

The Farr West City Planning Commission work session and regular meeting was held on Thursday, September 28, 2023, at 6:00 pm at the City Hall.

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

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 uses in the M-1 and C-2 zones

The Planning Commission held a work session to discuss conditional uses in the M-1 and C-2 zones.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Brandon Whitesides led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Comments/Reports

a. Public Comments

Timothy Shupe commented he had the opportunity to meet with the Northern Wasatch Association of Realtors. He knows that the Planning Commission gets to hear the opinions, desires, and needs of the developers. He wasn't sure they all get an opportunity to get a good feel for when these people are trying to sell their homes, lots, and develop or not develop.

Mr. Shupe said they have volunteered to come give a presentation for the city.

b. Report from City Council

Genneva Blanchard reported that the City Council approved their minutes, bills, and four business licenses for TEK System Solutions, Connman Creative LLC, Wasatch La Sal Adventure Rentals LLC, and Aesthetics by Eliza. City Council then set a public hearing to consider the request of a residential facility for persons with a disability for North Eastern Services. The Ben Lomond Business Park subdivision was given approval from the council,

as well as preliminary approval for the Farr West Business Park subdivision. The council then approved ordinances to establish the senior housing residential zone and amend the conditional uses in the A-1 and A-1-R zones. Two projects were approved, the 3100 North Strom Drain Realignment project as well as the Public Works Facility Phase 2, vehicle storage building. City Council discussed a few new cameras throughout the city. A resolution was then passed to cancel the November 2023 local municipal election followed by the council reporting on their assignments and adjourning.

#4 – Business Items

- a. Recommend to the City Council approval or denial of the Ben Lomond Business Park North Building site plan located at 1610 West 2350 North -Black Pine LLC

Daniel Stephens was present requesting site plan approval of the Ben Lomond Business Park North building. Lou Best asked if they had any notion of time frame for these two projects. Mr. Stephens explained they have the subdivision plan with the infrastructure plans for the road. Greg Baptist asked if he will be signing the storm water maintenance agreement for the ponds and informed him they will be required to have their SWPPP for this project.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE BEN LOMOND BUSINESS PARK NORTH BUILDING SITE PLAN LOCATED AT 1610 WEST 2350 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommend to the City Council approval or denial of the Ben Lomond Business Park South Building site plan located at 1605 West 2350 North

Greg Baptist asked if it will be a wall or fence on the south building. Daniel Stephens stated it will be eight feet per code and a solid surface fence of some sort. They have not yet determined what material it will be. Greg Baptist stated they will need to make sure the storm water maintenance agreement is signed.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE BEN LOMOND BUSINESS PARK SOUTH BUILDING SITE PLAN LOCATED AT 1605 WEST 2350 NORTH WITH THE BUILDING OFFICIAL CONFIRMED AN 8 FOOT WALL IS PLACED INSTEAD OF A FENCE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated September 14, 2023

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 14, 2023. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-upa. Report on Assignments

Lou Best and Greg Baptist reported on their assignments during the work session.

Greg Pierce reported he reviewed Harrisville city code and has some recommendations on the M-1.

Jason Anderson went to Marriott Slaterville City's meeting, and they are having a lot of similar conversations that Farr West Planning Commission is having. Special Business Section that has its own category of rules. It's a subsection of the rule set for their M1 zone. He also suggested creating a list of permitted, not permitted or conditional uses into a spreadsheet.

Lyle Earl reported on the Senior Citizen dinner and the Fishing Club. He shared it is the 5th year of running the fishing club.

Geneva Blanchard will keep working on the M-1 and get it in front of the City Council shortly. Planning Commission is still working on the subdivision committee, they need to be done by February.

#7 - Adjournment

**AT 7:23 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____