

A work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, January 23, 2025, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Lou Best, Brandon Whitesides, Darren Roylance, Greg Pierce, and Jason Anderson. Greg Baptist is 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 detached accessory dwelling units

The Planning Commission discussed 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

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Jason Anderson offered a prayer.

#3 – Comments/Reports

a. Public Comments

Peggy Andreasen requested the street sign on Higley Road be replaced now that the construction is completed on 2000 West.

b. Report from City Council

City Councilman Timothy Shupe reported that the City Council recommended that the Planning Commission develop a formal process for future development agreements. The City Council received a report from Child Richards CPA and advisers regarding the 2023 and 2024 fiscal year audit. Mr. Shupe reported that the Council approved a business license for Peak Power LLC and Wasatch Compressor Pump and Valve. The Council approved the application for a wall sign for

Honey Bucket. Mr. Robin Stout from Davis Signs requested that the city revisit the ordinance regarding illuminated signs. Tim gave a brief report on each council members' assignments. Mr. Shupe reported that the City Council withheld some business licenses that were up for renewal. Upon the businesses coming into compliance, the licenses will be reinstated. The Council met as the Community Reinvestment Agency and discussed developing and adopting an official guiding principle for addressing tax increment financing requests that may come through land development within the city.

#4 – Business Items

- a. Public hearing to consider an amendment to the general plan for the northernmost parcel of the Farr West Landing property, parcel number 19-016-0058, to allow for the commercial zone.

Mayor Ken Phippen gave a brief presentation of the current and future zoning maps and the proposed rezone request. Mayor Phippen explained that there was not currently a development agreement in place so the action on the rezone has been removed from the agenda. Ken commented that the city is holding the public hearing in order to gain input from the residents.

DARREN ROYLANCE MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE GENERAL PLAN FOR THE NORTHERN MOST PARCEL OF FARR WEST LANDING PROPERTY, PARCEL NUMBER 19-016-0058, TO ALLOW FOR THE COMMERCIAL ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Braden Stander asked why the current manufacturing zone is not sufficient for that area.

Kevin Taylor questioned what the city is going to do about the freeway on/off ramps and the intersection at 2700 N. Lou Best stated the property was recently changed to M-1 zone but the city held to the commercial zoning on the remaining property north of Maverik because of the potential for retail and sales tax revenue that would not come from the manufacturing zoning.

Justin Scott wanted more information regarding the types of businesses and housing that would be going in.

Kamy Beutler voiced her concerns about the traffic on 2700 North regarding the safety of all drivers and pedestrians.

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

- b. Recommendation to the City Council approval or denial of the amendment to the general plan for the northern most parcel of the Farr West Landing property, parcel number 19-016-0058, to allow for the commercial zone

Genneva commented that 2700 North and 2000 West are UDOT roads and traffic improvement questions will be addressed if the property gets developed.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENT TO THE GENERAL PLAN FOR THE NORTHERN MOST PARCEL OF THE FARR WEST LANDING PROPERTY, PARCEL NUMBER 19-016-0058, TO ALLOW FOR THE COMMERCIAL ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF JASON ANDERSON VOTING NAY. MOTION PASSES.

- c. Public hearing to consider the request of a re-zone of the Farr West Landing properties from the C-2, M-1 and A-1 zones to the C-3 2700 North Regional Commercial Zone, including parcel numbers 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062 and 19-016-0106 – Woodsonia Farr West, LLC

JASON ANDERSON MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE FARR WEST LANDING PROPERTIES FROM THE C-2, M-1 AND A-1 ZONES TO THE C-3 2700 NORTH REGIONAL COMMERCIAL ZONE, INCLUDING PARCEL NUMBERS 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062 AND 19-016-0106. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Bradon Stander stated he is concerned about the negative impact the re-zone will have on the schools, community, and infrastructure of Farr West.

Michael Windley commented that he is in favor of the commercial re-zone because of the tax base it will bring to the city.

Tina Lamore understands that growth is inevitable, however, she is not in favor of high-density housing but hopes to see more restaurants.

Melissa Bates Lefevre stated that the growth is good but not the high-density housing.

