

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, April 11, 2019 at 5:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Geneva Blanchard, Lou Best, Bryant Jensen, and Craig Browne. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Zweifel. Visitors present: see attached list.

5:00-6:45 p.m. – Mobile Work Session

Planning Commission members toured several areas in Farr West City to help in future discussions on the general plan.

#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 that the City Council held a budget work session and set another work session for May 2nd at 6:00 p.m. The City Council tabled approval of a business license for Apex Auto. The City Council tabled re-zone of the Ortberg property for the re-writing of the C-2 Zone. David reported the YCC requested \$3,000 from the City to help with their costs of helping victims of domestic violence. The City Council approved that request. Craig Browne was approved as a full member of the Planning Commission. Two Eagle Scout projects were presented to the City Council.

b. Enter into a Public Hearing to consider the request of a conditional use permit for an accessory building larger than 2,000 square feet for Marta Nimori located at 1257 North 1725 West – Marta Nimori

BRYANT JENSEN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING LARGER THAN 2,000 SQUARE FEET FOR MARTA

NIMORI LOCATED AT 1257 NORTH 1725 WEST. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Marta Nimori was present seeking a conditional use permit for a 2,400 square foot building to use for personal storage. Ms. Nimori stated she has approximately 1 acre and the building will be in one corner. She stated it will have electricity but no water or plumbing. She stated she has some antique cars that were given to her and she needs a place to store them. Ted Black asked the size of the building. Ms. Nimori stated it is 60' x 40' and there are no windows. She stated there will be a small porch she can sit on. Ted asked what the building will be made of. Ms. Nimori stated it will be a light tan with dark brown wainscoting metal Roper building. Craig Vaughn was present and stated this building does not meet the covenants of the subdivision. Ted Black stated the City does not enforce restrictive covenants. Lou Best stated they are following the municipal code of Farr West City. Ted Black stated restrictive covenants are part of the subdivision and the City does not have authority to enforce those. Lou Best stated, as far as he can tell, she complies with all the ordinances.

- c. Motion - Close public hearing and proceed with the regular meeting

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

- d. Motion – Recommend action on the conditional use permit for an accessory building larger than 2,000 square feet for Marta Nimori located at 1257 North 1725 West

GENNEVA BLANCHARD MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR MARTA NIMORI LOCATED AT 1257 NORTH 1725 WEST. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

- e. Discussion – Conditional uses in the C-2 zone

Ted Black opened a discussion regarding conditional uses in the C-2 zone. Lou Best stated he is not opposed to adding a conditional use of construction business but he wants to make sure trucking companies are still prohibited. Lou pointed out that the Planning Commission has all the power with the conditional use permit and that way they don't have to open the possibilities of having to consider a business we don't want just because of proximity. Ted stated the problem with opening it up to a construction company is regulating the equipment. Lou Best stated that is where the conditional use is utilized; the Planning Commission can

put as many conditions as they want on that business. Jason Buckway was present on behalf of Marsh Construction and stated their business would be the same as Brinkerhoff's but on a smaller scale. He stated their goal is to never have equipment in the yard except for minor repairs. Lou stated there is enough language in the conditional use that a business that doesn't match the zone or the surrounding area can be disapproved. Ted stated he is concerned with just adding the construction companies rather than the first option provided by the City Attorney. Ken Phippen stated another thing that can be done is that certain areas can be designated for these conditional uses. Lyle Earl stated he like Lou's idea. David Jay stated what the Planning Commission has to think about what is in the area when you are making precise language.

Geneva Blanchard was excused from the meeting at this point. (7:37 p.m.)

Lou asked the Planning Commission how comfortable they are with regulating construction business with just the conditional use permit. Jackson Marsh asked if the immediate solution would be to approve the adjacent property suggestion from the City Attorney. Lou Best stated he doesn't like the idea of making temporary changes for one specific piece of ground. Becky Brooks stated that when the Planning Commission originally changed the ordinance, it was to stop dirt haulers, gravel haulers, and construction companies like those on 2000 West. Lou Best stated these are still prohibited uses in the C-2 zone. Ted asked David and Ken for their opinion on whether the City Council would consider the addition of construction business as a conditional use. Ken stated as long as it was under a conditional use permit. David suggested writing it to allow the Planning Commission to impose conditions. Ted Black stated the language they will be presenting to the public is to add "construction businesses recommended by the Planning Commission and approved by the City Council" listed in the Conditional Use section. Jackson Marsh stated his only concern is the heavy equipment that may not be used in the winter. Ted stated the Planning Commission is not saying he can't store his own equipment. David Jay added that he make sure it is functional equipment being stored on the property.

- f. Set a public hearing to consider the intent of the legislative body to amend the conditional uses permitted in the C-2 Commercial zone

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR MAY 9, 2019 AT 7:00 P.M. TO CONSIDER THE INTENT OF THE LEGISLATIVE BODY TO AMEND THE CONDITIONAL USES PERMITTED IN THE C-2 COMMERCIAL ZONE. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated March 28, 2019

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED MARCH 28, 2019. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl reported there will be a work session with the City Council next Thursday at 6:00 p.m. regarding the Happy Days Subdivision.

Lou Best stated he is working with Ken Phippen to develop a writeable version of the Master Plan.

Craig Browne stated there was FEMA training with a lot of different cities this week. He stated the FEMA representative complimented Farr West City.

Ted Black reported he won't be at the next meeting due to the Utah League of Cities and Towns Spring meeting.

b. Report from selection panel on Planning Commission appointments

Ted Black reported the selection panel held interviews for the two alternate open positions. Ted stated the two applicants, Greg Baptist and Steve Hurd, were rated equally and their appointment will be on the next City Council agenda for approval.

#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.)*

Ken Phippen recommended when they do the Public Hearing for the conditional use for Marsh Construction that they do it parallel with recommendation of their Site Plan.

#7 – Adjournment

AT 8:15 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____