

A work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, January 9, 2025, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Geneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Brandon Whitesides, Darren Roynance, and Greg Pierce. Greg Pierce was excused following the work session. Jason Anderson was excused.

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Andrea Zweifel.

Visitors present were: see attached list.

5:30 p.m. Work Session – Discussion on PD Overlay ordinance and detached accessory dwelling units

The Planning Commission discussed the PD overlay ordinance and detached accessory dwelling units.

**Regular Meeting**

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

City Councilman Timothy Shupe reported on last week's meeting and stated they approved a list of business license renewals and held some for follow-up and compliance. The City Council approved assignments for the year with minor changes from last year. They approved conditional use permits for a kennel license and an accessory building. The Council approved the re-zone for West Creek development with some conditions. They also approved the development agreement for the same development with minor changes. The Council approved standard

operating procedures as required by USWAC. They confirmed the date and time of their meetings. The council members reported on their assignments and adjourned.

#### #4 – Business Items

- a. Recommendation to the City Council approval or denial of a wall-sign for Honey Bucket located at 2990 North 2000 West – Davis Signs Utah

Robin Stout was present seeking approval of a wall sign for Honey Bucket. Lou Best asked if this is a lighted sign. Mr. Stout stated no.

**DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A WALL-SIGN FOR HONEY BUCKET LOCATED AT 2990 NORTH 2000 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Set a public hearing for January 23, 2025, at 6:30 p.m. to consider an amendment to the general plan for the northern most parcel of the Farr West Landing property, parcel number 19-016-0058, to allow for the commercial zone

Geneva Blanchard stated this would amend the general plan to allow for commercial uses.

**BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 23, 2025, AT 6:30 P.M. TO CONSIDER AN AMENDMENT TO THE GENERAL PLAN FOR THE NORTHERN MOST PARCEL OF THE FARR WEST LANDING PROPERTY, PARCEL NUMBER 19-016-0058, TO ALLOW FOR THE COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Set a public hearing for January 23, 2025, at 6:30 p.m. to consider the request of a re-zone of the Farr West Landing properties from the C-2, M-1 and A-1 zones to the C-3 2700 North Regional Commercial Zone, including parcel numbers 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062 and 19-016-0106 – Woodsonia Farr West, LLC

**LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 23, 2025, AT 6:30 P.M. TO CONSIDER THE REQUEST OF A RE-ZONE OF THE FARR WEST LANDING PROPERTIES FROM THE C-2, M-1 AND A-1 ZONES TO THE C-3 2700 NORTH REGIONAL COMMERCIAL ZONE, INCLUDING PARCEL NUMBERS 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062 AND 19-016-0106. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Confirm the date and times of the Commission Meetings for the second and fourth Thursdays of the month at 6:30 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West

**DARREN ROYLANCE MOTIONED TO CONFIRM THE DATE AND TIMES OF COMMISSION MEETINGS FOR THE SECOND AND FOURTH THURSDAYS OF THE MONTH AT 6:30 P.M. AT FARR WEST CITY HALL, 1896 NORTH 1800 WEST, FARR WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#5 – Consent Items

- a. Approval of minutes dated December 12, 2024

**LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 12, 2024. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Darren Roylance reported he emailed the final draft of the PD overlay ordinance to the Planning Commission and asked each of them to review it.

Lyle Earl reported on the progress of the ADA dock at Smith Family Park.

Genneva Blanchard asked the commissioners to make sure to fill out the training spreadsheet with their hours from 2024. She stated she will be asking the City Council to have a joint work session regarding the PD overlay ordinance. Mayor Phippen invited the Planning Commission members to the OPMA training prior to the next city council meeting.

#7 - Adjournment

**AT 6:57 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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Andrea Zweifel, Clerk

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Genneva Blanchard, Chairwoman

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