

The Farr West City Planning Commission work session and regular meeting was held on Thursday, August 10th, 2023, at 6:00 pm at the City Hall.

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

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 conditional use ordinance review and review of the C-2 and M-1 zones

The Planning Commission held a work session to discuss a conditional use ordinance and review C-2 and M-1 zones.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Vice Chairman Lyle Earl 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

There were no public comments.

b. Report from City Council

Janele Leatham reported that the City Council received a report from the Planning Commission. They approved minutes and paid bills. The City Council approved the amendment to the noise ordinance. They approved a temporary business license for Aluminum Art. City Council approved the Farr West City/Pleasant View road dedication subdivision. Janele reported they tabled the personnel policies and procedures and scheduled a work session. Approved a one-thousand-dollar donation for the Fremont Five Communities

that Care. The City Council reported on assignments and submitted their moderate-income housing report. Janele said their next focus is on the development of an administrative land use authority on subdivisions. The City Council also talked about doing some kind of housing committee.

#4 – Business Items

- a. Set a public hearing for September 14, 2023, regarding the Senior Housing residential zone

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING ON SEPTEMBER 14, 2023, REGARDING THE SENIOR HOUSING RESIDENTIAL ZONE. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommend to the City Council approval or denial of the Farr West Station subdivision located at 1300 North 1200 West- Dominion Energy

Zach Hansen is the project engineering manager and Kevin Molvey is the property agent. They were present to answer questions from the Planning Commission. Lou Best and Greg Baptist voiced their concern about a non-existing 10-foot public utility easement on the east side of Lot 2 which would connect the 10-foot easement on lots 1 and 3. Concern raised by Mr. Hansen and Mr. Molvey was the existing wall and fencing installed and stated they were willing to work with any public utility to obtain an easement as needed along the Eastern boundary. Based on this discussion the subdivision was moved to the City Council for final approval or denial.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FARR WEST STATION SUBDIVISION LOCATED AT 1300 NORTH 1200 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated July 27, 2023

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JULY 27, 2023. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the park meeting and the Fishing Club.

#7 - Adjournment

AT 7:15 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Lyle Earl, Vice Chairman

Date Approved: _____