

Two public hearings and the regular meeting of the Farr West Planning Commission was held on Thursday, June 13, 2013 at 7:00 p.m. at the City Hall. Commission members present were Chairman John Stewart, Bill Malone, Bonnie Beal, Joe Markland, Ken Phippen and Milt Austin. Phil Owen and Matt Gwynn were excused. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Ava Painter and Tim Shupe. Staff present were Ryan Shaw and Lindsay Afuvai. Visitors present were: see attached list.

Chairman John Stewart called the meeting to order. Milt Austin led in the Pledge of Allegiance. Bill Malone 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 WISCO, Inc. located at 2214 North 2000 West

Jim Flint was present on behalf WISCO, Inc, a block and paving operation. Mr. Flint stated the application for site plan included light manufacturing and wanted to clarify the manufacturing consists of using concrete formations to make waterfalls. Mr. Flint stated they have addressed all of the concerns on the engineer's review from the last meeting. Mr. Flint commented fencing has been added along the north side and asked whether or not hardscape would qualify for the landscaping requirement. John Stewart stated they would look at the landscaping at the site plan approval. Mr. Flint stated went over the site plan and discussed the decorative wall that will be along the frontage of the property. Mr. Wilkes then showed the Planning Commission examples of the different things he will have on display at the site, including pergolas and waterfalls. Mike Grange asked how often Mr. Wilkes will be making the concrete walls and waterfalls, and how often there will be cement trucks coming and going from the facility. Mr. Wilkes stated most things are built on customer's site, the cement trucks will only be there when his is putting in the display wall on site. Jason Ellis asked if he planned to have a U-Cart on site in the future. Mr. Wilkes stated he does not plan on having one at this time, but does not know what the future will bring. Jerry Ellis asked if they will be using the back of Kent's property. Mr. Wilkes stated it is currently used for storage. Jerry Ellis stated he has a huge problem with the dust, stating that needs to be addressed and controlled. Mr. Ellis then asked if the property was going to have to be surveyed. Mr. Ellis then stated he also has concerns that originally Mr. Wilkes stated there would be no manufacturing and now he says there is. Mr. Wilkes stated he the only thing he will be manufacturing is the waterfalls, which consists of mixing cement and sand. Mr. Wilkes commented he does not necessarily consider that manufacturing. Jim Flint commented the fencing issue basically answers the surveying question. Ken Phippen stated the purpose of the public hearing is to address the aspect of the light manufacturing and the impact it would have on the city. Brad Taylor stated he has also concerns with the dust control. Jerry Ellis commented he does not have a problem with the business itself, just wants to make sure their concerns are heard and addressed, commenting their biggest concern is the dust.

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

John Stewart stated the ordinances have never addressed the half cul-de-sacs and knuckles but that somehow they have been allowed in developments. John commented the change to the ordinance would specifically prohibit the use of half cul-de-sacs and knuckles, only allowing the regular, sixty-foot street or a full cul-de-sac.

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

**BILL MALONE MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#2 – Follow-up and Approval of Minutes dated May 9, 2013

**BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED MAY 9, 2013. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.**

#3 – Report from City Council

Boyd Ferrin was present to report the City Council tabled a request for variance for Jimmy Ashment for legal reasons, and tabled the request for a sewer utility adjustment for Heritage Ranch.

#4 – Motion – Request for Conditional Use Permit for WISCO, Inc. located at 2214 North 2000 West – Cory Wilkes

John Stewart stated they have heard comments back and forth on the site plan, commenting there is an ordinance regarding the dust so if it becomes a problem, we will address it. Ken Phippen stated one of the things they need to consider is the impact it will have on the surrounding properties. John Stewart stated he hoped those concerns will be addressed at site plan approval. Mr. Wilkes stated he will control the dust in whatever way the City would like him to, commenting he will be a good neighbor. Mr. Wilkes stated the pavers will be the last thing to go in, commenting he has one year to complete the site plan, but that in the mean time he will make sure the dust is controlled. Jamie Ellis stated she has concerns with increased traffic. John Stewart stated a traffic study was done and UDOT has approved the site without a turn lane. Mr. Wilkes stated the first step of construction will be installing the decorative wall and then the asphalt approach will be put in once the wall is complete. Mr. Wilkes commented it will be completed within a year. Tim Shupe clarified the Planning Commission has the opportunity to impose conditions on the business and site plan with the conditional use permit.

