

The Farr West City Planning Commission work session and regular meeting was held on Thursday, June 22, 2023, at 6:00 pm at the City Hall.

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

City Staff present: Andrea Zweifel, City Staff.

Visitors present- see attached list.

6:00 PM Work Session – Work session to discuss M-1 and C-2 ordinance revisions and 55 and older ordinance review

The Planning Commission held a work session to discuss the M-1 and C-2 ordinance revisions and the 55 and older 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

Greg Pierce led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Geneva Blanchard reported for Councilwoman Janele Leatham that the City Council approved a \$1,000 donation to the Fremont FFA Junior Livestock Program, a business license for Gray Mountain Mechanical LLC and tabled approval of licenses for Markay Johnson Construction and RKDO Productions. The Council then approved conditional use permits for a 4,000 square foot accessory building for John Harris and warehousing and distribution in the M-1 for Jared Boyer and David Fjelsted, per the Planning Commission's recommendations. The Council then held three public hearings relevant to approval of the

budget followed by the approval of the adjustments to the 2022-2023 budget, approval of the certified tax rate, approval of the final 2023-2024 budget, approval of amendments to the consolidated fee schedule and approval of the Fraud Risk Assessment from the Office of the State Auditor. The Council then reported on assignments and adjourned.

#4 – Business Items

- a. Public Hearing to consider amendments to the landscaping requirements in the commercial zone

DARREN ROYLANCE MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE AMENDMENTS TO THE LANDSCAPING REQUIREMENTS IN THE COMMERCIAL ZONE. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

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

- b. Recommendation to the City Council approval or denial of the amendments to the landscaping requirements in the commercial zone

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE LANDSCAPING REQUIREMENTS IN THE COMMERCIAL ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the City Council approval or denial of the Farr West Station Subdivision located at 1300 North 1200 West – Dominion Energy

Kevin Mulvey was unable to be present on behalf of Dominion Energy.

DARREN ROYLANCE MOTIONED TO TABLE THE RECOMMENDATION OF THE FARR WEST STATION SUBDIVISION LOCATED AT 1300 NORTH 1200 WEST. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council approval or denial of the Samuel D. Knight modified site plan for a maintenance shed located at 1741 North 2000 West

Spencer Knight was present requesting a modified site plan for a maintenance shed. Lou Best verified the building is approximately 5000 square feet. Mr. Knight confirmed. Genneva stated the engineer's letter looked clean and just pointed out a couple items regarding easements and drainage where the engineer indicated the building needs to be drawn on the site

plan relative to those items. Mr. Knight stated he will have his engineer address this prior to the City Council meeting.

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL APPROVAL OF THE SAMUEL D. KNIGHT MODIFIED SITE PLAN FOR A MAINTENANCE SHED LOCATED AT 1741 NORTH 2000 WEST ON THE CONDITION THAT THE NEW BUILDING DOES NOT ENCROACH ON THE DRAINAGE OR POWER EASEMENT AND DOES NOT AFFECT THE DETENTION BASIN. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council preliminary approval of the Tyton Retail Center commercial subdivision located at approximately 2656 North 2000 West

Ryan Wicknick was present requesting preliminary approval of the Tyton Retail Center commercial subdivision. Lou Best asked what the property is zoned currently. Mr. Wicknick stated it is zoned commercial. Mr. Wicknick asked if he would be required to obtain site plan approval. Genneva and Lou clarified that site plan approval will be required and explained the process for approval. Genneva stated final approval will not be considered until the access issue with U.D.O.T. is resolved. Greg Pierce pointed out the home being removed. Genneva stated that was discussed previously, that once development begins, the home should be removed. Mr. Wicknick stated they are considering remodeling the home into offices. Genneva stated his engineer will need to communicate that with the City Engineer. Lou asked if Mr. Wicknick is coming in with sequential site plans for the lots. Mr. Wicknick stated lot 3 would be the first one to come in due to potential tenants being ready to proceed.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL PRELIMINARY APPROVAL OF THE TYTON RETAIL CENTER COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 2656 NORTH 2000 WEST. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Recommendation to the City Council for approval or denial of the preliminary approval of the Jackson Subdivision located at approximately 2900 North 2000 West – Brad Jackson

Brad Jackson was present requesting preliminary approval of the Jackson Subdivision. Mr. Jackson stated they have been trying to sell the whole property, but now have someone interested in buying a portion of the property so he is now seeking to subdivide it. Darren confirmed this is just north of the medical center. Genneva stated Mr. Jackson has been diligent to address staff concerns. Darren asked what the buyer is wanting to do with that property. Mr. Jackson stated they want to build a Durk's Plumbing.

GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL PRELIMINARY APPROVAL OF THE JACKSON SUBDIVISION LOCATED AT APPROXIMATELY 2900 NORTH 2000 WEST. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Set a public hearing for July 13, 2023 to consider amendments to the conditional uses in the A-1 and A-1-R zones

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR JULY 13, 2023 TO CONSIDER AMENDMENTS TO THE CONDITIONAL USES IN THE A-1 AND A-1-R ZONES. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- h. Set a public hearing for July 13, 2023 to consider amendments to the animal ordinance

DARREN ROYLANCE MOTIONED TO SET A PUBLIC HEARING FOR JULY 13, 2023 TO CONSIDER AMENDMENTS TO THE ANIMAL ORDINANCE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Set a public hearing for July 13, 2023 to consider the request of a conditional use permit for an automotive business in the C-2 zone for RKDO Productions, LLC, Joshua Rocha

Josh Rocha was present requesting a conditional use permit for an automotive business in the C-2 zone. He stated this is in the Northview Business Plaza. Mr. Rocha stated they focus on future classics and collectible vehicles. He stated there will be very little walk-in traffic, but this location meets the state requirements for a dealer location. Lou stated the main concern here is the outside appearance of the business. Mr. Rocha stated he is very focused on keeping the business clean and professional and stated the warehouse at this location is key for him. Mr. Rocha stated they will not have any junk vehicles. Lou Best confirmed there is no showroom. Mr. Rocha stated that is correct.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR JULY 13, 2023 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AUTOMOTIVE BUSINESS IN THE C-2 ZONE FOR RKDO PRODUCTIONS, LLC. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated June 8, 2023

GREG PIERCE MOTIONED TO APPROVE THE MINUTES DATED JUNE 8, 2023. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Genneva reported on the development meeting and stated there is some movement on the Watson/Triad site.

#7 - Adjournment

AT 7:37 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Andrea Zweifel, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____