

The regular meeting of the Farr West Planning Commission was held on Thursday, April 11, 2013 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bill Malone, Bonnie Beal, Matt Gwynn, David Hansen and Milt Austin. Phil Owen was excused. Council members present were: Mayor Lee Dickemore, Tom Burkland, Tim Shupe, Ava Painter and Paul Dinsdale. Staff present were: Lindsay Stratford and Sean Lambert. Visitors present were: see attached list.

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

First Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to consider the request for Conditional Use Permit for Got Storage located at 1406 North 2000 West

Mark Koehler stated he is a resident of Farr West and is looking at the possibility of cleaning up a piece of property in Farr West. Mr. Koehler stated he is interested in buying the Fox property and putting in storage units. Halle Jones, the property owner to the north, asked about fencing. Mr. Koehler stated there will be a six-foot fence. Mr. Koehler stated he would prefer to use a chainlink fence with full privacy slats because they last much longer than vinyl fences. Mr. Koehler stated they would like to be good neighbors and will work with them. Merlin Ward asked about what would be stored on the back of the property. Mr. Koehler stated there will be an occasional tractor from his excavation company. Mark stated there will be no storage of materials on the property. Bonnie Beal asked about the lighting. Mr. Koehler stated they will have a plan that will contain the lighting on their property. Mark stated they will have cameras on the property with an automated gate to get in. John Stewart asked if they will have regular office hours. Mr. Koehler stated they will generally be out by 9 or 10 p.m. but that sometimes certain circumstances may come about when one or two customers may need to get in later.

Second Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to consider approval of the Mixed Use Zone Ordinance

John Stewart went through an overview of the mixed use ordinance. Jeff Hales stated he is representing Randall property and asked if the zone is specific to that property. John stated it is a Farr West City ordinance, the Randall property is just used as an example as it is currently the only property looking into this type of zone. John Stewart stated approval of this zone would not directly affect the Randall property in any way. Ken Phippen stated he would like to see the mixed use zone used to bring in future commercial development. Mr. Phippen stated his wife recently went to Farmington Station and commented she would love something like that closer to home. Ken stated he would like to shop in Farr West and is excited for that possibility. Jeff Hales stated that with the current proposed ordinance, it would not allow for a development such as Farmington Crossing. Jeff stated the housing density would need to be raised in order for a development like that. Mr. Hales asked if this is approved, if it is set in stone or if it could be changed in the future. John Stewart stated they would be open to listen to any proposal that came in. Bonnie Beal stated if someone came in with a good plan, the ordinance can be looked at and changed if necessary. Dave Hansen stated it is important to remember the current body

on Planning Commission may be willing to look at making a change, but cannot speak for future Planning Commission members. Becky Woods stated the Planning Commission keeps looking at density but does not feel that the majority of the community is that worried about the density on their property or they would be present to voice those concerns. Dolph Woods stated he felt the limitations need to be removed from the ordinance all together. Dave Hansen commented that what Mr. Woods is asking for is a strictly planned unit development ordinance and feels the City Council is against an ordinance like that. Dave stated this zoning ordinance has PUD elements incorporated and feels it is headed in the right direction. Jeff Hales commented their biggest issues with the proposed ordinance are density and the required percentage of commercial and residential. Lou Best stated he wanted to make sure the part of the ordinance where it states the dwelling units must be individually owned is still there. Bill Malone stated it is. Lou Best asked about the development plan, commenting it is blank. Matt Gwynn stated he has talked to Ryan Shaw and it will be added to the definitions section before final approval is given. Mike Grange stated he is in favor of lower density housing, not necessarily opposed to attached dwelling units or patio homes. Mr. Grange commented if we start higher density throughout the city it will affect rural atmosphere and has a major impact on taxes, road traffic, utilities, police, fire, sewer and water for the entire city.

BILL MALONE MOTIONED TO CLOSE THE PUBLIC HEARING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#1 - Follow-up and approval of Minutes dated March 14, 2013

MATT GWYNN MOTIONED TO APPROVE THE MINUTES DATED MARCH 14, 2013. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#2 - Motion - Recommendation of a Conditional Use Permit for Got Storage located at 1406 North 2000 West - Mark Koehler

Bill Malone asked about the sign, commenting the application shows they will have one but they have not seen anything on it. John Stewart stated that would be addressed at the site plan approval, commenting to make sure to look for that when the site plan comes in.

BONNIE BEAL MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR GOT STORAGE LOCATED AT 1406 NORTH 2000 WEST TO THE CITY COUNCIL. DAVE HANSEN SECONDED THE MOTION, ALL VOTING AYE.

#3 - Discussion/Action - Request to Vacate Utility Easements on property located at 2546 West 2725 North - Gary W. Peterson

Sean Lambert stated Mr. Peterson has a 10-foot easement on the back of his property and the neighbor to the back only has a 4-foot easement. Sean commented it is a drainage easement and the pipe is actually located on the other side of the fence on his neighbors property. Sean commented he did not see why they could not take the easement down to four feet on his side. Dave Hansen stated he felt it would be easier for the city to keep the easement and give Mr.

Peterson permission to build on the easement, alleviating the need for paperwork and changes on the title. Dave stated his concern is vacating an easement without going through the proper channels and proper engineering to verify it is not needed. Dave stated he felt if it is a mute easement, why not have the engineer come out and vacate the easement all along that road. Mr. Peterson stated he would like to build a shed on his property and would like the easement taken down to 4-feet to match his neighbor's behind him.

