

The regular meeting of the Farr West Planning Commission was held on Thursday, October 10, 2013 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bill Malone, Phil Owen, Joe Markland, Bonnie Beal, Matt Gwynn and Ken Phippen. Milt Austin was excused. City Council members present were Mayor Lee Dickemore, Tim Shupe and Boyd Ferrin. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Bill Malone led in the pledge of allegiance. John Stewart offered a prayer.

#1 - Follow-up and Approval of Minutes dated September 12, 2013

BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 12, 2013. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Boyd Ferrin reported the City Council did not have a meeting for him to report on.

#3 - Discussion/Action – Re-Zone Application for Northern Utah Leasing – Parcel #15-004-0053 Located at 1357 North 2000 West from an A-1 Zone to a C-2 Zone – Parker Venable

Parker Venable was present seeking a re-zone of parcel #15-004-0053 located at 1357 North 2000 West from an A-1 Zone to a C-2 Zone. Mr. Venable stated he is trying to clean up the lot right now. He stated they would eventually like to build a shop and possibly stockpile dirt for topsoil. John Stewart stated his understanding is that equipment will be parked there in between jobs. Mr. Venable stated that is correct, but they would like to eventually put up a shop/office. Bonnie confirmed that Mr. Venable wants to re-zone this parcel to C-2. Mr. Venable asked if the commercial zone covers screening dirt for topsoil or if he would need the M-1 Zone. Bonnie asked about the fencing. Mr. Venable stated he would like to replace the fence on the north side. Bonnie asked how large the property is. Mr. Venable stated approximately 2 acres. Mike Grange asked if screening topsoil will create lots of dust on the property and to surrounding properties. Mr. Venable doesn't foresee the dirt becoming a problem. Matt Gwynn stated this is only regarding the re-zone and other issues can be addressed during the Conditional Use Permit item. Bill Malone stated he would need an M-1 Zone for storage of products. John Stewart stated the property is master planned to be commercial. John stated when he was speaking with Mr. Venable's partner, there was not mention of the screening, which would not be allowed in the C-2 Zone. Mr. Venable stated they would like to be able to bring excess material from certain jobs to stockpile until they need it on another job to be more cost effective.

MATT GWYNN MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 14, 2013 REGARDING A RE-ZONE OF PARCEL #15-004-0053 LOCATED AT 1357 NORTH 2000 WEST FROM AN A-1 ZONE TO A C-2 ZONE. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#4 - Discussion/Action - Conditional Use Permit – Northern Utah Leasing located at 1357 North 2000 West – Parker Venable

Parker Venable was present seeking a conditional use permit for Northern Utah Leasing located at 1357 North 2000 West. Ken Phippen asked if the conditional use is normally associated with

the Site Plan. John Stewart stated property owners don't want to spend money on a Site Plan if they don't know if they can get a Conditional Use Permit. Matt Gwynn stated the Conditional Use application doesn't mention screening topsoil. Mr. Venable stated it was just an afterthought he wanted to bring up and get an opinion on. John Stewart stated he spoke with Jared regarding a Site Plan, or conceptual drawing. Mr. Venable stated Jared got side tracked so he picked up this process and he will work on getting a Site Plan in. Mr. Venable was advised to bring in a Site Plan with an application for the November 14th meeting. Bonnie Beal complimented Mr. Venable on his efforts of cleaning up the property.

MATT GWYNN MOTIONED TO TABLE THE CONDITIONAL USE PERMIT UNTIL A SITE PLAN CAN BE PROVIDED. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion – Approval of Site Plan for a Sign at Big Carpets located at 1968 North 2000 West – Carl Whiteley

Carl Whiteley was present seeking approval of a Site Plan for a Sign at Big Carpets located at 1968 North 2000 West. Mr. Whiteley stated he would like to put a small monument sign on the front of the property. John Stewart stated the sign needs to be 10 feet back from the property line. Mr. Whiteley stated that is not a problem. Matt Gwynn asked if Mr. Whiteley was okay moving the sign if he finds the right of way won't allow for it to be located as indicated on his Site Plan. Mr. Whiteley stated that will be fine. Bill Malone asked what company is constructing the sign. Mr. Whiteley stated Bryce Warren Masonry is building the pillars. Bill Malone stated he can't give approval for this without an architectural Site Plan drawing. John Stewart asked if the sign is lighted. Mr. Whiteley stated no, it will have no lighting. Ken Phippen showed Mr. Whiteley a site plan from another company as an example of what he needs to provide.

BILL MALONE MOTIONED TO TABLE SITE PLAN APPROVAL OF A SIGN FOR BIG CARPETS. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#6 - Discussion – Detention Basin for Heritage West and Edgewood Estates

John Stewart stated this has been an interesting situation. John stated when the City approved Heritage West and Edgewood Estates the water was to be run down and detained in a pond south of Edgewood Estates. John stated there was talk of a regional detention basin, but in the meantime, the developer has filled in the approved detention basin. John stated the City will not be accepting an escrow on Edgewood Estates due to this which means no building permits can be issued. John stated there will be a meeting on Tuesday to discuss this issue.

#7 - Report on Assignments

Joe Markland stated he and Ken Phippen got together a couple weeks ago to discuss the zoning changes. He stated they will be getting together again soon and will hopefully have something ready for the next work session.

John Stewart stated he is working on the sidewalk ordinance and should have something out to the Commission shortly. John stated the Moderate Income Housing Element has been sent to the State so we should be good when applying for grants. John stated Milt Austin has given him a letter detailing four different areas he would like addressed. John stated he and Sean went out and looked at the different properties and have decided the nuisance ordinance is written pretty well. John stated there was an article in the paper about Pleasant View charging \$250 for a Site

Plan application. John stated he spoke with Andrea and the City charges a \$25 fee and then collects a \$500 engineering deposit. He stated if the engineering goes over, the developer is responsible for that cost and if it is less, the City will refund it. John stated he feels we have a pretty good process.

#8 – Adjournment

**AT 7:47 P.M., JOE MARKLAND MOTIONED TO ADJOURN THE MEETING.
PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date Approved: _____