

A work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, December 12, 2024, at 5:30 pm at the City Hall.

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

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 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 – 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

City Councilman Timothy Shupe reported on two City Council meetings. He stated that Darrin Burnett voiced some concerns about Black Pine Development. The City Council approved a business license for Feathers by Heather and tabled a license for Peak Power. They approved the Knight Center Commercial PUD subdivision. The council also had a discussion on the West Creek Development. Mr. Shupe gave a brief report on each council members assignments and the new employee recognition program.

#4 – Business Items

- a. Public hearing to consider the request for a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR SOPHONIE PARKIN LOCATED AT 2318 NORTH 2300 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Sophonie Parkin was requesting a conditional use permit for a kennel license. She stated the business will have no more than 4 dogs at a time in addition to her dog. She will be pet sitting for people who are out of town. Lou Best explained that all city ordinances and residential business license requirements will need to be followed.

Donna Cornell voiced her concerns about the business and did not want it to be near her home. Lou Best commented that business licenses are renewed each year. Should it turn out that a business is not compliant with the noise and residential business license ordinance, it could be subject to scrutiny by the City Council during renewals. Sophonie stated she understood the requirements.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Recommendation to the City Council approval or denial of a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL FOR A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR SOPHONIE PARKIN LOCATED AT 2318 NORTH 2300 WEST. GIVEN THE UNDERSTANDING THAT BUSINESS MUST COMPLY WITH REQUIRED CITY ORDINANCES AND IF NOT, THE LICENSE IS SUBJECT TO BEING REVOKED. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider the request for a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road

DARREN ROYLANCE MOTIONED TO ENTER INTO PUBLIC HEARING 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.

Steve Petersen spoke about his request for a conditional use permit. He is wrapping a building around an existing barn to use for inside storage.

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE 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 a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING FOR STEVE PETERSEN LOCATED AT 2444 W TAYLOR ROAD. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated November 14, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2024. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Darren Roylance reported on that he had been working on the PD Overlay.

Lyle Earl reported on UORG (Utah Outdoor Recreation Grant).

#7 - Adjournment

AT 6:53 P.M., DARREN ROYLANCE MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Clerk

Lyle Earl, Vice Chairman

Date Approved: _____