

The regular meeting of the Farr West City Planning Commission was held on Thursday, August 22, 2024, at 6:30 pm at the City Hall.

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

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

Visitors present were: see attached list.

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

Brandon Whitesides offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

City Councilman Timothy Shupe reported the City Council tabled approval of a business license for Vestco Plumbing and Mechanical due to lack of representation. The Council also tabled approval of a business license for G&J Automotive until they could obtain site plan approval and a conditional use permit. The City Council approved a conditional use permit for a construction business for Caleb Stoker contingent upon him getting a letter of approval from the current property owner. The Council also approved a site plan for Farr West Family Dental. Approval was given to an ordinance creating the Innovation Commercial Zone (ICZ). The City Council discussed the recycling program and decided to renegotiate that contract due to the recycling facility not accepting recyclables. The council then reported on their assignments and adjourned.

#4 – Business Items

- a. Recommendation to the City Council approval or denial of a modified site plan for Sunset Kubota located at 3092 North 2000 West

Wyatt Sloan was present seeking approval of a modified site plan for Sunset Kubota. Lou Best made sure Mr. Sloan was aware of the requirement for an encroachment permit. Greg Baptist also informed him about retaining storm water.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A MODIFIED SITE PLAN FOR SUNSET KUBOTA LOCATED AT 3092 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing for September 12, 2024, to consider the request of a conditional use permit for Landon Brown for flex space at 897 North 2000 West

Landon Brown was present and stated he is looking to buying and remodeling the property to accommodate flex space. Mr. Brown stated he has a electrical renewable business he would operate out of the property and then lease out the remaining space.

BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR SEPTEMBER 12, 2024, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR LANDON BROWN FOR FLEX SPACE AT 897 NORTH 2000 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated August 8, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED AUGUST 8, 2024. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lou Best reported stated the City Council passed an assignment to look at developing a new PD overlay zoning ordinance.

Brandon Whitesides reported he watched the video on affordable housing that Mayor Phippen sent out and recommended everyone to watch it.

Lyle Earl reported on the park meeting and stated they are still working on the Meadows Park property on 2700 North. He reported on the progress of the ADA fishing dock at Smith Family Park. Lyle stated they are working on getting quotes for new playground equipment at the Farr West Park. Lyle reported on the fishing club and said they have not had any registrations yet, so he has posted it on different Facebook groups and will be putting out signs to get the word out.

#7 - Adjournment

AT 6:48 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Andrea Zweifel, Secretary

Lyle Earl, Vice Chairman

Date Approved: _____