Richard Caldwell said he believes high density housing can be dangerous and hopes the city is careful with what they place in this zone.

Randy Johnson stated that he felt high density housing will not bring in as many people that are vested in the community.

Irene Worthman voiced her concern about the already dangerous traffic conditions that affect the schools. Irene stated that high density housing along with the new residential homes on the S curve will increase the flow of traffic on 2700 North. She wanted to know if the city and UDOT were working together to accommodations.

Curtis Kennedy echoed all the public comments that have already been made and stressed that 2700 North is dangerous and is against the high-density housing.

David Gossner stated he was on the Pleasant View Planning Commission and voiced his concerns about the large increase in traffic.

Mayor Ken Phippen thanked the residents for attending the public hearing.

BRANDON WHITESIDES 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 the preliminary overall legends mixed-use subdivision located at approximately 2350 W 1300 N-River Blacksmith

Jeremy Scheer and Michael Taylor were present requesting preliminary approval of the legends mixed use subdivision. Geneva stated the council previously approved a mixed-use zone and development agreement for this location. The Planning Commission reviewed the items listed in the engineer's memo. Geneva asked Mr. Taylor to explain the changes from the previously submitted concept plan. Mr. Taylor stated most of the plans are the same except for the power line corridor. Mr. Taylor stated they rearranged some of the lots and roads in the single-family section to avoid placing any residences beneath the power lines. The multi-family area was also rearranged to allow for better access to the green spaces. This change required them to size up the townhomes, adding 5-plexes to the plan which were not previously presented in the development agreement.

Geneva stated she contacted the city attorney regarding the newly proposed 5-plexes and he advised that if the planning commission is ok with the proposal, then the development agreement will need to be amended to allow for those. Geneva pointed out the overall number of units has not increased.

Lou Best asked who was responsible for the landscaping maintenance under the powerlines. Mr. Taylor stated all the green space will be managed by an HOA. He stated it would be the homeowner's responsibility to maintain where the powerlines go through a single-family lot. Geneva Blanchard stated that in the development agreement it is clear what is public and what is HOA. The Planning Commission discussed the ponds and a future roundabout. Lou Best would like to see a second letter from the engineer stating that River Black Smith has addressed what was expressed as a concern.

Lou Best stated he would like more time to review the documentation that was provided on this development and would like an updated memo from the engineer regarding the comments that have been addressed.

GREG PIERCE MOTIONED TO TABLE THE APPROVAL OF THE PRELIMINARY OVERALL LEGENDS MIXED-USE SUBDIVISION LOCATED AT APPROXIMATELY 2350 WEST 1300 NORTH RIVER BLACKSMITH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the Administrative Land Use Authority approval or denial of the Heritage Ranch Amended Subdivision

Jim Flint was present requesting an amendment for a two-lot line adjustment. He stated the new lot will end up with the zoning minimum of one acre.

JASON ANDERSON MOTIONED TO RECOMMEND TO THE ADMINISTRATIVE LAND USE AUTHORITY APPROVAL OF THE HERITAGE RANCH AMENDED SUBDIVISION. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Recommendation to the City Council appointment or re-appointment of Planning Commission Members, Genneva Blanchard, Lou Best, Brandon Whitesides

GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL RE-APPOINTMENT OF GENNEVA BLANCHARD AND LOU BEST AND APPOINTMENT OF JASON ANDERSON. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Recommendation to the City Council appointment of Planning Commission Chairman and Vice Chair

LOU BEST MOTIONED TO RECOMMEND TO CITY COUNCIL APPOINTMENT OF GENNEVA BLANCHARD AS CHAIRPERSON AND LYLE EARL AS VICE CHAIR. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated January 9, 2025

JASON ANDERSON MOTIONED TO APPROVE THE MINUTES DATED JANUARY 9, 2025. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Jason Anderson reported that he helped out with the Youth City Council, and he has been attending The Utah League of Cities and Towns legislative meetings.

Lyle Earl reported on the parks committee meeting and the ADU dock.

#7 - Adjournment

AT 7:51 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Vanisha Roybal, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____