

Two public hearings and the regular meeting of the Farr West Planning Commission was held on Thursday, November 14, 2013 at 7:00p.m. at the City Hall. Commission members present were John Stewart, Bill Malone, Matt Gwynn, Joe Markland, Bonnie Beal, Milt Austin, and Ken Phippen. Phil Owen was excused. City Council members present were Mayor Lee Dickemore, Paul Dinsdale, Tom Burkland, Tim Shupe, and Ava Painter. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request for a re-zone of the Northern Utah Leasing, LLC property located at 1357 North 2000 West, Parcel # 15-004-0053 from an A-1 Zone to a C-2 Zone

John Stewart stated this is located between the Bona Vista Water building and the canal. John stated the general plan does call for this zone to be available for C-2. Ken Phippen stated he doesn't see any other use for this property than commercial because it is contiguous to another commercial property.

Second Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request for a Conditional Use Permit for Northern Utah Leasing, LLC located at 1357 North 2000 West

John Stewart stated the application indicated there will mostly be storage of equipment on this property. Jared Montgomery stated short range they need a home base to store their equipment and excess dirt. John Stewart confirmed there will be a gravel pad. Mr. Montgomery stated there is rotomill on the property currently. John also confirmed the dirt storage would be temporary. Mr. Montgomery stated it will not be long term storage of dirt. Lou Best stated he is concerned about screening of dirt. Mr. Montgomery stated for a maximum of 3 days a year they would screen dirt to improve it and sell as topsoil. Lou Best asked if there is a possibility of screening offsite. Mr. Montgomery stated yes, but this is the best option for the company. Lou Best stated he is still concerned with the processing of dirt. John Stewart stated dust is a major issue and the processing is not applicable to that zone. Mr. Montgomery stated if there is a zero tolerance then he understands, he just didn't know if there was some type of allowance. Tom Burkland asked about the equipment that will be stored. Mr. Montgomery stated excavators and they will leave in the morning and come back in the afternoon. Tom Burkland stated he is concerned about tracking mud onto the road. Mr. Montgomery stated he understands the state requirement to keep that off the road and if the gravel is not doing the job, they will have to do something else. Ava Painter asked where the leasing part comes into the excavation business. Mr. Montgomery stated Northern Utah Leasing owns the property and will be leasing it to Montgomery Excavation. Joe Markland asked about an office. Mr. Montgomery stated there will be no office or office staff and stated their office is in Malad. Joe asked about the pile on the property now. Mr. Montgomery stated that is the rotomill that will be spread out on the property. He stated he can't really say how much dirt will be on the property at a given time, it is just what they need to stockpile before taking it to another job. Joe asked when they begin conducting business. Mr. Montgomery stated

usually around 7 a.m. Bonne Beal asked if they will be putting dirt on top of the gravel. Mr. Montgomery stated they can push the gravel out of the way if that concerns the commission. Ken Phippen asked what the conditional part of this application. John Stewart stated the construction part of it. Merlin Ward stated there isn't much dust that comes out of a dump truck and he feels they are making way too big of deal out of this. Mike Grange asked if there will be consideration for the volume of dirt storage. Mr. Montgomery stated they don't really have that much room to store dirt. He stated the most they could bring in is 50 loads.

Motion – Close Public Hearings and Proceed with Regular Meeting

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

#1 – Follow-up and Approval of Minutes dated October 10, 2013 & October 24, 2013

BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 10, 2013 AND OCTOBER 24, 2013. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#2 – Report from City Council

Tim Shupe was present and reported the City Council approved a business license for Jacobsen Engineering. The Auditor presented the results for the audit of FY 2012-13. The Council set a public hearing for the revised impact fees for November 21, 2013. Carte Design presented information of GIS Mapping. The Council received an update from the Recreation Center.

#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

Jared Montgomery was present seeking approval of a re-zone. Bill Malone asked question 3 on the application to be re-addressed. Mr. Montgomery stated they will be putting up the fence. John Stewart asked if the house was abandoned. Tim Shupe stated it was on the beautification target for a while and they have done a good job cleaning it up and enhancing the property.

