

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, December 12, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Bryant Jensen, Geneva Blanchard, Craig Browne, Lou Best, Lyle Earl, Steve Hurd and Greg Baptist. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Zweifel. Visitors present: see attached list.

6:00 p.m. – Work Session to discuss General Plan and possible ordinance changes

The Planning Commission held a work session to discuss the general plan and ordinance changes.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council approved a Business License Paragon Woodworking for Jon Angelsy. The City Council denied requests for variances for fencing lots belonging to Justin and Stacie White and Danika and Daniel Humphreys. The Planning Commission was assigned to look at changing some ordinances to address this issue which is currently undefined in the City code. The City Council canvassed the election results, reported on their assignments and adjourned. David Jay reminded the Planning Commission of the joint work session next Tuesday at 3:30 p.m. at the old city hall. The Planning Commission thanked David Jay for his service on the City Council.

b. Set a public hearing to consider the request to vacate a previously dedicated roadway at 2546 West 3100 North – Kenny Palmer

Kenny Palmer was present requesting to have previously dedicated road vacated.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 9, 2019 TO CONSIDER THE REQUEST TO VACATE A PREVIOUSLY DEDICATED ROADWAY AT 2546 WEST 3100 NORTH. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

c. Discussion – ATS interest in the property at 1957 North 2000 West – Andrew Strahan

Andrew Strahan was present and stated he has owned ATS for 25 years. He stated the business is currently in West Haven and he is interested in the property at 1957 North 2000 West. Mr. Strahan stated he's read the code and feels he is close to what the ordinance allows. He stated he would like to do pipe fabrication and storage at that location. Mr. Strahan stated he isn't able to define exactly when fabrication would be done and how long equipment would be stored there because of the nature of his business. He stated he would like to build a new office for his current office staff. He stated everything on the back of the property would be hidden out of sight. Ted Black asked if Mr. Strahan would want to store trailers as the current use allows. Mr. Strahan stated he would only have his equipment on the property and there would be no public storage of trailers on the property. Ted asked about noise. Mr. Strahan stated a portable fuel operated welder would be the noisiest thing used and they would not be jack-hammering or drilling or the like. Lyle Earl asked about the size of pipe they would be working on. Mr. Strahan stated it's usually 6 or 8 inches and the largest they work on is 24 inches. Lou Best stated he has no problem with the office, but the word fabrication would be better suited in the M-1 zone rather than the C-2 Zone. Lou also stated the storage could be a problem. Mr. Strahan asked what the different is between fabrication and light manufacturing. Ted Black stated this may need to be referred to the City Attorney because the Planning Commission may not be qualified to define what fabrication entails. Lou asked where a building would be located. Mr. Strahan stated near 2000 West. Lou asked how he would use the back of the property. Mr. Strahan stated storage and parking for his equipment. He also stated most of what they fabricate is no larger than the table in the council room. He stated most of the fabrication would be done inside the shop and he is hoping to expand the buildings to the north. Mr. Strahan stated they have to do on-site sand blasting and would like a place to store their sand under cover. Lyle asked about the noise from inside the building, assuming it would be minimal with insulation of the building. Mr. Strahan stated some of the equipment is electric powered and minimal noise is generated. Ed Ramer stated he is just south of this property and asked if he would have difficulty getting in and out of his property with the pipe he is bringing in. He stated the noise issue seems to have been addressed nicely. Debra Ramer stated her concern is lighting of the property as lighting from the buildings across the street has disturbed the neighbors sleep. Ted asked about the height of product

storage. Mr. Strahan stated no higher than 6 feet. Ted asked about lighting. Mr. Strahan stated with the extension of the building, they would not have any lights facing north; they would possibly have lights on the back with the storage. He stated they don't work night shifts, so they wouldn't be disturbing neighbors in the evening. Mr. Strahan also stated the longest load they have is carried on a typical semi trailer and it is only an occasional occurrence. Ted Black clarified the process of approval and stated he will contact Mr. Strahan once he has heard back from the City Attorney.

d. Consideration and recommendation to the City Council of the re-appointment to the Planning Commission of Craig Browne and Ted Black

Ted Black stated himself and Craig Browne are up for re-appointment and offered to step out of the room if the Planning Commission would feel more comfortable discussing it with them out of the room. Geneva Blanchard stated she feels fine making a recommendation in an open meeting.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND RE-APPOINTMENT TO THE PLANNING COMMISSION OF CRAIG BROWNE AND TED BLACK. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

a. Approval of minutes dated November 14, 2019

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Bryant Jensen stated he met with Greg and Lyle to make movement on the agritourism ordinance and they hope to have something presentable to the Planning Commission within the next month.

Geneva Blanchard assigned Andrea to ask Boyd Ferrin about 4th of July planning for the upcoming year.

Lyle Earl stated the Senior Center dinner is on December 18th and they are in need people to serve at 5pm. Lyle stated the fishing club is getting ready and they got a storage rack from Smith and Edwards that will be very helpful, Lyle reminded the members of the joint work session on Tuesday at 3:30 at the old city hall.

Ted Black stated they worked on the City Council assignments at the work session this evening.

Steve Hurd reported the fiber committee had a meeting today at 5:30 and they are approaching a new path with a second option.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Ken Phippen stated the Trails and Active Transportation committee has a plan that has been made into an official map from the City Engineer. He stated it can be used for park planning so we know where to connect trails and as a resource for grant applications.

Ed Ramer stated he lives on 2000 West and wondered if the fiberhood he was included in didn't reach the required number, could he still get fiber. Steve Hurd stated 2000 West will be a main infrastructure corridor so it shouldn't be a problem for him. He also stated the committee can re-draw the fiberhoods if necessary.

Debra Ramer was curious about development of the Streeval's property. Ted stated he hasn't seen anything on it and imagines it will eventually be developed, but former project is no longer viable.

#7 – Adjournment

AT 7:49 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____