

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, September 12, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lou Best, Genneva Blanchard, Bryant Jensen and Craig Browne. Steve Hurd, Lyle Earl and Greg Baptist were excused. City Council members present were David Jay and Ken Phippen. Staff present was Andrea Zweifel. 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

Lou Best 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 approved a business license for MCB Concrete and a temporary license for Rocky Mountain Metal Art. The City Council approved the bid for the 4000 N Western Drain Bank Improvement project. A site plan for Marsh Construction was approved. Final approval was given for Park Plaza Subdivision Phases 3 and 4. The City Council tabled approval of Edgewood Phase 5 until they could do further research. Wall signs for Mountainland Supply and Summit Foot and Ankle were approved. The interlocal agreement with Weber County Animal Services was approved.

b. Recommend approval of Edgewood Subdivision Phase 6 located at 2254 North 2475 West – Daniel Humphreys

Daniel Humphreys was present seeking approval of Edgewood Phase 6. Ted Black discussed the tax impact this would have on the City by changing this from a building lot to the backyard of an existing lot. Mr. Humphreys stated he owns both lots and if he holds onto it for 50 years and doesn't build on it, it will have the same impact. Lou Best stated his

concern is what was originally intended as frontage is now proposed to be the back of the lot. Since it was never designed to be a backyard, that raises issues with fencing and accessory buildings. