

The regular meeting of the Farr West City Planning Commission was held on Thursday, September 12, 2024, at 5:30 pm at the City Hall.

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

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

5:30 p.m. Work Session – Discussion on the PD overlay ordinance

The Planning Commission discussed the previously repealed PD overlay ordinance and the possibility of reincorporating it into our current city code. Geneva Blanchard asked the Planning Commission members to do research of other cities similar ordinances and bring back bullet points and examples in order to incorporate them into a new ordinance.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance 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

City Councilman Timothy Shupe reported the City Council approved business licenses for New Game Plus and Hyper Graphics and Apparel, the Sunset Kubota modified site plan as well as an ordinance amending the stormwater rates in the fee schedule. The Council then approved an

amendment to the Econo Waste contract regarding the former recycling program, held a public hearing on updates to the monthly garbage and recycling rates in the fee schedule and approved an ordinance renaming the recycling cans in the amending the fee schedule. The council then reported on their assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for Landon Brown for flex space at 897 North 2000 West

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR LANDON BROWN FOR FLEX SPACE AT 897 NORTH 2000 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Recommendation to the City Council approval or denial of a conditional use permit for Landon Brown for flex space at 897 North 2000 West

There was no one present on behalf of the request of the conditional use permit. Lou Best stated that he wants to make sure that the applicant understands that flex space would still need to fall under the conditional uses listed in the C-2 zone.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR LANDON BROWN FOR FLEX SPACE AT 897 NORTH 2000 WEST WITH THE UNDERSTANDING THAT THE USES MUST BE LISTED SPECIFICALLY IN THE CONDITIONAL USES IN THE C-2 ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the Administrative Land Use Authority (ALUA) approval or denial of the Frostland Subdivision amended plat/lot line adjustment located at 2268 West 1800 North

GREG BAPTIST MOTIONED TO RECOMMEND TO THE ADMINISTRATIVE LAND USE AUTHORITY (ALUA) APPROVAL OF THE FROSTLAND SUBDIVISION AMENDED PLAT/LOT LINE ADJUSTMENT LOCATED AT 2268 WEST 1800 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated August 22, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED AUGUST 22, 2024. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the fishing club and parks committee, commenting he is working on getting bids to redo the playground at the Farr West Park. Lyle then reported on the status of the ADA dock.

#7 - Adjournment

AT 6:50 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Genneva Blanchard, Chairwoman

Date Approved: _____