

The regular meeting of the Farr West Planning Commission was held on Thursday, January 10, 2013 at 7:00 p.m. at the City Hall. Commission Members present were Josh Blazzard, Bill Malone, Phil Owen, John Stewart, Bonnie Beal, Matt Gwynn and Milt Austin. City Council Members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Paul Dinsdale. Staff present were Lindsay Stratford and Sean Lambert. Visitors present: see attached list.

Chairman Josh Blazzard called the meeting to order. John Stewart led in the Pledge of Allegiance. Matt Gwynn offered a prayer.

#1 - Follow-up and Approval of Minutes dated November 8, 2012 and December 13, 2012

MATT GWYNN MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 8, 2012 AND DECEMBER 13, 2012. JOHN STEWART SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Boyd Ferrin was present to report the City Council approved the 2013 business license renewals. The council also voted to accept Planning Commission applications until January 31, commenting they will hold interviews on February 7, 2013 the same way they have done in the past. Boyd then stated they discussed and tabled the RAMP Grant application as we were not yet ready to turn in an application. Boyd commented Ava will watch for other grants this coming March.

#3 - Motion - Confirm the Date, Times and Location of Planning Commission Meetings

PHIL OWEN MOTIONED TO CONFIRM THE REGULAR PLANNING COMMISSION MEETING WILL BE HELD THE SECOND THURSDAY OF EVERY MONTH AT 7:00 P.M., WITH A WORK SESSION ON THE FOURTH THURSDAY OF EVERY MONTH AT 7:00 P.M.. ALL MEETINGS WILL BE HELD AT THE FARR WEST CITY HALL, LOCATED AT 1896 NORTH 1800 WEST, FARR WEST. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#4 - Motion - Site Plan Approval of Maverik Reconstruction located at 1874 West 2700 North - Maverik, Inc.

Todd Meyers was present on behalf of Maverik, Inc. Mr. Meyers stated the current store has done very well in Farr West. Mr. Meyers then stated he felt the new building will enhance the area and go hand in hand with plans on 2700 North. Mr. Meyers then stated the only thing that will remain from the current building will be the two signs. Todd stated the new plan will have twenty-foot worth of landscaping, they will go from ten gas dispensers to twelve and they will be spread further apart making it easier for people to get in and out. Todd then commented they will also have a new playground and variety of improved landscaping around the building. Mr. Meyers then commented that because of the proximity to Willard Bay, there will be gas and diesel dispensers on the north side of the building. Todd then stated the store itself will be approximately 500 feet bigger than the building in Marriott-Slaterville. Josh Blazzard asked if

there will be additional signs pointing to the pumps on the back of the building. Mr. Meyers stated they are still talking about it, but are unsure as of right now. Mr. Meyers then stated the sewer easement was right where the new building is going to be, so they have changed it and it will now go around the new building. Tom Burkland asked if they could put some kind of gate or separator on the RV dump to stop hoses from going as far down as they do, creating a problem for the maintenance guys in the city. Mr. Meyers stated he will bring that up with his engineers. John Stewart stated the landscaping plan was nice and met the city requirements. Paul Dinsdale asked if there is any way they could do some kind of zeroscaping on the old right of way to the west of the building to prevent a weed problem. Mr. Meyers stated that would not be a problem.

JOHN STEWART MOTIONED TO APPROVE THE SITE PLAN APPROVAL OF THE MAVERIK RECONSTRUCTION LOCATED AT 1874 WEST 2700 NORTH WITH THE CONDITION THEY HAVE A SCREEN OR SEPARATOR INSTALLED FOR THE RV DUMP AND INSTALLATION OF ZEROSCAPING ON THE RIGHT OF WAY TO THE WEST. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#5 - Adjournment

AT 7:21 P.M., MATT GWYNN MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Josh Blazzard, Chairman

Date Approved: _____