

The regular meeting of the Farr West Planning Commission was held on Thursday, April 12, 2012 at 7:00 p.m. at the City Hall. Commission members present were Chairman Lou Best, Ken Phippen, Josh Blazzard and Bonnie Beal. Bill Malone, Ricky Hatch, Matt Gwynn and David Jay were excused. Lindsay Stratford, Tom Burkland, Lee Dickemore, Paul Dinsdale, Ava Painter, Tim Shupe, Christopher Webb, Paul Hitzelberger, Jay Larsen, Jeff Hales, Cecil Satterthwaite, Tyler Nielson, Drew Wilson, John Stewart, Dan Miller, Merlin Ward, Shauna Jensen, Alexis Dorney and Mike Beal were also present.

Chairman Lou Best called the meeting to order. Josh Blazzard led in the Pledge of Allegiance. Bonnie Beal offered a prayer.

#1 - Follow-up and Approval of Minutes dated March 8, 2012

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED MARCH 8, 2012. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#2 - Report from City Council

Tom Burkland was present to report the City Council held a budget work session, two public hearings regarding the fee schedule ordinance and assisted living ordinance. The council then approved business licenses for Delightful Images, Mille's Salon, Precision Plating, Inc, and Packsaddle LLC. They then approved the fee schedule and assisted living ordinances, gave preliminary approval of the Weber Industrial Park, West Addition amended subdivision, and site plan approval of Del Taco and off premise sign. The Council tabled setting a public hearing for the conditional use of Wahlquist Jr. High until they have had a chance to review the proposal. The Council also tabled approval of the CDRA Ordinance because the map was not yet ready. The Council then set a budget work session for April 12 at 6:00 p.m., approved a six-month moratorium on developments, reported on assignments, paid the bills and adjourned. Tom then stated the City Council would like to meet with the Planning Commission during their regular work session this month at 6:00 p.m. to go throughout the city.

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

Ken Phippen commented he felt all the concerns have been addressed regarding this subdivision.

**KEN PHIPPEN MOTIONED TO GRANT FINAL APPROVAL OF THE WEBER INDUSTRIAL PARK, WEST ADDITION AMENDED SUBDIVISION. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

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

Christopher Webb stated they had provided the requested information on lighting since the last meeting. Lou Best asked about the different coding of the lighting on the drawings. Mr. Webb stated it is for the different voltage of light bulbs. Mr. Webb commented they are all downward

facing. Lou then asked about the final landscape plan. Mr. Webb stated the grass was taken out and moved to cobble, but the shrubs and trees will stay the same. Bonnie Beal commended them on having the parking lot all the way through, stating with the proximity to the freeway, that was good planning. Lou stated there was some concern regarding the ownership of the property for the off premise sign and asked Tom Burkland about the status of that. Tom stated Ryan Shaw is in the process of having the deed put in our name. Mr. Webb and Mr. Hitzelberger stated they will not break ground without the sign issue being cleared up. Tom stated it should be taken care by the time they are ready to start building.

**JOSH BLAZZARD MOTIONED TO GRANT FINAL SITE PLAN APPROVAL OF DEL TACO, LOCATED AT 1804 WEST 2550 NORTH. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

#5 - Motion - Preliminary Approval of Heritage West Subdivision, located at approximately 2075 West 2700 North - Valeo Management

Jeff Hales was present seeking preliminary approval of Heritage West Subdivision. Mr. Hales commented the current plat reflects the corrections on the engineering memo. Mr. Hales stated the property lays west of Farr West Farms, bordered on the north side is the Plain City canal. Lou Best stated he had questions in relation to the Jones and Associates memo. Lou asked about the Bona Vista letter. Jeff stated Bona Vista has outsourced their process for application making it more difficult and expensive to obtain a letter from them. Jeff stated they are waiting to see the amount of lots approved before the fee is paid. Lou asked about the fire district letter, Mr. Hales stated they have it and will get the city a copy. Lou then asked about the storm drain discharge, number 7 on the Jones memo. Jeff stated the detention basin is in place. Tyler Nielson from Gardner Engineering stated it is plenty large enough to cover the discharge. Lou then asked about #8 on the memo, existing canal along the north side of subdivision. Lou Best stated he has concerns with the state of the canal as it is in very poor condition. Mr. Hales stated the canal company has the liability on the canal and they have clearly not taken care of it. Jeff stated he attended Plain City irrigation company's January shareholders meeting in hopes to try and resolve the issue. Jeff stated they have agreed to give them a 14 foot access all along the north and east side where the canal turns and goes back to the west. Jeff commented that once they are fully developed along the canal, they will deed that 14 feet to the canal company for access to maintain. Jeff commented they started researching this problem in 2007 and consulted with an attorney stating as long as they take reasonable care and caution with safety, it is not the responsibility of the developer nor the city to maintain the canal. Lou commented he would have concerns approving a subdivision where there will be the likelihood of potential problems. Lou commented the city will not be liable for that cost, Mr. Hales stated they will not either. Jeff commented they do not know what more they can do as landowners to help the canal company. Mr. Hales then commented he did not feel landowners should be denied the ability to develop their property according to city ordinances because of something that is out of their control. Josh Blazzard agreed that we cannot make the developer do anything about the canal and commented it is up to the potential owners due diligence to find the problems with the canal. Mr. Hales stated they had taken initiative to resolve the issue and feel like they have come a long ways. Lou Best then asked about the stubbed road, asking if it will meet the width requirements according to city ordinance. Jeff stated it will meet all city requirements. Jeff then commented the completion of

