

The regular meeting of the Farr West City Planning Commission was held on Thursday, October 10, 2024, at 5:30 pm at the City Hall.

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

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

5:30 p.m. Work Session – Discussion on the West Creek Master Development Agreement and the PD overlay ordinance

The Planning Commission discussed the proposed West Creek Master Development agreement and followed up on their discussion on the PD overlay ordinance.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lou Best 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

City Councilman Timothy Shupe reported the City Council approved business licenses for Durk's Plumbing Supply and the North Ogden Surgery Center. The Council then reported on assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for David Chugg for a 4,000 square foot accessory building

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR DAVID CHUGG FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

David Chugg was present requesting a conditional use permit for a 4,000 square foot accessory building.

Ted Papageorge was present to provide his support for the accessory building from a neighbor's perspective.

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

- b. Recommend to the City Council approval or denial of a conditional use permit for David Chugg for a 4,000 square foot accessory building

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR DAVID CHUGG FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Set a public hearing for October 24, 2024, to consider approval of the West Creek Master Development Agreement located on the south boundary line of Farr West City off of Cottonwood Drive

DARREN ROYLANCE MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 24, 2024, TO CONSIDER APPROVAL OF THE WEST CREEK MASTER DEVELOPMENT AGREEMENT LOCATED ON THE SOUTH BOUNDARY LINE OF THE FARR WEST CITY OFF OF COTTONWOOD DRIVE. LOU BEST SECONDED THE MOTION. ALL VOTING AYE WITH THE ACCEPTION OF GREG BAPTIST VOTING NAY. MOTION PASSES.

- d. Set a public hearing for October 24, 2024, to consider the request of a re-zone of the West Creek Master Development from the A-1 zone to the Innovation Commercial Zone (ICZ), including parcel numbers 15-001-0010, 15-031-0008, 15-031-0007, 15-031-0005, 15-001-0025, 15-031-0004, 15-001-0003, 15-004-0064, 15-030-0075, 15-030-0077,

15-031-0023, 15-031-0022, located on the south boundary of Farr West City off of Cottonwood Drive

BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 24, 2024, TO CONSIDER THE REQUEST OF A RE-ZONE OF THE WEST CREEK MASTER DEVELOPMENT FROM THE A-1 ZONE TO THE INNOVATION COMMERCIAL ZONE (ICZ), INCLUDING PARCEL NUMBER 15-001-0010, 15-031-0008, 15-031-0007, 15-031-0005, 15-001-0025, 15-031-0004, 15-001-0003, 15-004-0064, 15-030-0075, 15-030-0077, 15-031-0023, 15-031-0022, LOCATED ON THE SOUTH BOUNDARY OF FARR WEST CITY OFF OF COTTONWOOD DRIVE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated September 26, 2024

BRANDON WHITESIDES MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 26, 2024. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Darren Roylance reported he will continue to work on the PD Overlay.

Lou Best reported that he had met with the housing committee. They have done substantial work on drafting a document that will ultimately come back to the planning commission for review on detached ADU's.

Mayor Ken Phippen encouraged the Planning Commission members to attend the Wasatch Choice Fall Workshop on Oct 23, 2024 @ 4:00 PM at The Marriott Slaterville City Hall.

#7 - Adjournment

AT 6:49 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____