MATT GWYNN MOTIONED TO RECOMMEND VACATING SIX-FEET OF THE UTILITY EASEMENT ON PROPERTY LOCATED AT 2546 WEST 2725 NORTH. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE WITH DAVE HANSEN VOTING NAY. MOTION PASSES.

#4 - Motion - Preliminary Approval of Edgewood Estates located at approximately 2225 North 2700 North - Valeo Management

Jeff Hales was present seeking preliminary approval of Edgewood Estates Subdivision. John Stewart asked what the size of the cul-de-sacs were. Mr. Hales stated the meet the ordinance of 110 feet, which works out to 90 feet curb to curb. John commented that he had asked Cecil Satherthwaite if they would be willing to change this subdivision if the city were to change the ordinance to read 110 feet, curb to curb, and he indicated they would. Jeff commented the two items Jones and Associates referenced on their review were extending the storm drain to existing property to the east and the other item was storm water detention. Jeff stated this property will go into the temporary detention that exists right there. Jeff stated they held a meeting that a regional detention has been talked about and that temporary detention will become permanent and all of certain areas will drain into that detention area. Bill Malone asked about the chainlink fence from 2700 West all the way to the property to the east and how far back will that be on the back of the lots. Jeff stated it will probably 30-40 feet back.

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

#5 - Motion - Approval of Mixed Use Ordinance

John Stewart stated the ordinance needs the definition section, which will be added before the City Council can approve it. John commented they have worked on this ordinance for several months and feels it is time to close the book on it and readdress it if necessary in the future. Dave Hansen stated that he is comfortable that there is now a very clear process to go through in the ordinance, commenting we can be open minded about future changes. Lou Best stated you have to start somewhere and with some number. Lou commended the Planning Commission for the starting point they are at. Tim Shupe stated by approving this ordinance we are telling developers that we are open to this kind of development, commenting he felt having the ordinance on the books will be more beneficial to the city, than detrimental. Dave Hansen stated there are two things that will help with future developments, one of them is having the ordinance in place and the other is the reputation of the Planning Commission and City Council and their

willingness to be open-minded. Matt Gwynn stated his one concern is approving the ordinance without the definitions.

DAVE HANSEN MOTIONED RECOMMEND APPROVAL OF THE MIXED USE ORDINANCE SUBJECT TO THE PLANNING COMMISSION REVIEWING AND APPROVING THE DEFINITIONS THAT ARE OUTSTANDING AT THEIR NEXT WORK SESSION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#6 - Discussion/Action - Amend Sign Ordinance to include Curb Signs

Matt Gwynn stated the city was approached by an eagle scout who was wanting to paint curb side signs on a number of homes on the south end of the city. John thanked Matt Gwynn for his work over the last week in gathering information and putting together a proposal for the ordinance. Matt went over the changes, explaining it would give future curb signs a standard to meet, alleviating any problems that may arise. John Stewart stated they could work on the changes more in depth at their work session and recommended setting a public hearing tonight to address those changes.

BILL MALONE MOTIONED TO SET A PUBLIC HEARING FOR MAY 9, 2013 TO AMEND THE SIGN ORDINANCE TO INCLUDE CURB SIGNS. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#7 - Discussion/Action - Amend Subdivision Standards Ordinance to increase size of Cul-De-Sacs from 90 feet in diameter to 110 feet

John Stewart stated before the ordinances were codified with Sterling Codifiers, this ordinance read 110 feet, curb face to curb face. John stated the current ordinance reads 90 feet, commenting that in the process of codifying the codes, the ordinance was changed. John Stewart stated the bigger cul-de-sacs make it easier for the snow plow and emergency vehicles to turn around. Dave Hansen asked if we are changing the ordinance for a plow that only goes out a dozen times a year. Tim Shupe stated it also addresses safety concerns. John Stewart stated he felt the bottom line is it was originally the city's intent to have it be 110 feet and want to know how the Planning Commission feels about recommending going back to that.

BILL MALONE MOTIONED TO SET A PUBLIC HEARING TO AMEND THE ORDINANCE TO GO BACK TO 110 FEET REQUIREMENT ON THE CUL-DE-SACS AND DISCUSS KNUCKLES AND HALF CUL-DE-SACS. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion - Use of Half Cul-De-Sacs or Knuckles in Subdivisions

John Stewart commented we are seeing more knuckles and half cul-de-sacs in developments and there is nothing in our ordinance that addresses them. John stated we need to address them and decide if they will be allowed in the future.

Bill Malone asked to amend the motion on cul-de-sacs to add discussion on knuckles and half cul-de-sacs.

#9 - Report on Assignments

John Stewart stated he and Boyd Ferrin had a discussion on finding a better way system on the Planning Commission getting direction from the City Council. John Stewart stated they have been asked to start working on the sign ordinance and asked for volunteers to start looking at them. John asked Matt Gwynn and Dave to start looking at the sign ordinance. John commented he did not think there was anything specific we needed to change, but that it needs updating. John recommended starting with getting with the League of Cities and Towns for direction. John then asked the Planning Commission how they felt about holding off on getting a second alternate member for now. Bill Malone stated they could probably hold off a month or two and if needed before then, they can act on that.

#10 - Adjournment

AT 8:44 P.M., MATT GWYNN MOTIONED TO ADJOURN THE MEETING. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____