

The regular meeting and a work session of the Farr West Planning Commission was held on Thursday, May 24, 2018 at 7:00 p.m. at the City Hall. Commission members present were Ted Black, Lou Best, Bryant Jensen, and Lyle Earl. Genneva Blanchard, Craig Munford, Nate Christensen and Craig Browne were excused. City Council members present were Ken Phippen and David Jay. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman Ted Black called the meeting to order. Lyle Earl led in the Pledge of Allegiance. Lou Best offered a prayer.

Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a re-zone of the Tom and Linda Burkland Property located at approximately 2474 West 2000 North, parcel number 19-086-0005, from the R-1-15 and A-1 zones to the R-1-15 zone

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING. BRYANT SECONDED THE MOTION, ALL VOTING AYE.

Ted Black stated the property was originally two parcels but was combined by Weber County leaving one single parcel with two different zones. Tom Burkland stated he was present as a resident of Farr West, not a member of the City Council. Tom also disclosed that two of the members of the Planning Commission (Chairman Ted Black and Lyle Earl) were notified of the re-zone because of their proximity to his property. Tom Burkland stated that in December of 1992, he purchased lot 14 of Taylor Farms Subdivision as well as the property on the north side, totaling one and a half acres. Tom commented that Weber County had combined the two parcels which have a combined frontage of 145 feet on 2000 North with a right of way easement on the northwest corner. Tom Burkland commented that over the years a third car garage has been added to his home which leaves the original lot 14 in compliant with the side setbacks. Tom stated there is an existing driveway on the east of the property that will become a 25 foot access for a deep lot development, leaving 120 foot frontage to lot 14 which would give ample property to be in compliance with the city ordinances. Tom commented the new lot 14 will be larger than the original so a portion of it will not be in the Taylor Farms Subdivision. Tom then stated the property is all master planned for residential properties commenting that two sides currently abut R-1-15 zoned properties and the other two abut A-1 zoned properties. Ken Phippen stated he is in support of the re-zone because it is consistent with the general plan and well within Mr. Burkland's property rights. Bruce Allen asked if the access to the east of the property will be the only access to the property. Ted Black stated there is another right of way access through the Tennant property to the west.

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

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

#2 - Public Comments

There were no public comments.

#3 – Report from City Council

David Jay reported the City Council reported on progress at the Smith Family Park, approved a business license for APA Properties, discussed SWAT Rec Soccer and recreation parking areas. The Council then approved new installation of a flashing crosswalk on 2700 North and Harrisville Rd, tabled approval of the revised Planning Commission Ordinance, approved the new asphalt specification in the Public Works standards. The Council then had a discussion the Council Chambers technology upgrade and a Youth City Council update. The Council then reported on assignments, paid the bills and adjourned.

#4 – Follow-up and Approval of Minutes dated May 10, 2018

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED MAY 10, 2018. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Recommend approval of the re-zone of the Tom and Linda Burkland Property located at approximately 2474 West 2000 North, parcel number 19-086-0005, from the R-1-15 and A-1 zones to the R-1-15 zone

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF THE RE-ZONE OF THE TOM AND LINDA BURKLAND PROPERTY LOCATED AT APPROXIMATELY 2474 WEST 2000 NORTH, PARCEL NUMBER 19-086-0005, FROM THE R-1-15 AND A-1 ZONES TO THE R-1-15 ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Recommend Approval of the Revised Planning Commission Ordinance

Ted Black commented he asked to have this item removed from the agenda as there are still some questions from the city attorney regarding the open meetings act. Ted commented it will be placed back on the agenda once the remaining questions are answered. Lou Best stated he would like to see language added regarding the Chairperson's vote when only four members are present at a meeting.

#7 – Report on Assignments

Lou Best asked about the building being constructed on the Petersen property. Lou commented he knew the property would be used to construct a roller coaster but does not recall site plan approval of a building. Tom Burkland stated it is another company constructing the roller coaster and that the building is a temporary structure as part of the construction of the roller coast. Tom commented the third party has obtained all of the necessary building permits from the city. When asked, Tom said that the building would be removed when the roller coaster is completed.

Bryant Jensen stated he attended the active transportation meeting and they are preparing something to present on the Fourth of July.

#8 – Adjourn regular meeting and enter into a work session to discuss Form Based Code – Mark Morris, Boda

AT 7:30 P.M., LYLE EARL MOTIONED TO ADJOURN THE REGULAR MEETING AND ENTER INTO A WORK SESSION TO DISCUSS FORM BASED CODE. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____

DRAFT