

The regular meeting of the Farr West Planning Commission was held on Thursday, May 9, 2013 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Phil Owen, Matt Gwynn, Bonnie Beal and Milt Austin. City Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland and Tim Shupe. Staff present was Lindsay Afuvai. Visitors present: see attached list.

John Stewart called the meeting to order. Phil Owen led in the Pledge of Allegiance. John Stewart offered a prayer.

First Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to consider amending the Sign Ordinance to include Curb Signs

John Stewart stated the city was approached by an Eagle Scout wanting to paint curb signs throughout the city. John stated the current sign ordinance does not address curb signs so we felt it was a good time to incorporate them into the city code. Matt Gwynn stated we have attempted standardizing the curb signs in Farr West City, making it easier to have their address found. Matt stated that because of copyright issues, there will be no sports logos or anything like that, just standardized numbers.

Second Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to amend the Subdivision Standard Ordinance to Increase the size of Cul-de-sacs

John Stewart stated in the past the city had always required a 110-foot cul-de-sac but that when the city ordinances were codified with Sterling Codifiers, it somehow got switched to 90-feet. John commented that when the Planning Commission and City Council caught the mistake, it was determined by both groups that the 110-foot cul-de-sac would be better for the city. Jim Flint stated the international building code recommends 96 feet, commenting 110 feet is a lot of wasted space.

#1 - Motion - Close Public Hearings and Proceed with Regular Meeting

MATT GWYNN MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Follow-up and Approval of Minutes dated April 11, 2013

MATT GWYNN MOTIONED TO APPROVE THE MINUTES DATED APRIL 11, 2013. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from City Council

Boyd Ferrin was present to report the City Council held a budget work session, approved the tentative budget for 2013-2014, set public hearings to approve the tentative budget and adjust the current year budget. The council also approved the mixed use ordinance and approved a bid for

the City Hall parking lot slurry project. Boyd mentioned some items the Council would like the Planning Commission to work on are the fence and sign ordinances, the Good Landlord program and the 2700 North project. Boyd then mentioned with the resignation of David Hansen, at the next city council meeting they will open up the application process to fill that spot as well as the second alternate position.

#4 - Motion - Site Plan Approval and Request for Conditional Use Permit for WISCO, Inc. located at 2214 North 2000 West - Cory Wilkes

Cory Wilkes stated he would like to put up a new building and displays and start doing business out of that location. John Stewart asked if there will be any manufacturing done on the property.

Mr. Wilkes stated there would not. John stated the application references the building will be used for light manufacturing. Mr. Wilkes commented he will be using forms to pour concrete and make pavers used to make waterfalls. Mr. Wilkes stated that will be the extent of the light manufacturing that will take place. John Stewart stated that because a conditional use permit is required, a public hearing must be held. John proceeded to explain the conditional use process and steps necessary in order to obtain that permit. John commented there were still issues from the engineer's letter that still need to be addressed, commented they will have the time between now and the public hearing for the conditional use permit, to address and correct the issues from the engineer. Mr. Flint stated he would like an opportunity to address a few of the issues from the engineer. Mr. Flint commented they should have received a letter from Rocky Mountain Power with their approval. Mr. Flint then commented there will be a hard scape display on the site and asked that it be considered as the landscape requirement. Mr. Flint then asked for a waiver on the fence requirement to the north. Mr. Flint stated if it took a signed affidavit from the property owner to the north, they could produce that. John Stewart stated the Planning Commission does not have any way to waive the requirement because it is in the ordinance that way. Mr. Flint asked if the City Council have the authority to do so. John commented it would be up to them. John then commented it would be up to the Planning Commission to determine if the hard scape display will count as the landscaping requirement, they will first need to see it on the site plan and verify that it covers the required 10 percent.

PHIL OWEN MOTIONED TO SET A PUBLIC HEARING FOR JUNE 13, 2013 TO CONSIDER THE REQUEST FOR CONDITIONAL USE PERMIT FOR WISCO, INC. LOCATED AT 2214 NORTH 2000 WEST. MATT GYWNN SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion - Site Plan Approval of McKean Sportswest Training Center building located at 1300 North 1200 West - Gary Lyells

Tammy McKean stated she will be the owner of the building, commenting it will be used as a training facility for the Utah Ice Volleyball Club, which has been in business for the past five years. Ms. McKean commented the building will house three volleyball courts, side by side. John Stewart stated there were some concerns addressed by the City Engineer, commenting their engineer has sent a letter agreeing to those changes, but that we have not seen anything with the changes made. Bonnie Beal asked about the zeroscaping on the landscaping requirement,

commenting he thought it would be more appealing to have some plants in the landscaping plan and not just rocks. Ms. McKean stated there will be plants with a drip system installed. John stated he did not see anything in the engineer's letter that was that serious, commenting he felt the two options would be tabling the matter for a month until the changes have been made or approving the site contingent upon an approval letter from the engineer.

