

The regular meeting of the Farr West Planning Commission was held on Thursday, May 9, 2019 at 7:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Geneva Blanchard, Lou Best, Bryant Jensen, Craig Browne and Steve Hurd. Greg Baptist and Lyle Earl were excused. City Council members present were David Jay and Ken Phippen. 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

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lindsay Afuvai offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council held a budget work session, tabled the request for variance on a side setback on a corner lot, approved the 2019-2020 Tentative Budget, and discussed the future use of the old city office. The Council then set public hearings to approve the new budget and adjust the current budget; approved bids for 2019 Street Maintenance Project, 4000 North Expansion project and the 2700 North to 2400 Storm Drain Expansion project. The Council then reported on assignments, paid the bills and adjourned.

b. Open public hearings

- i. Consider amending the conditional uses permitted in the C-2 Commercial zone in the Farr West City Municipal Code and Consider the request of a conditional use permit for Marsh Construction located at 3746 North Higley Road

GENNEVA MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER AMENDING THE CONDITIONAL USES PERMITTED IN THE C-2 COMMERCIAL ZONE IN THE FARR WEST CITY MUNICIPAL CODE AND THE REQUEST OF A CONDITIONAL USE PERMIT FOR MARSH CONSTRUCTION LOCATED AT 3746 NORTH HIGLEY ROAD. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Bryant Jensen stated he felt the sentence referring to the consideration of Planning Commission was redundant as that section of the code already says that. Lou Best stated he felt it was added again to make sure that is clear. Jackson Marsh stated he was seeking a conditional use permit for Marsh Construction for an office and storage of some equipment.

- c. Motion – Close public hearings and proceed with regular meeting

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

- d. Recommendation of amending the conditional uses permitted in the C-2 Commercial zone in the Farr West City Municipal Code

CRAIG BROWNE MOTIONED TO RECOMMEND AMENDING THE CONDITIONAL USES PERMITTED IN THE C-2 COMMERCIAL ZONE IN THE FARR WEST CITY MUNICIPAL CODE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation of a conditional use permit for Marsh Construction located at 3746 North Higley Road

Ted Black stated this motion will be contingent upon the City Council approving the amendment to the ordinance. Lou Best stated he would like to see the condition added that the traffic flow to the north as previously discussed.

LOU BEST MOTIONED TO RECOMMEND A CONDITIONAL USE PERMIT FOR MARSH CONSTRUCTION LOCATED AT 3746 NORTH HIGLEY ROAD WITH THE CONDITION THAT THE TRAFFIC FLOW NORTH FROM THEIR BUSINESS ONLY. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

- f. Set a public hearing to consider the request of a conditional use permit for a 2,400 square foot accessory building for Matthew Chugg located at approximately 2272 North 2575 West

Matt Chugg was present seeking approval of a 2,400 square foot accessory building on a half-acre lot behind his home. Matt stated the building will be used as a functioning golf training facility for his son. Matt commented the building will sit in the corner of the lot which will allow for a house to be built sometime in the future. Matt stated the building is a forty by sixty-foot building that will house a twenty by twenty-foot golf simulator with a

twenty by twenty-foot putting green and thirty by forty-foot training area. The building will also have a kitchen, bathroom with shower. Geneva Blanchard asked if they are hosting anyone that will generate additional traffic to the facility, Matt stated it will only be used by family and friends. Ted Black stated there will be conditions added which will most likely include that it will be guaranteed that the building not be used as a commercial business or as a residential facility, that no overnight stays will be allowed. Steve Hurd asked if there was any type of redundancy built in to prevent any balls from leaving the building. Mr. Chugg stated there is not, that a company comes in and installs the whole thing.

CRAIG BROWNE MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR MATTHEW CHUGG LOCATED AT APPROXIMATELY 2272 NORTH 2575 WEST FOR MAY 23, 2019 AT 7:00 P.M. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

g. Discussion/Action – Side yard setbacks in residential zones

Ted Black stated the city received a request for variance from Kevin Schildhauer on a side setback on a corner lot. Ted stated there have been several homes in this area that have been permitted to build within those setbacks which causes problems for the City Council. Ted suggested considering amending the side setbacks on a corner lot to be measured from top back of curb rather than the current measurement which is one foot inside of the sidewalk. Lou stated he would take a different approach, commenting they need to consider if a possible change in the setback would cause aesthetic problems in the area and if public safety is compromised because of the change. Lou stated that because of the clear view triangle ordinance public safety should not be a concern. Lou stated he felt the best approach would be to change the side setback to something less than thirty-feet but more than ten-feet. Geneva Blanchard stated she felt the building inspector, Nate Carver, should have some say in any proposed changes. Craig Browne stated he would like to see the side setback on a corner lot reduced to twenty feet, commenting that is comparable to Weber County's setbacks. Lou asked it would bother anyone on the Planning Commission if the homes on corner lots were ten-feet closer to the road. There were no concerns voiced.

CRAIG BROWNE MOTIONED TO RECOMMEND CHANGING THE SIDE SETBACK ON A CORNER LOT IN A RESIDENTIAL ZONE TO TWENTY-FEET AND SET A PUBLIC HEARING TO CONSIDER THE CHANGE TO THE ORDINANCE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

h. Approval of reasons for previous Planning Commission recommendation on Form Based Code

Ted Black stated he expanded on the list that was discussed at the last Commission meeting in areas that Lou Best had pointed out needed clarification. Ted Black stated this list will be given to the City Council to be used as a reference before taking action and will also be provided to Pleasant View City upon their request. Ted then stated he has an additional concern regarding the Form Based Code based on the difficult history we have had in bringing desirable businesses to 2700 North and felt if we make it more expensive to develop, it will only make it more difficult. Bryant Jensen stated he felt the list of items could be rearranged to address the bigger concerns first. Lou stated they could put a disclaimer to the list stated they are not listed in any particular order of importance.

GENNEVA BLANCHARD MOTIONED TO APPROVE THE LIST OF REASONS FOR THE PREVIOUSLY GIVEN PLANNING COMMISSION RECOMMENDATION ON FORM BASED CODE. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated April 25, 2019

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED APRIL 25, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Geneva Blanchard reported she has been working on the Freedom Festival and will meet with the Communities that Care Coalition next week.

Lou Best reported he has been working on the existing uses in the general plan and presented the Commission with an updated list that provides a straight forward, brief description on each. Ted Black stated the next meeting will have a work session to continue the work on the general plan. Ted also commented he is attending the Moderate Income Housing training next week and will report back on that.

Steve Hurd he has tried to compile ten months of information from the fiber committee in a one hour video that has been provided to the Planning Commission members. Steve stated there have been several meetings and webinars held that have been well attended by the community. Steve stated his hope at this point is that if there are any roadblocks at this point, they may

address them. Craig Browne stated he would recommend Connex at this point, given the information provided in the presentation.

#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.)*

Mason Denton asked about the discussion on the setbacks and then asked if a Golden Corral could be built by his house.

#7 – Adjournment

AT 7:58 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____