLAN FOR FARMERS INSURANCE LOCATED AT 2687 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

#8 – Motion – Recommend approval of the revisions to Title 17 in the Farr West Municipal Code

**LOU BEST MOTIONED TO RECOMMEND APPROVAL OF THE REVISIONS TO TITLE 17 IN THE FARR WEST MUNICIPAL CODE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

#9 – Motion – Recommendation of Planning Commission Chairman

Lou Best commented that whomever was recommended tonight would serve as the interim Chairman because the chairman is appointed yearly. Lou also commented the yearly appointment happens in June. Ted Black also commented the City Council will make the final decision on who becomes chairman. Geneva Blanchard asked who was willing to serve as chairman. Geneva then stated her concern is that she does not know what being chairman entails. Geneva asked Lou if he would be interested in being chairman. Lou stated he has already been chairman and that his family and church demands that do not allow him the time to be chairman. Lou also commented he would like to see the chairman responsibility rotated among the members. Lou then recommended Ted Black as chairman. Bryant Jensen recommended Lou Best. Lou restated he reasons for not being chairman. Lou then recommended Ted Black as chairman. Ted stated he would be willing to serve until June, during that time the members can get to know each other better and make a more informed decision. Geneva stated she feels it would be cruel to have a new member serve as chairman and that a veteran member should step up. Geneva also stated she had concerns about Ted's time availability. Lou Best asked Geneva who she would recommend. Geneva stated she does not have a different recommendation. Craig Munford commented if the chairman position was restricted to veteran members that would limit the recommendations to three people. Lou commented that Ted's time availability does not concern him after his answer in his interview. Lou also commented Ted has served on the Planning Commission before, and that this would be an interim position. Geneva commented in the past when filling positions, the Planning Commission has trouble expressing their feelings and that the same person usually gets stuck in the position for another term. Lou stated the commission cannot force someone to serve as chairman. Craig Munford was excused from the rest of the meeting. David Jay asked Bonnie Beal if she would be willing to serve as chairman. Bonnie stated she does not want to serve as chairman, but she would be willing to continue serving as vice chairman. Geneva asked Bonnie if she would be willing to serve until June and train someone else to take the position. Bonnie stated she might consider that if there was a guarantee she would not get reappointed in June. Geneva then commented this is a transitional period and that a brand new member should not be put into the position of chairman. Geneva then stated she does not feel adequate for the position of chairman. Geneva continued to say that it would be helpful if Bonnie would be willing to serve and train someone else, such as herself. Lou commented again that Ted is not brand new to the functions of the Planning Commission and he has full confidence in Ted to conduct meetings and attend to the responsibilities of the commission. Lou also commented that he has served on the commission with Ted in the past and that he never saw Ted sway the decision of the Planning Commission and that he respected other opinions. Lou then stated he does not see any other person who makes sense for this interim period. Bryant reminded the commission that Ted said he was willing to

serve as the interim chairman. Bryant then also recommended Ted Black. A member of the audience suggested having Ted serve as interim chairman and Bonnie as vice chairman. Lyle Earl commented he does not see any reason why Ted could not fulfill this position, and that he would be willing to assist Ted if the need arose. Geneva asked if Ted were to serve as chairman who would serve as vice chairman. Ted commented Bonnie would continue to serve as vice chairman. There was further discussion of Geneva’s concerns after the final vote was taken.

**LOU BEST MOTIONED TO RECOMMEND TED BLACK AS THE INTERIM PLANNING COMMISSION CHAIRMAN. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF GENEVA BLANCHARD WHO OPPOSED.**

#10 – Report on Assignments

Lou Best reported that his assignment to revise Title 17 is complete.

#11 – Adjournment

**AT 8:39 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. GENEVVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

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Whittney Black, Deputy Clerk

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Bonnie Beal, Vice Chairman

Date Approved: \_\_\_\_\_