

The regular meeting of the Farr West Planning Commission was held on Thursday, January 24, 2019 at 7:00 p.m. at the City Hall. Commission members present were Geneva Blanchard, Lou Best, Lyle Earl, Bryant Jensen and Craig Browne. Chairman Ted Black and Nate Christensen were excused. City Council member present was David Jay and Ken Phippen. Staff present was Lindsay Afuvai. Visitors present: see attached list.

#1 – Call to Order –Vice Chairman Lyle Earl

Vice Chairman Lyle Earl 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 interviews for the mid-term vacancy and then voted to appoint Josh Blazzard to fill the vacancy. The Council then approved business licenses for Colleen's Cookies and Cream and Best Satellite Systems solicitor's license. Conditional Use permits for Antonio Beckstead for a used car dealership with the conditional that there be no more than 25 vehicles for sale at a time and for storage units for Brinton Neff were also approved. The Council also approved to appoint Mayor Lee Dickemore to the Central Weber Sewer board and the reappointments of Geneva Blanchard, Lou Best and Nate Christensen to the Planning Commission.

b. Final approval of Hales Estates Subdivision Phase 7 located at approximately 2325 North 2300 West – Jim Flint, Hansen Engineering

Mike Jensen was present seeking final approval of Hales Estates Subdivision Phase 7.

**GENNEVA BLANCHARD MOTIONED TO RECOMMEND FINAL APPROVAL OF HALES ESTATES SUBDIVISION PHASE 7 LOCATED AT APPROXIMATELY 2325 NORTH 2300 WEST. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

- c. Final approval of B-bar-B Subdivision located at approximately 2474 West 2000 North – Jim Flint, Hansen Engineering

Tom Burkland was present seeking approval of B-bar-B Subdivision. Tom commented this was a two-lot subdivision that has now been changed to a three-lot subdivision with the changes to the former lot 14 in Farr West Farms Phase 2, to accommodate the utilities to the east of his current house. Tom commented there has been a recent change in state code that allows for you to record over the top of existing subdivisions, so lot 3 is the former lot 14. Tom stated these are same two lots with identical descriptions that were presented back in June for the re-zone of the property to the R-1-15 zone. Tom commented when he purchased the property in 1992, they bought the additional property behind it before the other lot on Heritage Drive was built, which now belongs to the Tenant's. Tom stated then there was only a Favero farm road that went across the back of it. Tom stated that because of the way those two lots were developed, a 41-foot easement was recorded that established the access that was originally the Favero farm road. Tom commented the two lots each have their own individual accesses, lot 2 has a 25-foot paved driveway that comes out onto Taylor Road and lot 1 will have the access onto Heritage Drive through the legally recorded easement on the north end of the Tenant property. Tom Burkland commented the utilities have also been drawn on the plat at Kent Jones request which is why this is being presented as Final Approval because the utility layout included, stating the will-serve letters have also been submitted for those utilities. Tom then stated there two items referenced on the Kent Jones letter, one was to confirm the sufficient water shares for secondary water service have been transferred to Weber Box Elder Conservation District. Tom stated he had that certificate with him, commenting he had not been transferred to Weber Box Elder but that they expected it would be transferred when they meet on February 12. Tom stated the other commented were the addresses, commenting they had provided those addresses to the engineer. Geneva Blanchard asked if there was written agreement with the Tenants to use that easement as an access to their property. Tom commented he did, that they have a grant of right of way with the easement for the utility easement installation. Geneva asked about it being used as a driveway or access for both lots. Tom stated that was correct, as required by the deep lot development. Tom stated there will also be an access easement on the north end of lot 1, across the boundary between lot 1 and 2, and on the south edge of lot 2 that effectively gives both lots access to both accesses, stating it will be a private drive. Geneva asked about the chunks of land on the property to the north that will be used for their driveway. Tom stated Mark Kohler has agreed to an easement agreement for the small triangle that will be used on his property, as well as two other small triangles that are south of the existing fence line. Tom commented those easements have not been signed but will be done as part of the recording process with the subdivision. Geneva commented she has concerns with both of the deep lots using both of the accesses but if he had an agreement to use those easements as accesses, then that is great. Tom Burkland commented that both of the homeowners have

relatively large trucks and trailers that do not turn around well and that the fire marshal also appreciated being able to drive through without having to turn around. Tom then indicated where the existing fire hydrants were located, commented the Fire Marshal's review was included in his subdivision application. Craig Browne indicated he had not seen the review from the Fire District. Tom stated Kent Jones had seen the review and was ok with it. Craig asked if the district had approved the 20-foot easement, Tom stated that was according to the fire code. Lou Best stated that one of Kent's requests was to have this reviewed by the city attorney. Tom stated that was in reference to the easement agreements, that he would like Ryan to review them prior to recording. Lou stated he would like to see Ryan's result of his review as well before he grants final approval. Tom commented Ryan had already seen them but Lou stated he would like to see his statement indicating that to eliminate any confusion or concern regarding what the understanding was when approval was given. Lou commented the Planning Commission tries hard to review documentation prior to approval. Lou asked Tom to review the easement, specifically the small corners to the north that accommodate the driveway, asking if there was a written agreement on those. Tom stated there will be, that they are prepared as part of the title documents that will be recorded as part of the subdivision. Tom stated there are legal descriptions on the three pieces prepared, commented he has reviewed them with the property owner, Mark Kohler. Lou Best stated he does not doubt those agreements would be signed but his concern is he has not seen them and because of that he would feel comfortable granting preliminary approval now but would like to see the signed agreements before granting final approval so he knows they exist. Geneva Blanchard stated she agreed, commenting her concern is not with what Tom is trying to do now, but with what may happen when the property changes hands in the future, commenting if those documents are not in place it would be a disaster. Tom stated they get recorded with the subdivision and will be the attached to the property. Geneva stated she would like to see them prior to granting approval. Lou Best stated he would like to be consistent in how the Planning Commission operates and what their expectations are of all developments, stating they have always required written documentation prior to final approval. Lou commented he is not worried that final approval will not be given, that he would like to be consistent on how they handle things. Lou commented he would grant preliminary approval if he was able to, but since final approval is the only action available, he was more comfortable tabling it. Lyle stated once Tom gets the documentation on the agreement with the Kohler's as well Ryan's comments, to come back to the Planning Commission for final approval. Tom stated the plan was to get that all done as part of final for the plat when he gets recorded but that he would try and figure something out to get around that.

**GENNEVA BLANCHARD MOTIONED TO TABLE FINAL APPROVAL OF THE B-BAR-B SUBDIVISION LOCATED AT APPROXIMATELY 2474 WEST 2000 NORTH. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.**

#4 – Consent Items

- a. Approval of minutes dated January 10, 2019

**BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED JANUARY 10, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Bryant Jensen stated he met with the trail committee and they have set some goals to set priorities of the trails they want to plan for the budget this year.

#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.)*

David Jay stated he would like to see what was asked of Tom Burkland be given to him in writing so there is no confusion.

#7 – Adjournment

**AT 7:26 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Ted Black, Chairman

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