

A public hearing and the regular meeting of the Farr West Planning Commission was held on Thursday, October 25, 2018 at 7:00 p.m. at the City Hall. Commission members present were Ted Black, Genneva Blanchard, Lou Best, Bryant Jensen, Lyle Earl and Craig Browne. Nate Christensen was excused. City Council member present was Ken Phippen. David Jay was excused. Staff present was Lindsay Afuvai. Visitors present: see attached list.

#1 – Call to Order –Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Craig Browne led in the Pledge of Allegiance.

b. Prayer

Chairman Ted Black offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council approved a business license for J&J Beauty and Barber, accepted the 2017-2018 audit report and a financial report from John Cardon. The Council then tabled the modified site plan request from Todd Whiteley, granted approval to vacate a utility easement for Ryan Anderson, approved the bills, 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 2,400 square foot accessory building for Greg Price located at 3905 North 2800 West

CRAIG BROWNE 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 2,400 SQUARE FOOT ACCESSORY BUILDING FOR GREG PRICE LOCATED AT 3905 NORTH 2800 WEST. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

Greg Price was present seeking a conditional use permit for a building to use for future use of personal storage of trailers. Lou Best stated he had a couple of

questions regarding the percentage of property being used and the height of the building, commenting both are in accordance with the city code.

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

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

- d. Recommendation of a conditional use permit for a 2,400 square foot accessory building for Greg Price located at 3905 North 2800 West – Greg Price

BRYANT JENSEN MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR GREG PRICE LOCATED AT 3905 NORTH 2800 WEST. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation 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 on behalf of Apex Customs seeking a conditional use permit for his business. Mr. Beckstead stated they have purchased the old A&J Auto Body Shop, commenting they are working to get the shop up and running again as well as selling vehicles. Ted Black asked if the difference between what was there before and what will be there now is the selling of cars. Mr. Beckstead stated yes, that would be the only difference. Ted asked if they would be re-building vehicles to sell or just fixing vehicles for customers. Mr. Beckstead stated if they find a good deal, they probably would not turn it down but that they typically just fix up used cars and sell as well as repairs for customers, there will not be a lot of re-builds. Lou Best asked where the cars they are working on would be stored. Mr. Beckstead stated they would be along the back fence in the back of the property. Lou commented that his concern is that the city has required a fence for a similar business in the city, commenting he would feel more comfortable if that requirement was placed on this business as well. Chairman Black asked if there were be changes made to the paint room, commenting he should have the building inspector and Fire Marshal inspect it to make sure it is up to code. Mr. Beckstead commented they have replaced the filter and the furnace and that it came with a certified inspection that should meet the requirements for the Fire Marshal. Ted encouraged Mr. Beckstead to still go through the permitting and inspection process with the city and Fire Marshal.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND 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.

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

Ted Black stated he thought there should be conditions placed on the approval of the site plan. Ted commented he felt a fence should be required to block the view of all cars in process of repairs and that the business owner apply for and receive permits from the Farr West City building department and Weber Fire District Fire Marshal.

LOU BEST MOTIONED TO GRANT APPROVAL OF A SITE PLAN FOR APEX CUSTOMS LOCATED AT 3394 NORTH 2000 WEST WITH THE CONDITION THAT A FENCE BE INSTALLED TO BLOCK THE VIEW OF ALL CARS IN PROCESS OF REPAIRS AND THAT THE BUSINESS OWNER APPLY FOR AND RECEIVE PERMITS FROM THE FARR WEST CITY BUILDING DEPARTMENT AND WEBER FIRE DISTRICT FIRE MARSHAL. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated October 11, 2018

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 11, 2018. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lou Best stated there is a Land Use 101 training in Brigham City and felt that the Planning Commission members should all plan on attending. Lou then commented he would like to clarify the role of the Planning Commission in regards to site plans on accessory buildings throughout the city, commenting the code states these structures should be coming in for site plan. Lou commented he had discovered an accessory building he felt was constructed in violation the code. Ted Black asked Lou to provide the information to the Building Inspector. Ted then asked to have a discussion on ordinance 17.12.070 placed on the next agenda.

#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.)*

Gary Lyells stated he has a piece of property for sale on 1200 West that has been a problem for him to sell. Mr. Lyells stated he has a potential buyer that would like to construct a building for a contractor business but that is no longer allowed in the C-2 zone. Chairman Black commented Mr. Lyells should submit a formal request to add contractors to the allowable uses, or conditional use, in the C-2 zone. Mr. Lyells also commented there is someone potentially interested in putting in a horse barn, which is what the property to the north is used for and asked if it could be re-zoned for that use. Ted again encouraged Mr. Lyells to submit a formal request, commenting he would not feel comfortable giving him any direction without that.

Antonio Beckstead stated he may have issues with installing a fence because he is renting the property from Mr. Munsee who owns Rocky Mountain Truck Parts. Mr. Beckstead asked if they were to be able to use the storage building on the property instead of along the fence, if that would be ok. Ted stated that as long as they cannot see the vehicles from the road then he should be fine.

#7 – Adjournment

**AT 7:45 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING.
BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____