

The regular meeting of the Farr West City Planning Commission was held on Thursday, October 24, 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

Lyle Earl 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 has asked the Planning Commission to become familiar with external accessory dwelling units. Tim then reported that the City Council approved a conditional use permit for a 4,000 square foot accessory building for David Chugg. He reported that the city will be getting three new flock cameras. Tim reported that the

city has hired a new Senior Center Director. He then gave a brief report on each council member's assignments.

#4 – Business Items

- a. Public hearing to consider approval of the West Creek Master Development Agreement located on the south boundary line of Farr West City off of Cottonwood Drive

BRANDON WHITESIDES MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE APPROVAL OF THE WEST CREEK MASTER DEVELOPMENT AGREEMENT LOCATED ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY OFF OF COTTONWOOD DRIVE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Chairwoman Genneva Blanchard made it transparent to the public that she is employed by Black Pine, as of August 1st, 2024. However, she is not a voting member of the Planning Commission.

Darren Burnett confirmed that the owner of the property was Black Pine and that they were planning to develop the property according to the new zone change. He stated the city doesn't have to change a zone to suffice a developer. Mr. Burnett felt as if the residents knew more about this re-zone, there would be an increase in citizens opposed to the change. His proposal is to suggest a different solution for the development of this site in Farr West.

Daniel Stephens was present representing Black Pine Development. He explained this is a complex project that has taken about 2 years planning. Daniel responded to several concerns brought up by Darren Burnett. He explained they read through the city ordinances, had several city meetings and explored several different concepts. Black Pine has done a trip reference study. Based on that study they determined it would create 1/3 of the trip generations that the mixed-use zone would have produced. He stated Marriott Slaterville would be carrying majority of the traffic burden in their city. They took several traffic calming measures to direct traffic to the west because of the schools on 1500 West. Their intent is to own and maintain the business park for a long time.

Rick Poulsen gave the planning commission a background of his involvement with Clinton City developments. He felt the residents did not know what the developer was wanting to do before it was done. He hopes the Planning Commission will do a better job at informing Farr West City residents.

Randy Gangwer was present wanting to know what was going to be placed in the new zone and not just potential ideas.

Mark Berger lived in Farr West 32 years and wanted to know what the end game is.

Allen Dailey stated his backyard is now the amazon building which is nothing but an eye sore. He also stated there is already a large increase in traffic to get on the freeway ramp. Mr. Dailey hopes the city chooses to stick with the general plan.

Mary Aland lives on the frontage road. She has loved living in this area for 45 years and voiced her concern that Farr West won't be developed into something nice.

Ivalou Burnett has recently been involved with political processes and has met with different state officials. She knows a lot of people need housing and hopes the city follows the current mandate the governor is asking for.

Daniel Stephens with Black Pine responded to several concerns that were communicated by the residents. He explained that the development agreement and zoning ordinances have strict requirements for the future permitted uses.

Lou Best asked Mr. Stephens to clarify how this is going to affect traffic on 1900 West. Daniel said they had looked at options for putting a closed gate to avoid any traffic patterns. However, the Fire Marshall will not allow that road closure.

Greg Baptist questioned if there would be a large amount of traffic traveling North on 1900 W exiting their development. Daniel stated he didn't feel that was accurate. He felt the public would take the freeway as the shortest and quickest travel route.

LOU BEST 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 the West Creek Master Development Agreement located on the south boundary line of Farr West City off of Cottonwood Drive

Lou Best expressed two concerns in the development agreement: First being that the developer reserves all discretion to determine whether to develop a particular portion or phase of the property based upon the developer's business judgement. Second, that the developer can reconfigure or modify the project layout depicted in the concept plan based upon the developer's business judgement. Lou felt they were very loose statements that leave open the question of what and when it will be developed.

Daniel stated in terms of timing for the development, it will take many years to complete. They don't know which piece of ground will make sense to develop at any given point and time. They don't know what the market will be and if it will absorb the type of product they want to put into place.

Jason Anderson asked if the traffic studies on 1900 W were done with or without a potential gate. Daniel stated from a developer's perspective, they are comfortable with the gate. However, the traffic studies never contemplated a gate.

Greg Baptist said he thinks there will be a substantial increase in the amount of traffic on 1900 W. Lou Best clarified with Black Pine that they would be in favor of a gate on 1900 West. Daniel stated they were but that it would be a determination between the two cities and the fire marshal.

Brandon Whiteside asked how much open space would be provided. Daniel Stephens stated they are offering 20 % open space across the entire project. Lyle Earl asked if Daniel could briefly summarize what kind of businesses are allowed in the ICZ zone. Daniel summarized the zone and Greg Baptist stated he still has reservations with the potential height of the buildings. Greg Baptist read what businesses were allowed in the ICZ Zone and that he would still like to see a more in-depth plan. Daniel explained how they don't currently have an in-depth plan but that it is a multiphase development over an extended period. It was discussed what additional information they would seek if the motion was tabled and that there is no viable alternative to justify tabling it.

LYLE EARL MOTIONED TO RECOMMEND THE APPROVAL OF THE WEST CREEK MASTER DEVELOPMENT AGREEMENT ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY OFF OF COTTONWOOD DRIVE. DARREN ROYLANCE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRANDON WHITESIDES, DARREN ROYLANCE, LYLE EARL VOTING AYE. GREG BAPTIST VOTED NAY AND LOU BEST ABSTAINED. MOTION PASSES.

- c. Public hearing to consider the request for 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

LOU BEST MOTION TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL 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. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Darren Burnett voiced his concern that the rezone doesn't go with the master plan. The zoning currently allows for residential, and the state is asking for places people can live. Darren felt that mixed use developments give more back to the city such as parks, soccer fields, etc.

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

- d. Recommend to the City Council approval or denial of 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

Lou Best commented this is a geographically specific zone and will not be applied to other areas in Farr West. Genneva Blanchard stated the commercial zone fits the master plan as it is zoned for both commercial and residential zones. Lou Best explained that potential future use is not specific to a zone but specific to the use. Greg Baptist stated he didn't feel as if this was the best solution for this location.

Brandon Whitesides suggested a broader work session because he felt that that the public didn't have enough time during the public hearing. The city attorney stated residents were notified in a timely manner and they had the opportunity for extra time prior to this meeting. The Planning Commission members discussed the need for another work session and decided against it.

Greg Baptist stated the chairwoman works for the developer and is also attending the meetings as a representative of Farr West City. He wondered if it was a conflict of interest. Liam Keough informed the public and Planning Commission that it is not a conflict of interest, and that question has already been vetted. Greg stated a judge informed him it was a conflict of interest. Liam ensured him that in certain circumstances it could be. However, Genneva is not present on behalf of Black Pine. Lyle Earl and Lou Best both commented that Genneva has not exercised any pressure on the commission based on her employment. Their decision-making process has been open dialogue, and she has never censored or prevented anyone from expressing their views and concerns.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL 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. LYLE EARL SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DARREN ROYLANCE, LOU BEST, LYLE EARL VOTING AYE. GREG BAPTIST VOTING NAY. BRANDON WHITESIDES ABSTAINED BECAUSE HE WANTS THE DIALOGUE TO HAPPEN.

#5 – Consent Items

a. Approval of minutes dated October 10, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 10, 2024. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Darren Roylance reported he is working on the PD Overlay and the Wasatch Front Regional Council workshop

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Brandon Whitesides reported that he watched a bunch of YouTubes to get his training hours.

#7 - Adjournment

AT 8:09 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____