MATT GWYNN MOTIONED TO RECOMMEND APPROVAL OF A RE-ZONE FOR NORTHERN UTAH LEASING – PARCEL #15-004-0053 – LOCATED AT 1357 NORTH 2000 WEST FROM AN A-1 ZONE TO A C-2 ZONE. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

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

Jared Montgomery was present seeking a conditional use permit for Northern Utah Leasing. Matt Gwynn asked what would be acceptable for a maximum percentage of storage. Mr. Montgomery stated approximately 15-20% for storage of dirt and gravel. John Stewart and Bill Malone stated they are comfortable with that number. Tim Shupe stated looking at the map he thinks it would be 25%. Mr.

Montgomery asked what pipe would be classified as. John Stewart stated the 25% storage would be for raw material. Joe Markland asked if there would be maintenance or repair of the equipment on the property. Mr. Montgomery stated they may fix a tire or change the oil on a vehicle. Bill Malone asked about garbage. Mr. Montgomery stated they put garbage in their truck and haul it to the landfill. He stated if it becomes necessary, they will get a dumpster. Bonnie Beal asked if Mr. Montgomery has considered planting trees along the property line. John Stewart stated that can be addressed in the Site Plan.

MATT GWYNN MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR NORTHERN UTAH LEASING LOCATED AT 1357 NORTH 2000 WEST WITH THE CONDITION OF NO MORE THAN 20% OF THE PROPERTY IS USED FOR STORAGE OF RAW MATERIALS. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#5 – Discussion/Action – Site Plan Approval - Northern Utah Leasing – Parker Venable

Jared Montgomery was present seeking Site Plan approval for Northern Utah Leasing.

BILL MALONE MOTIONED TO TABLE APPROVAL OF THE SITE PLAN FOR NORTHERN UTAH LEASING.

John Stewart wanted to address what would be needed on the Site Plan. John stated the North and West will need to be fenced. John stated they will need a landscaping plan that indicates 10% landscaping. Bill Malone asked for an 11x17 copy of the site plan. John Stewart recommended Mr. Montgomery go through the application and make sure they have everything on the application. John stated they will readdress the Site Plan on the December 12th meeting. John stated there will be a timetable put in place for completion of the site plan.

JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#6 – Discussion/Action – Preliminary Approval – Blakley Acres Subdivision – Cody Rhees

Cody Rhees was present seeking preliminary approval of Blakley Acres Subdivision. John Stewart stated Mr. Rhees has made most of the changes required in the Memo from Jones and Associates dated October 9, 2013. Mr. Rhees stated the issue on the updated menu is the legal description due to a gap on the edge of the subdivision. John Stewart stated the west end of the road will require a temporary turn around. Mr. Rhees stated Dean from Jones and Associates didn't like widening the road and suggested running the curb and gutter straight and paving 10-15 feet behind. Paul Dinsdale stated the people that buy those lots will know the temporary turn around is there and they may someday be able extend their front yards. Bill Malone asked if there will be secondary water. Mr. Rhees stated he will have a letter before the Final Approval.

JOE MARKLAND MOTIONED TO GRANT PRELIMINARY APPROVAL OF BLAKLEY ACRES SUBDIVISION. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion/Action – Curb, Gutter and Sidewalk Ordinance

John Stewart stated the changes were made based on the work session and asked if the Planning Commission feels we are ready to set a public hearing.

MATT GWYNN MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 12, 2013 FOR THE CURB, GUTTER AND SIDEWALK ORDINANCE. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#8 – Report on Assignments

Bonnie reported her and Phil are working on the general plan.

Joe reported he and Ken are still working on the zoning ordinances. Ken stated he spoke with City Attorney Ryan Shaw and would like to run a few ideas past him before they move forward.

Matt Gwynn brought up a concern with the sign at Capitol Auto. Matt stated he is looking into signs for home occupations. Matt stated he will continue to work on the sign ordinance even when he moves over to City Council.

Bill reported he is still working on the fencing ordinance.

John addressed the vacancy that will be created in January when Matt moves to City Council. It was decided to address it in February with the other appointments. John stated the Planning Commission will not be holding a work session on Thanksgiving or in December. John suggested they have a planning meeting in January.

#9 – Adjournment

AT 8:36 PM, MATT GWYNN MOTIONED TO ADJOURN THE MEETING. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date approved: _____