

The Farr West City Planning Commission work session and regular meeting was held on Thursday, January 11th, 2024, at 6:00 pm at the City Hall.

Commission members present were Chairwoman Genevva Blanchard, Lou Best, Lyle Earl, Brandon Whitesides, Greg Pierce and Jason Anderson. Greg Baptist and Darren Roylance were excused.

City Council Members present were Mayor Ken Phippen and Councilman Timothy Shupe. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

6:00 PM Work Session – Discuss amendments to the new subdivision ordinance

The Planning Commission held a work session to discuss the new Subdivision Ordinance.

Regular Meeting

#1 – Call to Order – Chairwoman Genevva Blanchard

Chairwoman Genevva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Genevva Blanchard led in the Pledge of Allegiance.

b. Prayer

Jason Anderson offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Timothy Shupe introduced himself and reported on business licenses. Mr. Shupe reported that the City Council heard a report on the 2022-2023 fiscal financial audit. They held a public hearing for the vacation of an easement on the Steven and Shirley Wilsons property. Site Plan for Tesla charging station was approved. City Council approved the amendment to the M-1 manufacturing zone. Motion to begin City Council meetings at 6:30 pm was

approved. Council members set a public hearing to consider the updates to the subdivision ordinances. Council reported on their assignments and adjourned.

#4 – Business Items

- a. Set a public hearing to for January 25, 2024, to consider the request of a conditional use permit for Spencer Knight located at 1741 North 2000 West for warehousing with 25% office space, or detailing services or fitness services, as allowed by the C-2 zone.

Spencer Knight was present requesting a conditional use permit.

BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 25, 2024, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR SPENCER KNIGHT LOCATED AT 1741 NORTH 2000 WEST FOR WAREHOUSING WITH 25% OFFICE SPACE, OR DETAILING SERVICES OR FITNESS SERVICES, AS ALLOWED BY THE C-2 ZONE. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

- b. Set a public hearing for January 25, 2024, to consider the request of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West

Adam Lambert was present requesting a conditional use permit for an accessory building.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 25, 2024, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR ADAM LAMBERT LOCATED AT 1495 NORTH 1500 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- c. Public hearing to consider the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West

GREG PIERCE MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE COMMERCIAL ZONE AT 1407 NORTH 2000 WEST AND THE TWO ADJACENT LOTS. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Geneva Blanchard explained that the three properties were previously overlooked in the general plan amendment on the future zoning.

BRANDON WHITESIDES MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. GREG PIERCE SECONDED THE MOTION.

- d. Recommendation to the City Council approval or denial of the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West

GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE COMMERCIAL ZONE AT 1407 NORTH 2000 WEST AND THE TWO ADJACENT LOTS. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

Lou Best explained the properties are not being re-zoned. They are only being amended in the general plan as potential commercial land use. Kenton Decker asked about his current location. The Planning Commission explained that the current zoning has not changed but the future use will show as possible commercial zoning.

- e. Public hearing to consider the request of a re-zone of the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone

JASON ANDERSON MOTIONED OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE BEAL FAMILY TRUST PROPERTY, PARCEL NUMBER 15-442-0002, LOCATED AT 1407 NORTH 2000 WEST, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

Ken Decker questioned what this zone change will do. Genneva Blanchard explained it would be used as a commercial property.

LYLE EARL MOTIONED TO CLOSE THE PUBLIC HEARING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the City Council approval or denial of the request of a re-zone of the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone

JASON ANDERSON MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST OF A RE-ZONE OF THE BEAL FAMILY TRUST PROPERTY, PARCEL NUMBER 15-442-0002, LOCATED AT 1407 NORTH 2000 WEST, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

Brad Butterfield asked it was listed as Beal Family Trust and is currently under a new name if it affected anything. Genneva Blanchard informed him it would not and it is only for the parcel itself.

- g. Discussion/Action- Changing Planning Commission meeting time to 6:30 pm

Planning Commission members discussed changing the meeting time from 7:00 pm to 6:30 pm.

GREG PIERCE MOTION TO CHANGE THE PLANNING COMMISSION MEETING TIME TO 6:30 PM. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF BRANDON WHITESIDES WHO VOTED NAY, AND LOU BEST WHO ABSTAINED. MOTION PASSES.

- h. Set a public hearing for January 25, 2024, to consider amendments to signs allowed in residential zones

BRANDON WHITESIDES MOTIONED SET A PUBLIC HEARING FOR JANUARY 25, 2024, TO CONSIDER AMENDMENTS TO SIGNS ALLOWED IN RESIDENTIAL ZONES. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated December 14, 2023

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 14, 2023. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Geneva Blanchard reminded everyone to turn in their W-9 forms and get them back to Andrea in the city office. She stated the subdivision ordinance needs to be wrapped up in two weeks and ready to go to the City Council. Geneva reported that the Land use Housing authority committee is a directive committee that helps with moderate income reports. She asked that two Planning Commission members volunteer to be on the committee.

Brandon Whitesides reported he was unable to attend the planning 101 meeting put on by Utah League and Cities but recommends to the Planning Commission members to view it on YouTube.

Lyle Earl reported he and Katie Williams are going to try and get some grant funding for the Mountain View Park Playground.

#7 - Adjournment

AT 7:43 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Recorder

Geneva Blanchard, Chairwoman

Date Approved: _____