

A public hearing and the regular meeting of the Farr West Planning Commission was held on Thursday, December 12, 2013 at 7:00p.m. at the City Hall. Commission members present were John Stewart, Bill Malone, Matt Gwynn, Joe Markland, Bonnie Beal, Milt Austin, Ken Phippen and Phil Owen. City Council members present were Ava Painter. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. John Stewart recognized and expressed appreciation to Matt Gwynn as this is his last meeting as a Member of the Planning Commission.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the Legislative body to consider amending the Curb, Gutter and Sidewalk Ordinance

John Stewart opened the public hearing regarding the curb, gutter and sidewalk ordinance. Bruce Allen stated he thinks they have created a double edged sword. He stated some people might just wait for the City to attach it to the property tax. Merlin Ward stated he feels this ordinance should be given to everyone obtaining a building permit so the contractor is held accountable instead of the homeowner. Mike Grange asked about the 24 hour time limit on clearing their sidewalks. John stated it could be moved to 48 hours, this was just to put some type of restriction rather than just a “reasonable” time.

Motion – Close Public Hearings and Proceed with Regular Meeting

BILL MALONE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#1 – Follow-up and Approval of Minutes dated November 14, 2013

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2013. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#2 – Report from City Council

Boyd Ferrin was present and reported the City Council heard a presentation from Sgt. Lane Findlay from the Sheriff’s Office regarding the 2700 West traffic study. The Council determined to install 3 four way stops. They will be located at 2325 North 2700 West, 2175 North 2700 West and 2575 West 2325 North. Boyd reported they discussed the conceptual design for the Smith Family Park and are preparing to apply for grant money.

#3 – Discussion/Action – Curb, Gutter and Sidewalk Ordinance

Bill Malone stated he feels this is a good ordinance and he doesn’t have a problem with the 24 hour time limit. He stated he feels this will give residents more of a push to go out and clean their sidewalks. Ken Phippen asked about fire hydrants. John Stewart stated that is something he

may need to run past the City Attorney. Ted Black suggested putting it in the newsletter encouraging residents to clear the fire hydrants.

MATT GWYNN MOTIONED TO TABLE THE AMENDED CURB, GUTTER AND SIDEWALK ORDINANCE UNTIL THE FIRE HYDRANT ISSUED HAS BEEN ADDRESSED. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#4 – Discussion/Action – Site plan approval - Northern Utah Leasing – Parker Venable

Parker Venable was present seeking Site Plan Approval for Northern Utah Leasing. John Stewart stated it looks like this meets all the requirements from the last meeting. Bill Malone asked about a fence along the front of the property. Mr. Venable stated they will be putting a fence up for security purposes. Matt Gwynn asked about future buildings. Mr. Venable stated they would like to put up an office and shed and a cover on the stockpiled material. John Stewart asked about a time frame to complete the Site Plan items. Mr. Venable stated the fencing can go in immediately and landscaping in the spring.

PHIL OWEN MOTIONED TO GRANT SITE PLAN APPROVAL OF NORTHERN UTAH LEASING, WITH ITEMS TO BE COMPLETED BY JUNE 1, 2014. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Discussion/Action – Vacation of a 60’ Right of Way Easement in the Ben Lomond View Subdivision – Located at approximately 1743 Farr West Dr. - Benjamin Sines

Benjamin Sines was present requesting the 60’ easement in the Ben Lomond View Subdivision be vacated. Mr. Sines stated they would like to move the property lines of Gladys Taylor and also his lot that would adjust the right of way easement. John Stewart stated this action would require a public hearing before the City Council.

BILL MALONE MOTIONED TO SET A PUBLIC HEARING ON JANUARY 2, 2014 REGARDING VACATING A 60’ RIGHT OF WAY EASEMENT IN THE BEN LOMOND VIEW SUBDIVISION LOCATED AT APPROXIMATELY 1743 FARR WEST DR. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Discussion/Action – Wisco Site Plan

