

The regular meeting of the Farr West Planning Commission was held on Thursday, March 8, 2012 at 7:00 p.m. at City Hall. Commission Members present were Lou Best, Bill Malone, Matt Gwynn, Ricky Hatch, Josh Blazzard, Ken Phippen, Bonnie Beal and David Jay. Andrea Zweifel, Tom Burkland, Paul Dinsdale, Tim Shupe, Lee Dickemore, Jay Larsen, Mike Beal, John Stewart, Paul Hitzelberger, Eric Hitzelberger, Fred Barth, Christopher Webb, Seth Reid and Merlin Ward were also present.

Chairman Lou Best called the meeting to order. Ken Phippen led in the Pledge of Allegiance. Lou Best offered a prayer.

#1 - Follow-up and Approval of Minutes dated February 9, 2012

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 9, 2012. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Tom Burkland was present to report the City Council had a work session with the Sheriff's Office regarding the proposed increase to their budget. The Council approved a reimbursement and bonus for the full time employees due to a payment credit from PEHP. The council members reported on their assignments, approved the bills and adjourned.

#3 - Motion - Approval of Weber Industrial Park, West Addition Amended Subdivision - Chasebrook Company

Christopher Webb was present seeking approval of Weber Industrial Park, West Addition Amended Subdivision. Lou Best asked what the vision is for the lot to the South. Christopher Webb stated they don't retain control or ownership of that lot, but the hope is retail. Mr. Webb stated they have not closed on the property yet. Lou Best asked about accesses. Mr. Webb stated there is the road to the west and the south. Mr. Webb stated the hotel has no direct access to the restaurant. Bill Malone suggested putting a walkway in the landscaping plan between the hotel and the restaurant. Lou Best recommended considering granting preliminary approval and making a recommendation to the City Council. He also suggested getting a revised letter from the City Engineer. Bill Malone asked if the entrance on the northwest side is in line with the Bella's entrance. Ken Phippen stated it is slightly off.

RICKY HATCH MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF WEBER INDUSTRIAL PARK, WEST ADDITION AMENDED SUBDIVISION. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#4 - Motion - Site Plan Approval of Del Taco located at 1804 West 2550 North - Chasebrook Company

Christopher Webb was present seeking site plan approval of Del Taco. Bill Malone addressed a potential walking path and suggested xerascaping if possible. Lou Best asked about the secondary water. Tyler Nielsen, with Gardiner Engineering, stated there is no secondary water

available there so outside watering would have to be done with Bona Vista water. Bill Malone asked about parking lot lighting. Christopher Webb stated they will ensure lighting is provided. Bill Malone asked that that be included in the site plan for final approval. Lou Best addressed the storm water connection issue addressed in the City Engineer's letter. Tyler Nielsen stated they double checked that. Lou Best verified that their storm water will be draining to the retention basin to west. Tyler Nielsen stated yes. Lou Best addressed the sign they are wanting to place on 2700 North. Ken Phippen verified it is on City property. Lou Best stated there might be a situation where another business in that vicinity will want to put a sign on that strip. Lou stated his concern is that it seems reasonable but the City is setting a precedent. Ken Phippen asked about having an agreement with whomever wants to place a sign there. Lou Best wanted to make sure that Del Taco is okay with the possibility of having another sign placed there. Paul Hitzelberger stated they would be willing to work with that situation. Christopher Webb suggested having a sign that could be reconstructed to accommodate other businesses and requested their name remains on top. Bill Malone asked what ordinance they are going to use since there is no ordinance governing signs on city-owned property. Matt Gwynn stated, for example, in Pleasant View this issue was addressed with campaign signs by allowing campaign signs on park strips with permission of the private property owner, who maintains the park strip even though the parkstrips belong to the city. Ricky Hatch brought up the need to be 10 feet from the sidewalk and 14 feet from a driveway. Christopher Webb stated they will have a site design with a site triangle drawn up for Final Approval. Matt Gwynn asked about the size of the Del Taco in Roy. Paul Hitzelberger stated the one in Roy is approximately 1800 square feet and this one will be around 2800 square feet. Ricky Hatch addressed the Storm Water Pollution Prevention Plan. Tyler Nielsen stated it will be consistent with the standards required. Ken Phippen asked about doing a separate site plan approval for the sign. Christopher Webb stated not having the sign is a deal killer for them and they would not want to separate the process.

BILL MALONE MOTIONED TO GRANT PRELIMINARY SITE PLAN APPROVAL OF DEL TACO LOCATED AT 1804 WEST 2550 NORTH, CONTINGENT UPON AN UPDATED LETTER FROM THE CITY ENGINEER INDICATING ALL ITEMS HAVE BEEN ADDRESSED, AND AN UPDATE VERSION OF THE SIGN. RICKY HATCH SECONDED THE MOTION, ALL VOTING AYE.

#5 - Discussion/Action - Land Use Planning 101 Training on March 22, 2012

Lou Best stated there is Land Use Planning 101 Training on March 22, 2012 and suggested in lieu of the work session, the Planning Commission attend this training.

BILL MALONE MOTIONED TO CANCEL THE REGULARLY SCHEDULED WORK SESSION ON MARCH 22, 2012 TO ATTEND THE LAND USE PLANNING 101 TRAINING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#6 - Report from Commission on Assignments

Lou Best asked if the Planning Commission would be interested in another joint work session with the City Council. May 3rd was suggested due to budget work sessions being held in April. Lou asked the members to funnel their ideas and concerns to him. Tim Shupe asked that those

items be emailed to the City Council. Lou stated the next City Council meeting will have 2 public hearings and he is anticipating the Mayor would like a member from the Planning Commission to address those topics. Lou stated he will explain the fee schedule item and asked if Ricky would address the residential facility item. Ricky stated he will be running the caucus meeting and will be unable to attend the Council Meeting. Lou stated he will do his best to explain that item as well then.

Bill Malone stated he sent an email to everyone regarding a UTA survey. He asked that everyone forward their comments to him.

Bonnie Beal addressed her concerns with the residential facility ordinance. She is concerned with the exterior requirements.

#7 - Adjournment

AT 8:19 P.M., RICKY HATCH MOTIONED TO ADJOURN THE MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lou Best, Chairman

Date Approved: _____