

A work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, November 14, 2024, at 5:30 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 Vanisha Roybal.

Visitors present were: see attached list.

5:30 p.m. Work Session – Discussion on PD Overlay ordinance and detached accessory dwelling units

The Planning Commission discussed the PD overlay ordinance and detached accessory dwelling units.

Regular Meeting

#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

City Councilman Timothy Shupe reported the City Council introduced Angie Fray. The City Council asked the Planning Commission to work on the definitions and goals of the PD overlay. Tim then reported that the City Council tabled approval of the West Creek development agreement and ICZ re-zone request of the same property. The council then approved the bid for the 4000 North Street Improvement Project, Phase 1, and reported on their assignments.

#4 – Business Items

- a. Set a public hearing for December 12, 2024 to consider the request of a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West

Sophonie Parkin spoke on her business.

Lue Best reminded Sophonie Parkin that there is a noise ordinance

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 12, 2024 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR SOPHONIE PARKIN LOCATED AT 2318 NORTH 2300 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing for December 12, 2024 to consider the request of a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road

Steve Peterson spoke about his plan to expand his outbuilding.

DARREN ROYLANCE MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 12, 2024 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING FOR STEVE PETERSEN LOCATED AT 2444 W TAYLOR ROAD. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the City Council approval or denial of the Knight Center Commercial PUD Subdivision located at approximately 1750 North 2000 West

Jim Flint was present on behalf of Spencer Knight requesting approval of the Knight Center Commercial PUD Subdivision.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE KNIGHT CENTER COMMERCIAL PUD SUBDIVISION LOCATED AT APPROXIMATELY 1750 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Cancel the November 28, 2024 and December 26, 2024 Planning Commission meetings

GREG BAPTIST MOTIONED TO CANCEL THE NOVEMBER 28, 2024 AND DECEMBER 26, 2024 PLANNING COMMISSION MEETINGS. SECONDED THE MOTION, ALL VOTING AYE. DARREN ROYLANCE MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated October 24, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 24, 2024. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Darren Roylance reported that he is working hard on the PD overlay.

Lyle Earl reported that he has a lead on a new grant for the ADA dock. Lyle has met with many people for the fabrication of the ADA dock. Lyle also reported that the Mountain View Park is almost done.

Greg Baptist recommended that we put a sign up on any land that is being rezoned to get more of the public notified.

#7 - Adjournment

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

Vanisha Roybal, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____