MATT GWYNN MOTIONED TO TABLE SITE PLAN APPROVAL OF MCKEAN SPORTSWEST TRAINING CENTER BUILDING LOCATED AT 1300 NORTH 1200 WEST UNTIL THE ENGINEER'S CONCERNS ARE ADDRESSED AND WE HAVE APPROVAL FROM OUR ENGINEER. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion - Approval of A&E Brown Minor Subdivision located at 1218 West Harrisville Rd - Lou Brown

Lou Brown stated his family has owned the property for more than 100 years. Mr. Brown stated the homes have been in the possession of his sister for several years. Mr. Brown commented they are doing a few boundary adjustments and giving some property to Mr. Fuller to correct some boundary problems, as part of his driveway was located on their property.

PHIL OWEN MOTIONED TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF THE A&E BROWN MINOR SUBDIVISION LOCATED AT 1218 WEST HARRISVILLE RD. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion - Final Approval of Edgewood Estates Phase 1 located at approximately 2225 North 2700 West - Valeo Management

John Stewart commented the developer's were not quite ready for approval so the item will be brought back at the next meeting.

MATT GWYNN MOTIONED TO TABLE FINAL APPROVAL OF EDGEWOOD ESTATES PHASE 1 LOCATED AT APPROXIMATELY 2225 NORTH 2700 WEST. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion/Action - Request to Combine 2 lots in the Bethany Place Subdivision - Ted Holtry

Ted Holtry stated he has someone looking to build a larger home on two lots, 34 and 35 in Bethany Place. Mr. Holtry stated the county recorder told him it would require approval from the city and for him to deed the two lots back to himself for the purpose of obtaining one tax id number.

MATT GWYNN MOTIONED TO RECOMMEND APPROVAL OF COMBINING LOTS 34 AND 35 IN THE BETHANY PLACE SUBDIVISION. PHIL OWEN SECONDED

THE MOTION, ALL VOTING AYE.

#9 - Motion - Approval of Amendment to the Sign Ordinance to include Curb Signs

John Stewart stated attorney Ryan Shaw's only concern with the proposed ordinance was the copyright section in the ordinance. Matt Gwynn stated we could just take that out if it is too confusing. It was determined that the sentence, "due to potential copyright law violations and for standardization, only house or business numbers are allowed," would be changed to read, "only house or business numbers are allowed."

PHIL OWEN MOTIONED TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE SIGN ORDINANCE TO INCLUDE CURB SIGNS WITH THE AMENDMENT. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#10 - Motion - Approval of Amendment to the Subdivision Standard Ordinance to Increase the size of Cul-de-sacs

BONNIE BEAL MOTIONED TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE SUBDIVISION STAND ORDINANCE TO INCREASE THE SIZE OF CUL-DE-SACS TO 110 FEET CURB FACE TO CURB FACE. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#11 - Discussion/Action - Board of Adjustment Appeals Process

John Stated this was brought up because Sean Lambert denied a building permit because it did not meet the setbacks in the city ordinances. John commented the city does not currently have a Board of Adjustment, as all members terms have expired. John stated it was brought up at the City Council meeting and the consensus was to go in the direction of having a single appeal authority. John stated Andrea Ortgiesen found him a few ordinances from different cities, commenting he has amended it to fit our city's needs. John stated he has given that to Ryan Shaw, who is in favor the change. John commented the ordinance just needs more specifics and we need approval from the City Council to ensure this is the direction we would like to go.

PHIL OWEN MOTIONED TO RECOMMEND TO AWAY FROM USING THE BOARD OF ADJUSTMENT FOR APPEALS TO USING AN INDIVIDUAL APPEAL AUTHORITY. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#12 - Discussion/Action - Discontinue allowing Half Cul-de-sacs and Knuckles in Subdivisions

John Stewart stated they are not in the ordinance but for some reason started accepting them.

MATT GWYNN MOTIONED TO RECOMMEND TO THE CITY COUNCIL TO DISCONTINUE ALLOWING THE USE OF HALF CUL-DE-SACS AND KNUCKLES IN SUBDIVISION DEVELOPMENTS. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#13 - Report on Assignments

John Stewart stated the items up for discussion at their next work session will be to talk about sign ordinance and the appeal process ordinance. Matt Gwynn commented the current sign ordinance has 77 defined terms and now with the curb signs, there are now 45 different kinds of signs. Matt commented he has been looking at Riverdale's ordinance which he felt says quite a bit without using as many words.

#14 - Adjournment

AT 8:15 P.M., MILT AUSTIN MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____