

The Farr West City Planning Commission was held on Thursday, February 13, 2025, at 6:30 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Jason Anderson, Darren Roylance, 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.

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 on last week's meeting and stated they received a report from Jones and Associates on the transportation utility fee. The city is considering it as an alternative to raising property taxes. City Council approved a new business license for DW Hauls LLC and The Iron Shop LLC. They discussed and approved an amendment to the general plan to allow for a C3 commercial zone in the northern most part of Farr West landing property. Mr. Shupe reported that the city approved SWAV as the new cleaning services for the city offices. City Council approved the reappointment of Genneva Blanchard and Lyle Earl of Chair and Vice Chair of the Planning Commission. Mr. Shupe gave a brief report on each council member's assignments.

#4 – Business Items

- a. Public hearing to consider an amendment to the Legends Subdivision (River Blacksmith) Development Agreement to allow for 5-plex units

GREG BAPTIST MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST FOR AN AMENDMENT TO THE LEGENDS SUBDIVISION (RIVER BLACKSMITH) DEVELOPMENT AGREEMENT TO ALLOW FOR 5 PLEX UNITS. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Edward Ramer asked what the current number of units are allowed and why they are changing to five. Jeremy Scheer stated they have not changed the overall number of units within the development. Lou Best asked why the developer specifically changed the layout. Michael Taylor was present via Webex. He stated it allowed them to stack buildings more efficiently and centralize the amenities to be more accessible to all residents. Mr. Taylor stated they were able to provide more units with their own private patio space.

The Planning Commission members and developers discussed the changes made to the original layout. Jeremy Scheer stated they are trying to make it look the best for the residents and have made minor changes to the original concept. Ed Ramer voiced his concern about the water, power, and gas supply.

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

- b. Recommendation to the City Council approval or denial of the amended Legends Subdivision (River Blacksmith) Development to allow for 5-plex units

Jeremy Scheer stated he felt this was the best layout for the development, they aren't requesting more units and have taken care of issues that have previously been discussed. Genneva Blanchard stated the layout is a better amenity to the citizens that will live there.

Lou Best stated he felt the gain in open space offsets any preoccupation about having 5 vs. 4 plexes. Greg Baptist wants to know the percentage of open space now compared to what it was before. Jeremy Scheer and Mike Taylor stated they weren't sure but can get those amounts to the Planning Commission.

JASON ANDERSON MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED LEGENDS SUBDIVISION (RIVER BLACKSMITH) DEVELOPMENT TO ALLOW FOR A 5-PLEX UNITS. LOU BEST SECONDED THE MOTION. LYLE EARL, LOU BEST, JASON ANDERSON, GREG PIERCE VOTED AYE AND DARREN ROYLANCE AND GREG BAPTIST VOTED NAY. MOTION PASSES.

- c. Recommendation to the City Council approval or denial of the preliminary overall Legends mixed-use subdivision located at approximately 2350 West 1300 North - River Blacksmith

Matt Robertson with Jones and Associates commented he is ok with the preliminary approval knowing they won't get final approval unless all concerns are addressed. Matt felt it needed to be discussed at the preliminary level whether there needs to be connecting or stubbed roads to the south property line. The roads would be to avoid surrounding parcels from becoming land locked.

Lou Best asked the engineer to explain his memo stating that infiltrated storm water appears to be infeasible. Matt Robertson stated the geotechnical report is showing that groundwater is found as shallow as two and a half feet. The state is mandating that the city try to implement a low impact development design with our storm water that would help the water infiltrate down into the ground instead of letting it run off where it's feasible. He stated it is difficult to infiltrate the runoff in this area because it will hit groundwater. The developers are proposing to detain the water on site and then release it at a controlled rate into the ditch. Matt stated they are trying to make the ponds wider to stay above groundwater and avoid standing water.

Lou Best asked if there were irrigation ditches running through the property. Matt stated the developer proposed that the current ditch will be realigned. Mike Taylor stated they will build above the water table and should have no marsh or wetland issues. Matt Robertson stated that the fire code will require a turnaround, and it needs to be reflected on the plat map.

Jeremy Scheer stated they considered several traffic calming measures, commenting the previous plan had changed with removing the roundabouts. Mr. Scheer stated roundabouts are big and bulky and designed for much more traffic than this development would see. Mr. Taylor stated they have included more narrow roads in areas with bulb outs and speed tables. Matt Robertson stated the speed table would not be preferable for the public works department and would prefer to see the bulb outs without the speed table. Members of the Commission voiced their concerns about the collector roads.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY OVERALL LEGENDS MIXED-USE SUBDIVISION LOCATED AT APPROXIMATELY 2350 WEST 1300 NORTH – RIVER BLACKSMITH. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF DARREN ROYLANCE VOTING NAY. MOTION PASSES.

#5 – Consent Items

- a. Approval of minutes dated January 23, 2025

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 23, 2025. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Lyle Earl reported on the ADA Dock and they he is working on the Community Parks and Recreation Grant for Meadows Park.

Jason Anderson reported on the Youth City Council.

#7 - Adjournment

AT 7:45 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____