Cory Wilkes stated he has taken all his temporary signs down and will not put another sign up until he obtains site plan approval on it. Mr. Wilkes stated the Planning Commission should be able to work with people like him on finishing site improvements due to the extreme costs. Mr. Wilkes stated the Planning Commission has been generous in working with him on giving him the time he needs. John Stewart stated the City has waived on the normal procedures with this Site Plan and would like the Planning Commissioners opinions on what, if any, action should be taken. He suggested the Planning Commission recommend the City Council not renew the business license until the site improvements are completed. Mr. Wilkes stated one of the

conditions was that he had one year to complete this. John Stewart stated that is not correct, the ordinance is written that site plan improvements need to be completed before business can be conducted. John stated he has a year only on the pavement. Mr. Wilkes stated they don't want to take his business license over a fence. Mr. Wilkes stated the homeowner adjacent to the property, Kent Malan, doesn't want that fence up. Bill Malone stated it doesn't matter what the homeowner wants, the site plan is not being complied with. Bill stated there is a large water feature on the south side of the home, which is a problem. Mr. Wilkes stated it was set in the yard because the homeowner wants it installed eventually and it has nothing to do with his business. Mr. Wilkes stated if the fence is that big of a deal, he will just put it in and spend the money for no reason. Bill Malone stated it is in the ordinance and the Planning Commission needs to abide by the ordinance. Lou Best stated that ordinances are made for a reason and he would argue that most people would appreciate a fence between a commercial development and a residential property. Mr. Wilkes stated all non-interested parties are protected. Joe Markland stated that when site plan approval was granted, Mr. Wilkes didn't have any problems agreeing with that condition. John Stewart stated he has had numerous visits with Mr. Wilkes about the fence. John reiterated the year time frame is only applicable to the pavement and this fence issue is not driven by complaints, but by the ordinance itself. Matt Gwynn proposed no action be taken at this time. He stated he feels it would be hypocritical to take action when we just allowed another business a time frame. Mr. Wilkes stated there is a fence planned there, but he was waiting to put it in last that goes with his display. John Stewart stated he feels like they are not gaining any ground. Lou Best suggested the Planning Commission implement very specific expectations and a very specific timeline to have them completed.

JOE MARKLAND MOTIONED TO SET A DEADLINE OF JUNE 1, 2014 FOR WISCO TO COMPLETE SITE PLAN IMPROVEMENTS AS APPROVED AND OBTAIN AN OCCUPANCY PERMIT. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion/Action – Consideration of a Conditional Use Permit/Kennel License located at 2487 North 2575 West – Tiffany Corson

Tiffany Corson was present seeking approval of a Conditional Use Permit/Kennel License. Ms. Corson stated she would just do 3 kennels and be a backyard breeder.

BILL MALONE MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 9, 2014 FOR CONSIDERATION OF A CONDITIONAL USE PERMIT/KENNEL LICENSE FOR TIFFANY CORSON. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#8 – Discussion/Action – Preliminary Approval – Edgewood Estates Subdivision, Phase 2 – Cecil Satterthwaite

Cecil Satterthwaite was present seeking Preliminary Approval of Edgewood Estates Phase 2. Mr. Satterthwaite stated this should be Final Approval instead of Preliminary Approval.

BILL MALONE MOTIONED TO ADJUST THE ADGENA FROM PRELIMINARY APPROVAL TO FINAL APPROVAL FOR EDGEWOOD ESTATES SUBDIVISION, PHASE 2. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Bill Malone asked if all items from the Jones & Associates Memo. Mr. Satterthwaite stated yes, with the exception of the addresses which they need to obtain from the City Engineer. John Stewart confirmed the issue with the detention basin has been resolved. Mr. Satterthwaite stated yes, they built a small one to handle the first flush and if that overflows it will go into the lowland area. He stated that is designed for over a 100 year storm. If, for some reason that were to fill up, Farr West City could open a pipe and it would flow downstream to where there is another detention in Plain City. John Stewart confirmed the City Engineer has signed off on the capacity. Mr. Satterthwaite stated yes. John stated the only issue is that the detention basin has not been deeded to the City, but there is some escrow set aside in Phase 1.

MATT GWYNN MOTIONED TO RECOMMEND FINAL APPROVAL OF EDGEWOOD ESTATES SUBDIVISION, PHASE 2. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Cancel the December 26, 2013 Meeting

PHIL OWEN MOTIONED TO CANCEL THE DECEMBER 26, 2013 PLANNING COMMISSION WORK SESSION. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Report on Assignments

Phil Owen and Bonnie Beal reported they are still working on the general plan

Matt Gwynn stated he will carry sign ordinance with him when he moves to the City Council.

John Stewart stated the vacancy on the Planning Commission will be advertised January 2nd - January 13th. He stated the Planning Commission will go through the re-appointment process at the January 9th meeting. He reported the City Council will hold interview on the January 16th meeting. John also reported that the Planning Commission needs to work on getting the zoning map accurate and up to date.

#11 – Adjournment

AT 8:29 PM, MATT GWYNN MOTIONED TO ADJOURN THE MEETING. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date approved: _____