

The Farr West City Planning Commission work session and regular meeting was held on Thursday, August 08, 2024, at 5:30 pm at the City Hall.

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

City Council Member Timothy Shupe was present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

5:30 PM Work Session – Discussion on the new Innovation Commercial Zone (ICZ)

The Planning Commission held a work session discussing the new Innovation Commercial Zone.

Regular Meeting

#1 – Call to Order – Vice Chairman Lyle Earl

Vice Chairman Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Greg Pierce offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Planning Commission member Timothy Shupe reported the City Council approved minutes, paid the bills. They tabled approval of a business license for Vestco Plumbing and Mechanical. The City Council approved the purchase of a new truck and snowplow for public works. They reported on assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for a construction business for Caleb Stoker at 1309 North 1200 West

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A CONSTRUCTION BUSINESS FOR CALEB STOKER AT 1309 NORTH 1200 WEST. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Caleb Stoker explained his intentions for the construction business. Lou Best asked what materials will be stored. Mr. Stoker stated it would be equipment and vehicles associated with the business.

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.

- b. Recommendation to the City Council approval or denial of the request for a conditional use permit for a construction business for Caleb Stoker at 1309 North 1200 West

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONSTRUCTION BUSINESS FOR CALEB STOKER AT 1309 NORTH 1200 WEST WITH STORM WATER REQUIREMENTS BEING COMPLETED. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider approval of the new Innovation Commercial Zone (ICZ)

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE NEW INNOVATION COMMERCIAL ZONE (ICZ). GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments regarding the ICZ zone.

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

- d. Recommendation to the City Council approval or denial of the new Innovation Commercial Zone (ICZ)

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE NEW INNOVATION COMMERCIAL ZONE (ICZ) CONTINGENT UPON

SPECIFYING THE LOCATION AND CHANGING SECTION 2.7.2 FROM THE M1 ZONE TO THE ICZ ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council approval or denial of the Farr West Family Dental site plan for Brad Butterfield located at 1407 North 2000 West

Brad Butterfield was present stating that there is a need for more dentists locally and is wanting to expand. Lou Best asked what modifications will be done. Mr. Butterfield informed The Planning Commission that the majority of the modifications will be internal except the addition of their personal offices.

DARREN ROYLANCE MOTIONED TO RECOMMEND APPROVAL OF THE FARR WEST FAMILY DENTAL SITE PLAN FOR BRAD BUTTERFIELD LOCATED AT 1407 NORTH 2000 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated July 25, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JULY 25, 2024. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that the fishing club registration will open soon. He then reported on the next steps for the ADA Dock at Smith Family Park.

#7 - Adjournment

AT 6:55 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Recorder

Lyle Earl, Vice Chairman

Date Approved: _____