

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, June 27, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Lou Best, Bryant Jensen, and Steve Hurd. Greg Baptist, Genneva Blanchard and Craig Browne were excused. City Council members present were David Jay and Ken Phippen. Staff present was Lindsay Afuvai. 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

Lou Best led in the Pledge of Allegiance.

b. Prayer

Steve Hurd offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council approved business licenses for Little Bear Daycare, Dental Health & Wellness and Energy Savers Solutions. David then stated there was a UDOT presentation on the construction on 2700 North, the council approved the certified tax rate, the 2018-19 Budget adjustments and the 2019-20 Budget. The Council then tabled the interlocal agreement for animal control services, and approved the ordinance amending the side setbacks on corner lots. The council then tabled a discussion on incorrect sump pump connections, paid the bills, canceled the July 4 Council meeting, reported on assignments and adjourned.

b. Open 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

BRYANT JENSEN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A FENCING

COMPANY LOCATED 2202 NORTH AND 2214 NORTH 2000 WEST. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

Levi Call was present seeking a conditional use permit for his fence company. Levi stated they are trying to grow and expand their current business based in Hooper. Mr. Call stated they are a retail fence company, not wholesale as in that they sell fencing to customers and install as well. Mr. Call stated they pursue commercial and government jobs as well as residential. Mr. Call stated it is their intent to create an attractive front to the property and fence the entire property with privacy fencing. Levi stated they are interested in moving closer to their customer base in Weber County and be near I-15. Mr. Call stated they felt there business was a good fit for this location stating they felt they fit in the C-2 zone a conditional use permit under the light manufacturing with retail. Levi stated they manufacture gates in their building, commenting the saws they use do not create much noise. Mr. Call also commented they plan to eliminate all of the WISCO water features.

Wilford Scott stated he has a concern about the ditch right of way. Ted stated this meeting is only for consideration of the conditional use permit and site plan concerns would be later addressed.

Juliet Christensen stated she lives across the street and asked if the property would all be zoned commercial and the residential part would be eliminated. Levi stated they plan to use the property as it is currently zoned, the current home will still be used as a residence. Juliet then asked if the noise from the manufacturing would be heard from across the street. Mr. Call stated he felt confident they would not be heard over the street and freeway traffic noise.

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

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

- d. Recommendation of approval of a conditional use permit for a fencing company located at 2202 North and 2214 North 2000 West

Ted Black stated the former site plan that was given was revoked because the owner did not comply with the requirements in the site plan. Ted then stated this would need a new formal commercial site plan approval. Lou Best stated he would like the Planning Commission to consider adding a restriction on how much noise could be produced from the business as a condition. Lou then stated he would like to see an attractive business as this location is in the gateway of our city, so he would like to see that added as a condition as well. Ted stated he

would also like a condition added that the conditional use permit be subject to site plan approval being granted and that the conditional use permit only be applied to this business.

John Chugg stated he represented Western Irrigation and presented the Commission with a letter that Wilford Scott does have water shares that are accessed through a ditch on this property. Ted stated he felt they could make that a condition on the conditional use permit.

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FENCING COMPANY LOCATED AT 2202 NORTH 2214 NORTH 2000 WEST WITH THE FOLLOWING CONDITIONS: NOISE FROM THIS BUSINESS WILL NOT IMPACT THE NEIGHBORS; MUST SUBMIT, RECEIVE APPROVAL OF, AND COMPLY WITH THE APPROVED SITE PLAN; DESIGN, INSTALL AND MAINTAIN AN ATTRACTIVE FRONTAGE AND GENERAL APPEARANCE; MAINTAIN USABILITY AND FUNCTION OF THE EXISTING DITCH ON THE PROPERTY; THIS CONDITIONAL USE PERMIT IS FOR THIS BUSINESS ONLY; APPROVAL IS CONTINGENT ON THE APPLICANT OBTAINING OWNERSHIP OF THE PROPERTY. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

e. Discussion/Action – Final Approval of Hart Subdivision Phase 2

Cecil Satherthwaite and Jeff Hales were present seeking final approval of the Hart Subdivision Phase 2. Cecil commented this phase follows the previously approved preliminary plan.

LOU BEST MOTIONED TO RECOMMEND FINAL APPROVAL OF HART SUBDIVISION PHASE 2. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

a. Approval of minutes dated June 13, 2019

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED JUNE 13, 2019. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

b. Consideration of canceling the July 25, 2019 Planning Commission Meeting

LOU BEST MOTIONED TO CANCEL THE JULY 25, 2019 PLANNING COMMISSION MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl stated he is going to meet with Matt Gwynn to set the future dates for the Youth Fishing Club.

Lou Best stated the Active Transportation Committee is going to have a booth at the Freedom Festival.

Steve Hurd stated the Fiber Committee is also going to have a booth at the Freedom Festival and also commented their crowd funding website should be ready to launch on the 4th of July.

#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.)*

John and Dallin Jay stated they were visiting from Georgia.

#7 – Adjournment

AT 7:32 P.M., BRYANT JENSEN MOTIONED TO ADJOURN THE MEETING. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____