**BILL MALONE MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR WISCO, INC. LOCATED AT 2214 NORTH 2000 WEST WITH THE CONDITIONS THAT THERE WILL BE DUST CONTROL ON SITE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Motion – Site Plan Approval of WISCO, Inc. located at 2214 North 2000 West – Cory Wilkes

John Stewart went over the most recent engineer's letter, commenting they have all pretty much been dealt with. John stated the Planning Commission does not have the option to waive the requirement on the fence because it is in the city ordinances, commenting the City Council does not have that authority either. Cory Wilkes stated he is not ok with it, but it is included as part of the plans and will put it in if the city requires it. John then stated the landscaping requirement has been addressed, commenting part of their landscaping plan includes hardscaping. Mr. Flint stated they would like to see how the Commission feels about allowing more hardscaping and less grass. Bill Malone stated he likes hardscaping because he likes the idea of cutting back on water. Mr. Wilkes stated they would like to have hardscaping north of the building rather than grass. The Planning Commission agreed that would be fine. Bill Malone asked if they will have a sign, commenting it has not been included in the site plan. Mr. Wilkes stated they do have plans to put up a sign, but haven't specifically picked anything out yet. Ken Phippen stated that he will have to come back for a sign approval. Bill Malone then asked if they will have a dumpster on site. Mr. Wilkes stated they will. Bill stated it needs to be shown on the site plan. Jim Flint asked if it could be added as a condition of approval and they will include it in the site plan. Bill Malone asked what will happen to the temporary building once the permanent building is built. Mr. Wilkes stated they will sell it. Bill Malone then asked if the back of the property will be graveled to alleviate dust problems. Mr. Wilkes stated he will put gravel down to control the dust. John Stewart stated that the paving from the highway to the property line needs to be done post haste in order to mitigate the dust problem. Cory stated he has to put the walls in first, but that it will be done immediately following.

**BONNIE BEAL MOTIONED TO GRANT SITE PLAN APPROVAL OF WISCO, INC. LOCATED AT 2214 NORTH 2000 WEST WITH THE CONDITIONS THAT THE COMMERCIAL TRASH BIN WILL MEET CITY ORDINANCE, THE NORTH 720 SQ FEET OF GRASS CAN BE HARDESCAPED AND THE HARDESCAPE TO THE SOUTH IS SUFFICIENT FOR THE LANDSCAPING REQUIREMENT, AND CONTINGENT UPON APPROVAL OF THE CONDITIONAL USE PERMIT FROM THE CITY COUNCIL. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.**

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

Cecil Satterthwaite was present seeking final approval of Edgewood Estates Phase 1. Bill Malone asked about the third item in the engineer's letter regarding the detention pond. Mr. Satterthwaite stated they are looking at creating a regional detention basin. Mr. Satterthwaite commented they met with the city and the engineer's on that basin, commenting it could take some time to complete. Cecil stated that if it is not completed by the time they are ready to develop they will expand the existing temporary basin in the Heritage West subdivision.

**KEN PHIPPEN MOTIONED TO RECOMMEND FINAL APPROVAL OF EDGEWOOD ESTATES PHASE 1 LOCATED AT APPROXIMATELY 2225 NORTH 2700 WEST. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Motion – Final Approval of Farr West Meadows Phase 4 located at approximately 2825 North 2350 West – Lakeview Homes & Development

