

The regular meeting of the Farr West Planning Commission was held on Thursday, May 10, 2012 at 7:00 p.m. at the City Hall. Commission Members present were Lou Best, Bill Malone, Matt Gwynn, Ken Phippen, David Jay and Bonnie Beal. Josh Blazzard was excused. Lindsay Stratford, Tom Burkland, Paul Dinsdale, Ava Painter, Tim Shupe, Lee Dickemore, Jeff Hales, Cecil Satterthwaite, Drew Wilson, Tyler Nielson, Cameron Cook, Becky Woods, Dolph Woods, Dan Miller, John Stewart, Merlin Ward, Mike Windley and Mike Beal were also present.

Chairman Lou Best called the meeting to order. Matt Gwynn led in the Pledge of Allegiance. David Jay offered a prayer.

#1 - Follow-up and Approval of Minutes dated April 12, 2012

BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED APRIL 12, 2012. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Tom Burkland reported that after the joint work session with the Planning Commission, the City Council held a public hearing to discuss the request for a conditional use permit for the new Wahlquist School. The Council then approved a business license for Jory's Fabrics, accepted the 2012-2013 tentative budget, set public hearings for approval of the budget and to consider fee increases and to adjust the 2012-2012 budget. The council then tabled approval of the CDRA ordinance, but motioned to move forward with getting the plat signed by the county. The council then held a discussion on the escrow agreement and building permits in Farr West Farms subdivision, reported on their assignments, paid the bills and adjourned.

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

Drew Wilson and Cecil Satterthwaite were present seeking preliminary approval of Miya Meadows Phase 5. Ken Phippen asked about the sidewalk on 2700 North, stating if this was a walkable school, he felt it should be a little more walkable. Drew Wilson stated the problem with having a sidewalk on the south side is it has nothing to connect to. Mr. Wilson stated his concern would be having a sidewalk lead directly to the canal. Lou Best then asked what the purpose of widening 2700 North is. Tyler Neilson of Gardner Engineering stated it will create a turning lane. Lou stated there was some talk at the public hearing about moving the cross walk. Drew stated once the bond is approved, that will be up to the city, school district, UDOT and Sheriff's office to create a plan. Ken Phippen stated the Farr West municipal code requires curb, gutter and sidewalk for all subdivisions. Ken then commented he has thoroughly gone over the proposed subdivision plat and his only concern is the lack of a sidewalk on 2700 North. Bill Malone asked if the power poles will be moved. Mr. Wilson stated they will work with Rocky Mountain Power, commenting they will most likely be moved and will not be as low as they are now. Lou Best stated he understands their reasoning for not wanting to put a sidewalk in on the south side because of the canal, but stated he felt it will still need to be discussed. Ken Phippen stated he noticed cable tv was not marked on the application and asked why. Tyler Neilson stated Comcast is not available in this area at this time. Ken commented he felt it would be beneficial,

if possible, to have that put in with the other improvements.

KEN PHIPPEN MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF MIYA MEADOWS PHASE 5, WITH A RECOMMENDATION THE SIDEWALK ON THE SOUTH SIDE OF 2700 NORTH BE ADDRESSED. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#4 - Motion - Recommendation and Approval of Wahlquist Jr. High Conditional Use Permit

BILL MALONE MOTIONED TO RECOMMEND AND APPROVE A CONDITIONAL USE PERMIT FOR WAHLQUIST JR HIGH SCHOOL. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#5 - Discussion - Proposed Developments on Jim Randall Farm - Becky Woods

Becky Woods was present to discuss proposed developments on the Jim Randall farm. Ms. Woods stated after the field trip the Planning Commission and City Council took, the planner John Jansen stated we need more services. Mr. Jansen has also commented we need more roof tops and more high density developments. Ms. Woods stated they have 78 commercially zoned acres and want to incorporate townhomes in with retail facilities. Ms. Woods stated they would need the city's help in creating an area for this type of development. Cameron Cook of the Boyer Company, who is representing the Randall property was also present. Mr. Cook stated they are trying to figure out how to plan a development that will be pleasing to all parties involved. Lou Best asked how much of the property would be townhomes. Ms. Woods stated it would be approximately one-third. Mr. Cook commented they would like to create a transition area between the nice area housing to the north and the proposed retail to the south. Ms. Woods stated the east side will be restaurants with landscaping with a big box toward the back off the property. Becky then commented there is the possibility of four entrances to the property. There was then some discussion on how they could proceed with the townhomes. Lou Best commented the two options would be to do a conditional use in the commercial zone or creating an entirely new zone. Lou commented if we create a zone and someone comes in with an application, there would not be any basis to deny whereas with a conditional use, everything has to be extensively reviewed by both the City Council and Planning Commission. Lou Best then suggested the next step in the process would be drafting a more thorough plan. Ken Phippen stated he felt the next step should be getting input from the city council and decide what their best option will be. Lou Best commented they will put this discussion on the next Planning Commission work session agenda.

#6 - Report from Commission on Assignments

Ken Phippen stated he received some information from Paul Dinsdale on the Hope Now program to post to the website and Facebook page. Ken commented all the information is up. Ken Phippen then commented in the past, he has created flow charts for the conditional use and site plan and is now wanting to know if he should proceed with creating additional flow charts on other type of developments. The Planning Commission commented they felt they are beneficial and recommended he move forward with that.

Lou Best stated he was asked at the last meeting to follow up with our city attorney on potential liability issues with the Plain City canal in relation to the Heritage West subdivision. Lou stated Ryan consulted with attorneys from Logan, South Weber and Riverdale, all of which have had issues with canals in disrepair. Lou stated according to Ryan's recommendation, if the city does not own property beneath the waterway, have ownership in the canal company, have any responsibility for its maintenance or operation, or use the waterway for its storm water management, then there is nothing that would lead to liability on the part of the city. Lou went on to say Ryan felt that given the situation, the city would not legally be liable if the canal were to fail. Lou went on to say if we were to impose a requirement on a developer, we might become legally liable. David Jay asked if we have the responsibility to consult with representatives of the Plain City Canal during this process. Lou commented he felt the developer has had several discussions with the canal company. Lou then commented if we were to contact the state canal inspector, he would come to see if it represents a threat to the property as it now exists. Lou stated the time you would want him to come in is when you have a breach threatening a home and someone's basement is flooding. Lou commented he felt we have a subdivision wanting to go in a non ideal property, but it is only the Planning Commission's duty to review the development and see if it meets our ordinance.

Lou commented that at the joint work session, members of the Planning Commission were asked to submit questions for interviewing new Planning Commission members. Lou stated if any members had questions, to get them to Lindsay by May 18.

#7 - Adjournment

AT 8:05 P.M., MATT GWYNN MOTIONED TO ADJOURN THE MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Lou Best, Chairman

Date Approved: _____