

The Farr West City Planning Commission work session and regular meeting was held on Thursday, May 23, 2024, at 5:30 pm at the City Hall.

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

City Council Member Timothy Shupe was present. City Staff present was Vanisha Roybal.

Visitors present were: see attached list.

5:30 PM Work Session – Review of the River Blacksmith mixed-use development agreement

The Planning Commission held a work session to discuss and review the River Blacksmith mixed-use development agreement.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance 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

Mayor Ken Phippen reported that the City Council approved the amended subdivision ordinance and a purchasing agent pool. The Council also approved an interlocal agreement for building inspection services and set a public hearing to consider the request to vacate public utility easements. The Council then reported on assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider approval of the development agreement for the River Blacksmith mixed-use development

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE RIVER BLACKSMITH MIXED-USE DEVELOPMENT. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

The owner of the property, Jeremy, stated that they have given over 50 years of thought to what to do with the property. They feel like their property would be a great place to have more housing and help with the need for extra space for the fire department and businesses close by. Jeremy also stated that there would be a new walking path for anyone to use.

Public comments

Scott Ellis stated his concerns are that the fire department could not handle all the new homes. He does not think the snowplows could keep up with the new developments and is worried that it will affect their property value.

Rene Call stated she wants to make sure that all the property lines are followed correctly. She wants to know why the city will pay for the new road if only the developers will be using it. She is worried about the traffic that it will bring. She would like a stop light next to the fire department to ease the traffic concerns. She would like the same fence on all properties that will be sharing the property line. She is concerned about the water drainage.

Dennice Wilcocks stated she would like them to put a turn around for the big trucks.

Don Slater stated he owns property west of development. He would like to know what is going to happen with the irrigation ditch. He stated that he is worried about the kids that may come in and cut his fence and let out his cows.

Ilean Mathison asked what would happen with the large power lines.

Boyd Fisher stated he is worried about the traffic that this new development will bring.

Lou Best stated that he wanted everyone to understand that the process starts with a concept map. Then we will get more and more detailed information and new maps. He welcomed everyone to come to the meetings to see and hear all the updates and ask their questions as things move forward. Lou stated that it is in the best interest of Farr West City to do this new housing due to state rules, so we don't get hefty fines. Lou wanted to make sure that people understand that some of this housing is for 51+ in age with small homes and small lots and some single-family dwellings. But that this development was not going in the middle of a current neighborhood but is looked at as a fresh new development.

Darren Roylance wanted everyone to know that he understands the worry that a new development like this would bring. He lives next to a large development and understands all the stress and change that it can bring. He stated that like some places in Farr West City can get busy now he recommends that you give it space when you know that school is being let out or there are events that may bring many more people around.

After public comments Jeremy, owner of the property stated that this was just a concept plan and is a work in progress. He stated that once they agree on the concept that they would work closely with all the water companies and the Fire department for all the needs to be met legally. He stated that with the new roads a lot of traffic will also be diverted to other locations.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND ENTER INTO THE REGULAR MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider recommendation to the City Council approval or denial of the development agreement for the River Blacksmith mixed-use development

Greg Baptist asked if we know what the power lines in the development will look like. Lou Best explained where they currently are and if additional requirements were imposed.

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE RIVER BLACKSMITH MIXED-USE DEVELOPMENT. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider approval of a re-zone of the River Blacksmith property, parcel numbers 15-004-0111 and 15-005-0108, from the A-1 zone to the Mixed-Use zone

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF A RE-ZONE OF THE RIVER BLACKSMITH PROPERTY, PARCEL NUMBERS 15-004-0111 AND 15-005-0108, FROM THE A-1 ZONE TO THE MIXED-USE ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

BRANDON WHITESIDES MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider recommendation to the City Council approval or denial of the re-zone of the River Blacksmith property, parcel number 15-004-0111 and 15-005-0108, from the A-1 zone to the Mixed-Use zone

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE RE-ZONE OF THE RIVER BLACKSMITH PROPERTY, PARCEL NUMBER 15-004-0111 AND 15-005-0108, FROM THE A-1 ZONE TO THE MIXED-USE ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Set a public hearing for June 13, 2024 to consider approval of the amended C-2 Commercial zone ordinance

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR JUNE 13, 2024 TO CONSIDER APPROVAL OF THE AMENDED C-2 COMMERCIAL ZONE ORDINANCE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Set a public hearing for June 13, 2024 to consider approval of the amended C-3 2700 North Regional Commercial Zone ordinance

BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR JUNE 13, 2024 TO CONSIDER APPROVAL OF THE AMENDED C-3 2700 NORTH REGIONAL COMMERCIAL ZONE ORDINANCE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated May 9, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED MAY 9, 2024. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that he has his last day at the fishing club. He also had a park meeting regarding the Utah youth soccer. Lyle wanted everyone to know that Genneva Blanchard made it to the Head of Operations and Development.

#7 - Adjournment

7:27 AT P.M, BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Vanisha Roybal, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____