Eric Stevenson was present seeking final approval of Farr West Meadows Phase 4. Mr. Stevenson stated final approval was given back in 2006 but with the decline of the economy they elected not to proceed with that phase. Mr. Stevenson stated they have taken the plans back to the engineers to make sure the plans meet the current city ordinances. Mr. Stewart stated there is a knuckle in the phase that is not allowed. Mr. Stevenson stated this was the first he had heard about the knuckles and did not know if it applies to him where the ordinance has not yet been approved. Eric commented he will have the knuckle removed. Mr. Stevenson stated they have an additional 5<sup>th</sup> phase with 21 lots they will probably bring in for approval in the spring. Eric stated when they originally started project, the city required six or seven acres be dedicated to the city for a park. Eric commented he would like to know whether or not there are still plans for a park there or if the city's plans have changed, commenting they would purchase the property back and put in a 6<sup>th</sup> phase. Ken Phippen stated the master plan states there will be a city park there, so unless the master plan changes, it is still the intent of the city. Mr. Stevenson then asked about the sewer line stub that dead ends at the canal on the improvement drawings. Eric stated it was previously required by the city in case they ever wanted to get sewer service on the other side of the canal. Boyd Ferrin commented that since 2006, that sewer line was installed along the Jim Randall property. Mr. Stevenson stated that with the new line already installed, he would like to avoid that additional cost if he can. John Stewart stated he will get with Sean Lambert on whether or not the new sewer line will be sufficient and get back with him.

**BILL MALONE MOTIONED TO RECOMMEND APPROVAL OF FARR WEST MEADOWS PHASE 4 LOCATED AT APPROXIMATELY 2825 NORTH 2350 WEST CONTINGENT THAT THE KNUCKLE IS REMOVED AND THE SEWER LINE BE ADDRESSED. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#8 – Discussion/Action – Request for Variance on Non-Conforming Lot located at 2753 North 2600 West – Richard Curtis

Richard Curtis was present seeking a variance on a non-conforming lot in the Farr West Meadows subdivision. Mr. Curtis stated that because of the thirty-foot easement that runs through lot 49, fifteen feet of lot 50 was sold to them in order for them to have a buildable lot. Mr. Curtis commented both homes were built in 2007, so he is seeking a variance to approve what was already done then. Mr. Curtis stated they would like to combine the two parcel numbers on lot 49, leaving lot 50 as the only non-conforming lot. John Stewart stated the Planning Commission does not have the authority to approve a variance to the ordinance, commenting the City Council also does not have that authority.

John stated the request will have to go to appeal authority, which the city is in the process of changing. John stated the first step is the request must first be denied by both the Planning Commission and City Council.

**KEN PHIPPEN MOTIONED TO RECOMMEND THE DENIAL OF THE REQUEST FOR THE VARIANCE OF THE NON-CONFORMING LOT LOCATED AT 2753 NORTH 2600 WEST UNTIL THE APPEAL AUTHORITY ORDINANCE HAS BEEN APPROVED. BONNIE BEAL SECONDED THE MOTIONED, ALL VOTING AYE.**

#9 - Motion – Approval of Amendment to the Subdivision Standard Ordinance to prohibit the use of Half Cul-de-sacs and Knuckles in Subdivisions

Ken Phippen asked why they are not ok, asking if it wouldn't be easier for snow plows to turn around. John Stewart stated it is more road for them to plow, commenting it takes two times down the road to plow it. Tim Shupe stated it is also more street to maintain and harder for street sweepers as well.

**BILL MALONE MOTIONED TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE SUBDIVISION STANDARD ORDINANCE TO PROHIBIT THE USE OF HAL CUL-DE-SACS AND KNUCKLES IN SUBDIVISIONS. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#10 – Motion – Set a Public Hearing for July 11, 2013 to consider the change to the Appeal Authority Ordinance

**KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR JULY 11, 2013 TO CONSIDER THE CHANGE TO THE APPEAL AUTHORITY ORDINANCE. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.**

#11 – Discussion/Action – Draft C-3 2700 North Regional Commercial Zone

John Stewart stated he took the Pleasant View ordinance and the ordinance from John Jansen and put them together. John said the result is a combination of the things he likes from the two ordinances. John asked the Commission members to study the ordinance to be ready to further discuss it at the work session.

#12 – Report on Assignments

John Stewart stated the Planning Commission received a request to address the ordinance on how long you have to put a yard in. John asked if someone might be willing to look into that. Ken Phippen stated he would accept that assignment.

#13 – Adjournment

**AT 9:12 P.M., BILL MALONE MOTIONED TO ADJOURN THE MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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John Stewart, Chairman

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