

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, April 25, 2019 at 6:00 p.m. at the City Hall. Commission members present were Vice Chairman Lyle Earl, Genneva Blanchard, Lou Best, Bryant Jensen, Craig Browne and Greg Baptist. Ted Black and Steve Hurd were excused. City Council members present were David Jay and Ken Phippen. Staff present was Lindsay Afuvai. Visitors present: see attached list.

6:00 p.m. Work Session – Review Planning Commission Recommendation on Form Based Code

Lyle Earl stated the purpose of this work session is to provide reasons for their previously recommendation given to the City Council on form based code. Lou Best stated there was a list provided with Chairman Ted Black's suggestions but would like to amend the list to more accurately reflect the opinions of the Planning Commission as a whole. The commission then went through and discussed and revised the list provided by Ted Black.

#1 – Call to Order – Vice Chairman Lyle Earl

Vice Chairman Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Bryant Jensen offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council held a work session to go over the Happy Days Subdivision, approved business licenses for APEX Racing and Auto Sales and Armorfish Designs, and granted approval of a conditional use permit for an accessory building for Marta Nimori and preliminary approval of the Happy Days Subdivision. David Jay then stated a discussion was held with Recycled Earth on tipping fees at our current rate and a future contract with them; Greg Baptist and Steve Hurd were then both appointed to the Planning Commission as alternate members. The Council then reported on assignments, paid the bills and adjourned.

b. Set a Public Hearing to consider the request of a conditional use permit for Marsh Construction located at 3746 North Higley Road

Jackson Marsh was present seeking a conditional use permit for Marsh Construction.

GENNEVA BLANCHARD MOTIONED SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR MARSH CONSTRUCTION LCOATED AT 3746 NORTH HIGLEY ROAD FOR MAY 9, 2019 AT 7:00 P.M. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Motion – Request for variance on side setback on corner lot located at 2567 North 2575 West – Kevin Schildhauer

Kevin Schildhauer was present requesting a variance on a side setback for a garage addition. Greg Baptist asked if the city has a forty-foot clear view triangle. Ken Phippen stated there is a clear view triangle but was unsure of the exact measurement. Lou Best stated the Planning Commission is duty bound to follow the city code so they have no option but to deny the request. Mr. Schildhauer asked how other people in the community have been able to get a variance for the same thing. Lou Best stated the Planning Commission has been diligent to stick to the current code requirements. Lou then explained the process that would follow once the request is denied by the Planning Commission. Craig Browne then stated he could also consider requesting a change to the code rather than the request for the variance. Lou stated the Planning Commission is always open to review the code and look at the reasoning and justification for them.

BRYANT JENSEN MOTIONED TO DENY RECOMMENDATION OF THE REQUEST FOR VARIANCE ON A SIDE SETBACK ON THE CORNER LOT LOCATED AT 2567 NORTH 2575 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of reasons for previous Planning Commission recommendation on Form Based Code

CRAIG BROWNE MOTIONED TO TABLE APPROVAL OF THE REASONS FOR THE PREVIOUS PLANNING COMMISSION RECOMMENDATION ON FORM BASED CODE UNTIL A FINAL REVIEW OF THE UPDATED LIST IS COMPLETED. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated April 11, 2019

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED APRIL 11, 2019. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

There were no reports on assignments.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Ken Phippen stated there are land use trainings coming up and would encourage the Planning Commission members to attend.

#7 – Adjournment

AT 7:26 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____