The regular meeting of the Farr West Planning Commission was held on Thursday, September 27, 2018 at 7:00 p.m. at the City Hall. Commission members present were Lou Best, Bryant Jensen, Lyle Earl and Craig Browne. Nate Christensen, Genneva Blanchard and Ted Black were excused. City Council members present were Ken Phippen and David Jay. Staff present was Andrea Zweifel. Visitors present: see attached list.

Vice Chairman Lyle Earl called the meeting to order. led in the Pledge of Allegiance. offered a prayer.

#1 – Call to Order – Vice Chairman Lyle Earl

Vice Chairman Lyle Earl called the meeting to order.

#2- Opening Ceremony

1. Pledge of Allegiance

Lou Best led in the Pledge of Allegiance.

1. Prayer

Bryant Jensen offered a prayer.

#3 – Public Comments

 *\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Scott Lloyd representing Happy Days want to express their discontent with the Planning Commission, the actions and delays that have been caused in the development of the property. the lack of record keeping in the storm drains that have been found on the property, which cause great concern on the master plan of FWC, that area is designated residential. Mr. Lloyd stated some this could result in some legal action.

#4 – Business Items

1. Report from City Council

David Jay reported the City Council approved a business license for Old Dominion Freight Line. The Council also approved a business license for Far North Salon. A conditional use permit was approved for the Living Faith church in the old seminary building at the old Wahlquist site. A subdivision was approved for Wayne Co dividing the properties of Tramcor and Rush Truck Center. The Council approved an easement adjustment on the Tim Stettler property. The paving bid for the walkway around the regional detention basin was approved and that paving has been completed. David reported on the lease agreement for the Rec. Center. He stated this item is not fully resolved as of yet. The City Council approved an intercom system for the front office and those have been installed. The City Council also discussed background checks for employees and volunteers for the City.

1. Site Plan Approval of Wall Brothers Construction located at 3142 North 2000 West – Jacob Wall

Ronald Davies was present on behalf of Wall Brothers Construction. Mr. Davies addressed the letter from Kent Jones and stated they have submitted information on all the items except the first 3 which are the UDOT approval, Bona Vista approval and Fire District approval to Mr. Jones. The information was distributed to the members of the Planning Commission. Andrea Zweifel confirmed that no updated letter from Kent Jones has been received. Scott Romney and Scott Knight introduced themselves to the Planning Commission.

**LOU BEST MOTIONED TO TABLE APPROVAL OF THE SITE PLAN APPROVAL OF WALL BROTHERS CONSTRUCTION LOCATED at 3142 NORTH 2000 WEST. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

1. Set a public hearing to consider the request of a conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West – Antonio Beckstead

Antonio Beckstead was present and stated he is trying to re-locate his business from Salt Lake. He stated it is already set up for a body shop.

**BRYANT JENSEN MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A USED CAR DEALERSHIP/CUSTOM BODY SHOP LOCATED AT 3394 NORTH 2000 WEST FOR OCTOBER 11, 2018 AT 7PM AT CITY HALL. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Consent Items

* 1. Approval of minutes dated August 23, 2018

**CRAIG BROWNE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 23, 2018. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Chairman/Commission Follow-up

1. Report on Assignments

 There were no reports.

#7 – Adjournment regular meeting and enter into a work session to discuss 2700 Corridor Form-Based Code

**AT 7:43 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

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 Andrea Zweifel, Clerk

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Lyle Earl, Vice Chairman

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