

The regular meeting of the Farr West Planning Commission was held on Thursday, May 23, 2019 at 7:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Geneva Blanchard, Lou Best, Bryant Jensen, Craig Browne and Steve Hurd. Greg Baptist was excused. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Zweifel. Visitors present: see attached list.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Craig Browne led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council held a work session regarding fiber internet. The City Council discussed Form Based Code recommendations from the Planning Commission. It will be on the next agenda for action. The Council discussed corner lot side yard setbacks and approved ordinance 2019-03 amending Conditional Uses in a C-2 zone. The request for a Conditional Use Permit for Marsh Construction was then approved. A presentation from Jones & Associates was given regarding impact fees. The City Council then reported on assignments, paid the bills and adjourned.

b. Open public hearing to consider the request of a conditional use permit for a 2,400 square foot accessory building for Matthew Chugg located at approximately 2265 North 2475 West

GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITINOAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR MATTHEW CHUGG LOCATED AT APPROXIMTAELY 2265 NORTH 2475 WEST. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Matthew Chugg was present and stated he is looking to put a 40 x 60 training/exercise facility there. He stated it is not a garage, it will be used solely for training and will have a half bath, shower and kitchenette.

- c. Motion – Close public hearing and proceed with regular meeting

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommend approval of a conditional use permit for a 2,400 square foot accessory building for Matthew Chugg located at approximately 2265 North 2475 West

Geneva Blanchard stated it looks like there would still be room for a home and she doesn't have any concerns. Lou Best stated it looks well designed. Ted Black stated it cannot be used for a home or a commercial business and that should be added to the motion. Bryant Jensen asked if it was legal to build an accessory building before a home. Ted Black stated yes, it is legal in Farr West. Geneva asked why it is not alright for someone to live in it. Ted Black stated it is against the ordinance for someone to live in an accessory building. Lou Best addressed his concerns regarding the potential for a residential business in this building. Ted Black stated that could be stipulated in the motion that would stay attached to the property regardless of ownership. Lou Best stated he feels it is very important that clear language is relayed to the Council and included in their motion.

CRAIG BROWNE MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR MATTHEW CHUGG LOCATED AT APPROXIMATELY 2265 NORTH 2475 WEST, WITH THE CONDITION THAT THE BUILDING NEVER BECOME A DWELLING AND NO BUSINESS CAN BE CONDUCTED IN THE BUILDING UNTIL THE TIME A HOME IS CONSTRUCTED ON THE LOT AND AN APPROPRIATE HOME BUSINESS LICENSE IS OBTAINED. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- e. Discussion – General Plan

Ted Black stated he, Lou and Craig attended training relative to the General Plan. He stated the State is changing the laws regarding Moderate Income Housing requirements for cities. Lou Best stated it would be useful for the whole commission to review the list of 23 options and choose what their top few choices are. Lou suggested a work session to discuss this. David Jay expressed his opinion on allowing higher density housing in the city. Craig stated that if they allow condos, they need to be very careful to designate them differently than apartments or those will come in as well. There was a discussion regarding unlinking higher density housing from commercial so there isn't a mixed use zone requirement. Ted Black

stated the Moderate Income Housing plan needs to be completed by the end of the year. Lou Best stated there is also a report that will need to be submitted on a regular basis. Ted Black stated they will be discussing all this information on their next work session.

#4 – Consent Items

- a. Approval of minutes dated May 9, 2019

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED MAY 9, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl stated the fishing club has wrapped up for the year and it was a successful program.

#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.

Robert Taylor stated he lives in the Miya Meadows Subdivision and it shares a retention basin with Hales Subdivision and he wants to know what is going to happen with that. Ted Black stated he doesn't have an answer today but stated he can look into it. Mr. Taylor also had a question on signs. He stated he is mostly asking about signs by developers placed on his property and wants to know if that's legal. Ted Black stated a developer cannot place a sign on his property and he can either remove it or call the city and someone will remove it.

Levi Call stated he is looking at buying the Malan/Wilkes property on 2000 West for his fencing business and was looking for some direction from the Planning Commission. He stated they are currently operating in Hooper. Ted Black stated he could be put on a future agenda for action on the property, but they could give him direction tonight. Lou Best stated the property has already been zoned C-2 so they wouldn't need a rezone. Ted Black questioned whether a fencing business would be considered a construction business. Mr. Call stated they are required to have a contractor's license. Mr. Call inquired about the length of the process. Ted explained the process to Mr. Call.

#7 – Adjournment

AT 8:11 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____