this road will answer the question of second access in the Farr West Farms subdivision. Jeff then commented several of the minor issues on the Jones' memo have been corrected on the plat. Josh Blazzard asked Tyler Nielson why Kent Jones office is wanting a 15" drainage pipe. Tyler commented because it is easiest to clean. Jeff stated they would like to use a 12" pipe because that is the size of the pipe is hooks up to. Ken Phippen stated the letter reads "in no case shall the pipe be smaller than 15", Jeff stated if the engineer is requiring it, they will do it. Jeff then stated they are in the process of having a geo tech study done. Josh Blazzard stated he would like to have the opportunity to review the literature on the Plain City canal and to consult our attorney about the possible implications to the city before approval is given. Josh then commented he did not have any other issues with the subdivision. Lou Best state he felt the canal problem is more than a liability issue for him, but a moral issue as well. Ken Phippen asked about item 1 on the second memo. Jeff stated that the Farr West City plats show the entire area as wetlands. Jeff stated that it was identified as a wetlands by the city only. Jeff commented a delineation of wetlands is not up to the city. Ken Phippen stated he would like to have an opportunity to review the new information and consult with our city attorney.

**KEN PHIPPEN MOTIONED TO TABLE RECOMMENDATION OF PRELIMINARY APPROVAL OF HERITAGE WEST SUBDIVISION, LOCATED AT APPROXIMATELY 2075 WEST 2700 NORTH UNTIL THE NEXT MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#6 - Motion - Preliminary Approval of Miya Meadows Phase 5, located at 2450 West 2700 North - Cecil Satterthwaite/Drew Wilson

Drew Wilson was present seeking preliminary approval of Miya Meadows Phase 5. Lou Best commented we have not received the engineers review or any letters regarding the utilities. Drew Wilson stated they had hoped to have the review in as they had their plans in plenty of time before the meeting. Lou commented they would need the review before any approval is given but asked the commission members if they had any questions regarding the information before them. Ken Phippen asked about the access onto 2700 North. Mr. Wilson stated they are working with UDOT on that. Bonnie Beal asked about a seminary building. Drew stated he has been in contact with the church and there are plenty of lots they will have access to if they are interested in purchasing. Drew stated the bridge on 2700 North will be widened according to UDOT's requirements in order to accommodate a left hand turn. Paul Dinsdale asked if there are plans to put a sidewalk on the south side of 2700 North. Tyler Nielson stated there will be no sidewalk on the south, but there is ample sidewalk on north side. Tyler commented there will be a crossing at the intersection.

**KEN PHIPPEN MOTIONED TO TABLE PRELIMINARY APPROVAL OF MIYA MEADOWS PHASE 5, LOCATED AT 2450 WEST 2700 NORTH UNTIL WE RECEIVE THE ENGINEERING REVIEW FROM KENT JONES OFFICE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Consideration - Application for Issuance of Conditional Use Permit for the new Wahlquist Jr. High School, located at approximately 2450 West 2700 North

Lou Best commented the purpose of the public hearing is to gain public input and get any questions from the public. Lou Best suggested lowering the public hearing advertising period to 7 days as there is no requirement in the state code.

**KEN PHIPPEN MOTIONED TO RECOMMEND THE CITY COUNCIL SET A PUBLIC HEARING FOR THEIR NEXT MEETING TO GAIN PUBLIC INPUT ON THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE NEW WAHLQUIST JR. HIGH SCHOOL, LOCATED AT APPROXIMATELY 2450 WEST 2700 NORTH. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#8 - Discussion/Action - Site Plan Approval of the new Wahlquist Jr. High School, located at approximately 2450 West 2700 North

Josh Blazzard commented they are only subject to complying with city setbacks. Drew Wilson commented that as far as site plan approval goes, they are like a municipality of their own that must meet their own set of more restrictive requirements. Lou Best stated he would have concerns approving a site plan without the engineering review. Josh Blazzard stated if site plan approval is given, they would still have to meet the engineers requirements.

**JOSH BLAZZARD MOTIONED TO GRANT SITE PLAN APPROVAL OF THE NEW WAHLQUIST JR. HIGH SCHOOL, LOCATED AT APPROXIMATELY 2450 WEST 2700 NORTH. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

#9 - Discussion/Action - Appointment of Members to the Planning Commission

Lou Best commented Ricky Hatch has purchased a home outside of Farr West City and will no longer be able to serve on the Planning Commission. Lou stated he would like to recommend moving David Jay to a regular member of the Planning Commission and filling another alternate position. Lou commented the next person on their list from their last discussion on applicants was James Ebert. Lou stated he talked to Mr. Ebert and he is still interested in serving.

**KEN PHIPPEN MOTIONED TO RECOMMEND TO THE CITY COUNCIL MOVING DAVID JAY TO A FULL MEMBER OF THE PLANNING COMMISSION AND APPOINT JAMES EBERT AS AN ALTERNATE MEMBER. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#10 - Report from Commission on Assignments

Ken Phippen stated he added the storm water management plan on the city website per Paul Dinsdale's request.

Lou Best reminded the Planning Commission's work session will be held at 6:00 p.m. with the City Council and encouraged everyone to be present.

#11 - Adjournment

**AT 8:53 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Stratford, Recorder

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Lou Best, Chairman

Date Approved: \_\_\_\_\_