

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, July 11, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Lou Best, Geneva Blanchard, Bryant Jensen, Craig Browne and Steve Hurd. Greg Baptist was 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 to discussion General Plan

The Planning Commission held a work session to discuss the General Plan.

Regular Meeting

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard 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 canceled their July 4, 2019 City Council meeting. David also stated he would like to see the Planning Commission members on the float with the Council in the future.

b. Site Plan Approval of Marsh Construction located at 3746 North Higley Rd

Jackson Marsh was present seeking site plan approval of their business, Marsh Construction. Geneva asked about the total project area that is not the building. Mr. Marsh stated it will all be dirt and parking for equipment. Lou Best asked about the landscaping requirements. Jackson stated there will be additional gravel to the landscaping shown on the plan to make up for the difference in the ten percent requirement.

CRAIG BROWNE MOTIONED TO GRANT SITE PLAN APPROVAL OF MARSH CONSTRUCTION LOCATED AT 3746 NORTH HIGLEY RD. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- c. Set a public hearing to consider the request of a conditional use permit for Bryant & Lisa Jensen for agri-tourism located at 3141 North Higley Road

Bryant Jensen and Lisa Jensen stated they have five acres that is zoned A-1. Bryant stated their home is on their property as well as the original farmhouse with several outbuildings. Bryant stated he would like to fix up the outbuildings, including the pole barn and old pheasant sheds. Lisa Jensen stated there are three main avenues for possible revenue on their property that they are pursuing which includes: allowing the property to be used as a venue for events; provide temporary lodging for guests associated with those events; and the last avenue would be to use the property for different types of markets. Ted Black stated they may be able to set a public hearing but there are other things that will need to be considered including laws regarding agri-business and building and fire codes for the proposed uses of the structures. Lou asked about the proposed dwellings on the property. Bryant stated the pheasant sheds would essentially be tiny homes used as nightly rentals. Ted stated he felt they may be better served to table the public hearing until more research can be done on this type of use and the laws relevant to it. Geneva stated she would like to see a more detailed site plan of the property that would show the proposed uses, including parking.

CRAIG BROWNE MOTIONED TO TABLE SETTING A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR BRYANT & LISA JENSEN FOR AGRI-TOURISM LOCATED AT 3141 NORTH HIGLEY ROAD. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF BRYANT JENSEN WHO ABSTAINED.

- d. Set a public hearing to consider the request of a revised conditional use permit for Matthew Chugg for a 2,800 square foot accessory building located at 2265 North 2475 West from the previously approved 2,400 square foot accessory building

Ted Black stated Matt Chugg is back because he would like to make his building larger than what was presented with the previously approved conditional use permit. Matt Chugg stated the previously approved building was 60 feet by 40 feet but that the equipment he needs requires 66 feet by 40 feet. Matt stated he is requesting 70 feet by 40 feet to cover his bases. Ted stated when Nate Carver called and explained this situation to him he contacted the city attorney who confirmed a new public hearing would need to be held because of the potential impact it could have on neighboring properties. Matt explained the additional cost to him that will be added if he needs to wait another month stating he was unaware of the need to start the conditional use permit process over. Ted stated if the City Council was ok with it, in an effort to not put off the request from Mr. Chugg, the Planning Commission could recommend that the City Council set and hold the public hearing. Ted commented they could

also recommend approval of the revised conditional use permit which would eliminate the need for Mr. Chugg to come back to the Planning Commission, stating this would save him a little time.

LOU BEST MOTIONED TO RECOMMEND THAT THE CITY COUNCIL SET A PUBLIC HEARING FOR AUGUST 1, 2019 TO CONSIDER THE REQUEST OF A REVISED CONDITIONAL USE PERMIT FOR MATTHEW CHUGG FOR A 2,800 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 2265 NORTH 2475 WEST FROM THE PREVIOUSLY APPROVED 2,400 SQUARE FOOT ACCESSORY BUILDING WITH THE PLANNING COMMISSION RECOMMENDATION FOR APPROVAL. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- e. Discussion/Action – Ordinance No. 2019-04, side setback amendments to corner lots

Chairman Black stated the city attorney made the changes requested relevant to all residential zoning and wanted to make sure that was the intent of the Planning Commission. It was determined that the changes made everything clear.

#4 – Consent Items

- a. Approval of minutes dated June 27, 2019

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED JUNE 27, 2019. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported he is meeting with the Youth Fishing Club about setting dates for the fall.

Lou Best reported on the active transportation committee.

#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.)*

There were no public comments.

#7 – Adjournment

AT 7:35 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____