

The regular meeting of the Farr West Planning Commission was held on Thursday, October 11, 2018 at 7:00 p.m. at the City Hall. Commission members present were Ted Black, Geneva Blanchard, Lou Best, Lyle Earl and Craig Browne. Bryant Jensen was excused. City Council members present was David Jay. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman Ted Black called the meeting to order.

#1 – Call to Order –Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported the City Council approved a business licenses for AAA Auto Brokers and Foxwood Design, LLC. The Council also approved an Eagle Scout Project for Tanner Jackson. The City Council then discussed placing a speed limit sign in the Milky Way Subdivision and renting out the Rec Center. The Council ultimately motioned to not lease the space in the Rec Center. David then reported that the Council approved Nate Carver to put the generator out for bid. The council then approved the minutes, the bills, and reported on assignments and adjourned.

b. Motion – Enter into the public hearing as advertised to act upon the intent of the legislative body to consider the request of a conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West

GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING AS ADVERTISED TO ACT UPON THE INTEND OF THE LEGISLATIVE BODY TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A USED CAR DEALERSHIP/CUSTOM BODY SHOP LOCATED AT 3394 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

There were no public comments from the public.

- c. Motion – Close the Public Hearing and Proceed with Regular Meeting

NATE CHRISTENSEN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH REGULAR MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation of a conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West – Antonio Beckstead

There was no one present on behalf of Antonio Beckstead.

GENNEVA BLANCHARD MOTIONED TO TABLE APPROVAL OF A CONDITIONAL USE PERMIT FOR A USED CAR DEALERSHIP/CUSTOM BODY SHOP LOCATED AT 3394 NORTH 2000 WEST. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- e. Site Plan Approval of Apex Customs located at 3394 North 2000 West – Antonio Beckstead

There was no one present on behalf of Apex Customs. Lou Best stated he has questions on the status of the salvaged vehicles and where they will be kept.

LOU BEST MOTIONED TO TABLE APPROVAL OF A SITE PLAN FOR APEX CUSTOMS LOCATED AT 3394 NORTH 2000 WEST. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

- f. Modified Site Plan Approval of modified site plan for Farmers Insurance located at 2387 North 2000 West – L. Todd Whiteley

Ted Black stated that the status of this request has not changed since he previously applied other than he has provided a letter of intent to purchase the property. Mr. Black stated that Mr. Whiteley had a conflict this evening but that the Planning Commission still has no authority to approve the site plan request for him but that he could claim a hardship with the City Council and have the authority to grant his request. Ted stated he would encourage the Planning Commission to deny the request. Lou Best asked if UDOT was going to allow an additional access on the north side of the property. David Jay stated he has had several conversations with Mr. Whiteley and that he has the understanding that UDOT has approved the additional

access. David Jay then commented he has encouraged Mr. Whiteley to discuss this issue with his attorney and the city building official to get the order of events in place before making his requests from the city or purchasing the property. Ted then stated that he has measured the property and Mr. Whiteley will not meet the city setbacks when the property is taken by UDOT.

LYLE EARL MOTIONED TO DENY APPROVAL OF A MODIFIED SITE PLAN FOR FARMERS INSURANCE LOCATED AT 2387 NORTH 2000 WEST AND RECOMMEND THE REQUEST BE SENT TO THE CITY COUNCIL. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- g. Set a public hearing to consider the request of a conditional use permit for a 2,400 square foot accessory building for Greg Price located at 3905 North 2800 West – Greg Price

There was no one present on behalf of Greg Price. Lyle Earl stated he is concerned with the size of the building in relation to the size of the lot. Lou Best stated he would like to see the request include the height of the building and the percentage of rear lot used for accessory buildings to verify he meets the code requirement to not cover more than twenty percent.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR GREG PRICE LOCATED AT 3905 NORTH 2800 WEST FOR OCTOBER 25, 2018 WITH THE STIPULATION THAT THE HEIGHT OF THE BUILDING AND REAR AREA PERCENTAGE BE PROVIDED BEFORE THEN. NATE CHRISTENSEN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated September 27, 2018

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 27, 2018. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Ted Black stated that after the next meeting they will go back to holding work sessions on the form based code.

#6 – 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.)*

There were no public comments.

#7 – Adjournment

**AT 7:22 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING.
LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____