

A work session and the regular meeting of the Farr West Planning Commission was held on Thursday, June 13, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Lou Best, Bryant Jensen and Craig Browne. Greg Baptist, Steve Hurd and Genneva Blancard were excused. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Zweifel. Visitors present: see attached list.

6:00 p.m. – Work Session to discussion General Plan

The Planning Commission held a work session to discuss the General Plan.

Regular Meeting

#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

Bryant Jensen offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council presented Youth Leadership awards to Pioneer Elementary, Farr West Elementary and Wahlquist Junior High youth, approved business licenses for Oh Sew Impressive and Drive Motor Garage, held public hearings to consider adjusting the current budget and approve the next year budget. The City Council then approved a conditional use permit for Matt Chugg’s accessory building, approved moving forward on an impact fee study and to enter into negotiations with Connex for fiber in Farr West. The Council motioned to allow the sewer connections in the Hart Subdivision phase 2 and discussed adding fines to incorrect sump pump corrections. The Council then reported on assignments, paid the bills and adjourned.

b. Open public hearing to consider the intent of the legislative body to amend the side yard setback requirements in the residential zones

CRAIG BROWNE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE INTENT OF THE LEGISLATIVE BODY TO AMEND THE SIDE YARD SETBACK REQUIREMENTS IN THE RESIDENTIAL ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Ted Black gave a brief explanation. Ed Ramer asked how this would affect his lot. Ted Black stated it would actually improve his situation and anything existing would be legal, non-conforming. Mr. Ramer explained his plan for a hay barn and clarified what the setbacks would be. Ted stated it would have to comply with the ordinance that applies to the property at the time the pole barn is constructed. Lou Best stated if he is in compliance with City Code, he has nothing to worry about in the future.

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

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

- d. Recommendation of amending the side facing the street setback on a corner lot from thirty feet to twenty feet

CRAIG BROWNE MOTIONED TO RECOMMEND AMENDING THE SIDE FACING THE STREET SETBACK ON A CORNER LOT FROM THIRTY FEET TO TWENTY FEET. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

- e. Consideration of setting a public hearing to consider the request of a conditional use permit for a fencing company located at 2202 North and 2214 North 2000 West – Levi Call

Levi Call was present seeking a conditional use permit for a fencing company. Lou Best had a question on the retail business associated with the conditional use permit. He stated the manufacturing was with the intent to supply product for a retail outlet at that location. David Jay stated manufacturing is meant for the north end of the city. Levi Call stated the manufacturing they would be doing is welding gates for their jobs. He stated they are entertaining doing some retail sales in the future, but initially they wouldn't be ready for that. Lou Best stated he feels what he's described would better fit in an M-1 zone, not a C-2 zone. Levi Call stated there would be some manufacturing and fabricating, but the main purpose is to have product brought in to be installed at the customer's location.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR THURSDAY, JUNE 27, 2019 AT 7:00 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A FENCING COMPANY LOCATED AT 2202 NORTH 2214 NORTH 2000 WEST. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- f. Discussion/Action – Request for variance on rear setback on Lot 47 Edgewood located at 2268 North 2475 West – Mike Alvord, MAC Builders

Justin White was present seeking a variance on a rear setback in the Edgewood subdivision. Mr. White stated they have been working on the plans for a year and the previous inspector gave them a verbal approval for a 20 foot setback. Ted Black stated any verbal approval is not something that can be relied on. Ted stated the current building inspector Nate Carver brought this information to him and he agrees with Nate's assessment of the property. Ted Black stated he has no desire to change what they define as the rear property line and he doesn't see the City Council wanting to either. Lou Best stated the Planning Commission follows the municipal code and not what the inspector says and fortunately now we have a building inspector who also follows the municipal code. Mr. White asked isn't there some way to change that for the house design. Lou Best stated they can't do that because anyone could come in with any home design and use that same reason for a variance. Mr. White asked about realigning the lot lines with the lot behind him to make the setback work. Ted Black stated there is a process for that and they would have to amend the whole subdivision. Ken Phippen clarified the process for a variance.

BRYANT JENSEN MOTIONED TO DENY THE REQUEST FOR A VARIANCE ON THE REAR SETBACK ON LOT 47 EDGWOOD LOCATED AT 2268 NORTH 2475 WEST. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated May 23, 2019

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED MAY 23, 2019. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Invitation to attend Senior Center dinner, Weber Fire District Fire Ops 101 and Freedom Festival assignments

Ted Black stated the Planning Commission has been invited to attend the Senior Center Dinner at 5:00 p.m. on June 19th and also attend the Weber Fire District Fire Ops 101 on September 3rd. Ted stated they can use all the help they can get on the 4th of July with the dinner.

b. Report on Assignments

Ted Black reported there was a meeting regarding Happy Days Subdivision this afternoon and they determined there will not be public drains in the rear of the yards. He stated there will be some yard drains allowed. Ted felt it was a very productive meeting, but we will see going forward. Lou Best asked about priority to the sanitary sewer and how it affects Hart Subdivision. He suggested someone reaching out to the developer. Ted Black stated the City Council determined that whoever has their drawings in first with approval will take priority with the sewer connections. Lou wanted to clarify that the developers of Hart Subdivision know this. Ted Black stated that is his understanding.

#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.

Hal Christensen stated he just entered a contract on Rita Kiene's 8.5 acres of property in Farr West City and intends to develop it. He stated he is here to get some direction on that development. Ted Black stated he will need to comply with the ordinances and begin with a preliminary design. Ted Black cautioned Mr. Christensen about the sewer issues and suggested he meet with Robbie Spronk and Nate Carver about that. Ken Phippen stated there is a subdivision checklist is available online and at the City Office. Mr. Christensen stated he would also need a re-zone. Ted Black stated that is a different process and Lou Best pointed out a Public Hearing would also need to be held and the Subdivision will also need to be reviewed by the City Engineer for compliance to the city standards.

Ken Phippen asked how many Planning Commission members have attended Land Use 101. All members present with the exception of Bryant Jensen and Ted Black indicated they have attended. Bryant Jensen stated he will look into the online training. Ken Phippen stated it is a valuable course.

#7 – Adjournment

AT 7:48 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING. BRUANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____