

The Farr West City Planning Commission work session and regular meeting was held on Thursday, November 9, 2023, at 6:00 pm at the City Hall. Commission members present were Chairwoman Geneva Blanchard, Lou Best, Lyle Earl, Greg Baptist, Darren Roylance, Brandon Whitesides, Greg Pierce and Jason Anderson.

City Council Members present were Mayor Ken Phippen and Councilwoman Janele Leatham. City Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

6:00 PM Work Session – Work session to finalize amendments to the M-1 zone

The Planning Commission held a work session to finalize the proposed amendments to the M-1 zone.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides 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 had a discussion on speeding on 2575 West with concerned citizens, approved the modified site plan for Farr West Animal Hospital and the Farr West Justice Court recertification. Janele also reported there is a Wasatch Front Regional Council at the Farr West City Senior Center on Monday, November 13th from 4-6 pm.

#4 – Business Items

- a. Public hearing 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

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING 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.

There were no public comments.

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

- b. Recommend to the City Council approval or denial of a conditional use permit for Steven Sexton, located at 2851 West 3375 North

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR STEVEN SEXTON, LOCATED AT 2851 WEST 3375 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommend to the City Council approval or denial of the site plan for Tesla, Inc. for a charging station located at 1750 West 2700 North

There was no one present on behalf of Tesla. Lou Best had questions on the placement of the landscaping, stating landscaping is required on the frontage of the property and felt the placement of their landscaping did not meet that requirement. Mayor Phippen explained this property has no frontage on a street and that this site is a part of the Farr West Exxon property. Greg Baptist also stated he had questions on the amount of power required and the grid capacity, stating he had contacted Rocky Mountain Power and they do not have a permit for this project. Genneva Blanchard explained they would not have a permit from them until City approval is given. Greg also had questions on the limitations of this only being a Tesla charging site commenting there are other many other types of electric vehicles as well.

DARREN ROYLANCE MOTIONED TO TABLE THE REQUEST OF THE SITE PLAN FOR TESLA, INC. FOR A CHARGING STATION LOCATED AT 1750 WEST 2700 NORTH UNTIL THE APPLICANT IS PRESENT TO ANSWER QUESTIONS. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- d. Set a public hearing for December 14, 2023 to consider approval of the amendments to the M-1 zone

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 14, 2023 TO CONSIDER APPROVAL OF THE AMENDMENTS TO THE M-1 ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated October 26, 2023

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 26, 2023. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Baptist stated the draft amendments to the C-2 zone were emailed out.

Darren Roylance reported on the North Ogden Planning Commission, commenting they have several projects going on right now.

Brandon Whitesides asked about training. Geneva stated there will be an open meeting training in either January or February.

Lyle Earl reported the park committee and grants and the ADA ramp at Smith Family Park.

Chairwoman Geneva Blanchard reported a joint work session with the city council next week and the WFRC workshop on Monday. Geneva stated the next work session in January will be spent discussing the new subdivision ordinance requirements.

#7 - Adjournment

AT 7:22 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Geneva Blanchard, Chairwoman

Date Approved: _____