

The Farr West City Planning Commission regular meeting was held on Thursday, June 13, 2024, at 6:30 pm at the City Hall.

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

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Andrea Zweifel.

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Genneva Blanchard 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

Tim Shupe reported that the City Council had a few public comments regarding concerns of the River Blacksmith properties, vacation of easement and appreciation of the city services. The council was introduced to a potential CRA consultant whom they later motioned to approve. They set public hearings for the C-3 zone and held public hearings for a couple properties requesting easement vacations. The Council then approved to vacate those easements. City Attorney Liam Keogh explained development agreements to the City Council. The City Council then approved the development agreement and re-zone request for the River Blacksmith property. They considered a height variance for an accessory building which was ultimately referred to the City Appeal Authority. Tim reported the City Council approved a donation to the Western Weber CTC Coalition. The City Council set public hearings for approval and adjustments to the budget and compensation increases. They then reported on their assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider approval of the amended C-2 Commercial zone ordinance

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

There were no public comments.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND ENTER INTO 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 amended C-2 Commercial Zone ordinance

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED C-2 COMMERCIAL ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider approval of the amended C-3 2700 North Regional Commercial Zone ordinance

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE AMENDED C-3 2700 NORTH REGIONAL COMMERCIAL ZONE ORDINANCE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

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

- d. Consider recommendation to the City Council approval or denial of the amended C-3 2700 North Regional Commercial Zone ordinance

Lou Best stated he was surprised there was no public attendance for this change to this ordinance. Darren Roylance commented that people probably didn't read the ordinance, and this particular property isn't close to many citizen properties.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED C-3 2700 NORTH REGIONAL COMMERCIAL ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council approval or denial of the sign for Costa Vida located at 1655 West 2700 North

Genneva Blanchard explained that due to the signs being larger than the old Burger King signs, Costa Vida was asked to come in for review and approval. Nate Blanchard was present representing Costa Vida and stated they will be utilizing the existing round freeway sign and getting the electronic sign working again. He reviewed the menu boards and wall signs with the Planning Commission.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A SIGN FOR COSTA VIDA LOCATED AT 1655 WEST 2700 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated May 23, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED MAY 23, 2024. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the Park Committee meeting and playground grants.

Lou Best reported on the Appeal Authority Hearing on the requested variance for an accessory building. He stated the appeal authority did not make a decision but will write a report with his decision. Lou stated this brought to light that the Planning Commission needs to review the accessory building ordinance.

Darren Roylance reported on North Ogden's Planning Commission meeting and current and upcoming developments.

Genneva Blanchard reported on last week's development meeting. She stated they discussed some non-conforming lots and some upcoming C-2 Development.

#7 - Adjournment

AT 6:59 P.M, GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Andrea Zweifel, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____