

The Farr West City Planning Commission work session and regular meeting was held on Thursday, July 13th, 2023, at 6:00 pm at the City Hall.

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

City Staff present: Janelle Leatham, City Council and McKinzie Tams, City Staff.

Visitors present- see attached list.

6:00 PM Work Session – Work session to discuss 55 plus patio home ordinance and C-2 and M-1 Conditional Uses

The Planning Commission held a work session discussing the 55 plus patio home ordinance and C-2 and M-1 Conditional Uses

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Jason Anderson offered a prayer.

#3 – Comments/Reports

a. Public Comments

No public Comments

b. Report from City Council

Janele Leatham reported that the City Council received a presentation from the Utah League of Cities and Towns. Weber Fire District presented the city with two AED Units donated from Murphy Doors. The City Council is no longer able to approve residential subdivisions. The City Council approved the minutes, and paid bills. The City Council then approved two business licenses and approved a modified site plan for Samuel Knight. They tabled preliminary approval of the Tyton Retail Center commercial subdivision due to no representative being present. The City Council motioned to grant preliminary and final

approval of the Jackson Subdivision located at approximately 2900 N 2000 W. The City Council approved Ordinance No. 2023-06 and had a discussion on the Interlocal Agreement between Weber County and Farr West City for code enforcement services. Janelle reported they received a report on the Central Weber Tax increase, followed up on assignments, and adjourned.

#4 – Business Items

- a. Public Hearing to consider the amendments to the conditional uses in the A-1 and A-1-R zones

DARREN ROYLANCE MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE AMENDMENTS TO THE CONDITIONAL USES IN THE A-1 AND A-1-R ZONES. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

Ed Ramer said he hasn't seen any documentation for the changes in the zones and asked for a review in case he had questions. Lou Best advised the amendments allow an individual to sell what has been produced on the property without the restrictions to only sell in commercial zones. The second restriction prohibits retail sales. So, they must produce it on the premises and sell it on the premises. Ed Ramer asked if it would require a commercial, conditional use, or business license. Lou Best advised they do not require them to have a business license. Mr. Best added the lot size is restricted to 1 acre or larger in size.

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

- b. Recommendation to the City Council approval or denial of amendments to the conditional uses in the A-1 and A-1-R zones

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO THE CONDITIONAL USES IN THE A-1 AND A-1-R ZONES. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- c. Public hearing to consider amendments to the animal ordinance

LYLE EARL MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE ANIMAL ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Becky Arrington spoke about the concern of her neighbor's chickens. The neighbor's property is less than an acre with approximately 50 chickens. She contacted Farr West City and Weber Animal Services about 5 months ago. Since then, the neighbors have reduced the amount of chicken's allowance down to 15 but still have around 6 roosters. Ms. Arrington's biggest complaint is there being no limit to how many Roosters one can have on their property.

They cannot go out and enjoy their yard due to the annoyance of the roosters. She is concerned they only have them to either sell them or could possibly be doing something illegal. She would like to see a no rooster policy be placed on properties no less than an acre due to the excessive noise annoyance.

Becky Arrington advised the Planning Commission members of two horses sitting in small pens located at 2700 N and 2000 W. She stated this is an embarrassment to the city and unfair for the horses.

Council Member Jason Anderson read an email from Kylee K Johnson as she was unable to attend the public hearing. Kylee Johnson requested the city to consider her recommendations on amendments to the animal ordinance. She believes excessive people pleasing through policy alteration has the potential for numerous negative consequences. Her preference would be for the city to handle the problem through one-on-one negotiation between the two parties. Kylee states that amending the current regulations creates a binding legal force that must be obeyed and followed by all citizens of Farr West. This would infringe on the liberties and rights of responsible animal owners who are not causing concern. Kylee made a few suggestions for any amended animal ordinance. Suggestions such as certain types of roosters as some are quieter than others, low cages, indoor coops, or lots ½ acre or larger.

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

- d. Recommendation to the City Council approval or denial of amendments to the animal ordinance

Lou Best explained they have reviewed regulations in several neighboring municipalities. Other cities have highly restrictive ordinances, some having no restrictions at all. Lou explained that it is very apparent to the Planning Commission that excessive noise is the problem. He wants to come up with some kind of decision that allows residents to have roosters but also allows the neighbors to have a quiet peaceful existence. Mr. Best introduced the new Code Enforcement officer who will visit the location of the complaint. Lou recommends the Planning Commission revisits this issue to address the noise. Mr. Best stated with a certain restriction, and it being enforced should help greatly resolve the issue. Lou Best read the city noise ordinance and will probably recommend that residents can have roosters but will be required to keep them quiet to not disturb any neighbors.

LOU BEST MOTIONED TO TABLE AMENDMENTS TO THE ANIMAL ORDINANCE PENDING FURTHER DISCUSSION. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Public hearing to consider the request of a conditional use permit for an automotive business in the C-2 Zone for RKDO Productions, LLC- Joshua Rocha

LOU BEST MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE BUSINESS IN THE C-2 ZONE FOR RKDO PRODUCTIONS, LLC. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

Josh Rocha explained they are licensed for used vehicles only. They base their focal point to be all online. Mr. Rocha stated they go through extensive media production, videography, photography, and descriptive details telling the story of the vehicles. Josh said they are confined to warehouse operations, and they really don't go outside of that scope.

Darren Roylance asked if people wanting to purchase vehicles would make appointments or just show up and go to their inside showroom? Mr. Rocha explained if someone wanted to appear in person, they would need to make an appointment. However, they are not a typical dealership, mostly online sales, and are not looking for a high traffic area.

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

- f. Recommendation to the City Council approval or denial for a conditional use permit for an automotive business in the C-2 zone for RKDO Productions, LLC- Joshua Rocha

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE BUSINESS IN THE C-2 ZONE FOR RKDO PRODUCTIONS, LLC. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated June 22, 2023

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED JUNE 22, 2023. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Brandon Whitesides watched the last two Pleasant View City meetings.

Lyle Earl reported goliath tech installed the pylons for the beginning stages of the dock at the Smith Family Park. The goal is to get it completed by the end of Fall 2023. Lyle reported on the park meeting. They met with SWAT soccer regarding the RFP to improve the library property to put in soccer fields and similar things.

Lou Best reported on his assignments in the work session.

Greg Baptist reported he watched some of Box Elder Planning Commission. Box Elder has their low-income housing stuff completed and will send out what draft ordinance they did.

Darren Roylance reported he followed North Ogden, controversy with them moving cherry days from the 4th of July

Jason- reported that Marriott Slaterville meets 1 a month for Planning Commission and all their decisions and notes are on their website.

#7 - Adjournment

**AT 7:33 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Lyle Earl, Vice Chairman

Date Approved: _____