

The Farr West City Planning Commission joint work session with the Farr West City Council and regular meeting was held on Thursday, October 26, 2023, at 6:30 pm at the City Hall. Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Greg Baptist, Darren Roylance and Greg Pierce. Lou Best, Jason Anderson and Brandon Whitesides were excused.

City Council Members present were Boyd Ferrin, Janele Leatham and Katie Williams. Mayor Ken Phippen, Dave Chugg, and Josh Blazzard were excused. City Staff present was Andrea Zweifel. Visitors present were: see attached list.

### 6:30 PM Work Session – Joint work session with the City Council to review amendments to the M-1 zone

The Planning Commission held a joint work session with the City Council to review the proposed amendments to the M-1 zone.

### **Regular Meeting**

#### #1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#### #2- Opening Ceremony

a. Pledge of Allegiance

Lyle Earl led in the Pledge of Allegiance.

b. Prayer

Greg Pierce offered a prayer.

#### #3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Janele Leatham reported the City Council held a work session to discuss a possible de-annexation of the Marriott/Blair property on the south end of Cottonwood Drive. Janele reported that Caselle, the software company the city utilizes, awarded Lyle Earl \$1500 to be put towards the ADA dock project. She stated the City Council approved the bills and minutes, reported on their assignments and adjourned. Janele reminded everyone about the trunk or treat on Monday.

#4 – Business Items

- a. Public hearing to consider the request to re-zone the property located at approximately 1300 North 2000 West, parcel numbers 15-004-019, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 commercial zone- Fisher Family Homestead LLC

**GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO RE-ZONE THE PROPERTY LOCATED AT APPROXIMATELY 1300 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0119, 15-004-0076 AND 15-004-0077 FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE- FISHER FAMILY HOMESTEAD LLC. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.**

Sonia Fisher was present to advise the Planning Commission they need more money for the homestead due to the increase in interest rates.

There were no public comments.

**GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

- b. Recommend to the City Council approval or denial of a re-zone for the Fisher Family Homestead property located at approximately 1300 N 2000 W, parcel numbers 15-004-0119, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 Commercial zone

Darren Roylance clarified which piece of property this is.

**DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RE-ZONE FOR THE FISHER FAMILY HOMESTEAD PROPERTY LOCATED AT APPROXIMATELY 1300 N 2000 W, PARCEL NUMBERS 15-004-0119, 15-004-0076 AND 15-004-0077, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.**

- c. Set a public hearing for Thursday, November 9, 2023, at 7:00 p.m. to consider the request of a conditional use permit for a 2,552 square foot accessory building for Steven Sexton, located at 2841 West 3375 North

Steven Sexton was present and explained it will be storage for their RV and side by side. Lyle Earl asked what the height of the building is. Mr. Sexton stated 15 feet, he also stated he has spoken to the building inspector and will be in compliance with setbacks.

**LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR THURSDAY, NOVEMBER 9, 2023, AT 7:00 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,552 SQUARE FOOT ACCESSORY**

**BUILDING FOR STEVEN SEXTON, LOCATED AT 2841 WEST 3375 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

- d. Recommend to the City Council approval or denial of the modified site plan for Farr West Animal Hospital for an addition located at 1400 North 2000 West – Dr. Jeff Bailey

Dr. Jeff Bailey was present seeking approval of his modified site plan for Farr West Animal Hospital. He stated they would like to add 2500 square feet to the building and expand their parking lot. Genneva Blanchard addressed the engineer’s letter and stated he already has access from the UDOT road. Genneva Blanchard also addressed the storm water maintenance agreement that will need to be signed prior to construction. Darren Roylance asked if the assisted living facility will use the same access. Dr. Bailey stated yes, they granted them access on the same egress.

**GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MODIFIED SITE PLAN FOR FARR WEST ANIMAL HOSPITAL FOR AN ADDITION LOCATED AT 1400 NORTH 2000 WEST CONDITIONAL UPON MEETING CITY ENGINEERING REQUIREMENTS AND SIGNING A STORM WATER MAINTENANCE AGREEMENT. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.**

- e. Motion to cancel the November 23 and December 28 Planning Commission Meetings

**GREG BAPTIST MOTIONED TO CANCEL THE NOVEMBER 23 AND DECEMBER 28, 2023 PLANNING COMMISSION MEETINGS. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Consent Items

- a. Approval of minutes dated October 12, 2023

**DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 12, 2023. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Baptist reported on the M-1 amendment progress and asked the members to review what was discussed during the work session. Genneva stated they will discuss it again and hopefully wrap that up at the next work session.

Darren Roylance reported the trail signs are in. He stated a couple of them may need to be straightened up.

Lyle Earl reported on the parks committee meeting and stated they are working on several different grants. He stated there is a grant workshop he will be attending in Logan. Lyle stated he, the Mayor and Katie attended the mandatory RAMP grant meeting. Greg Baptist asked about the progress on the ADA dock. Lyle stated they are waiting to hear from Petersen Fabrication on the status.

Geneva Blanchard reported she will get direction on the subdivision ordinance and then the Planning Commission can get working on that. Geneva encouraged all Planning Commission members to attend the trunk or treat Monday.

#7 - Adjournment

**AT 7:27 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. LYLE EARLSECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Zweifel, Clerk

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Geneva Blanchard, Chairwoman

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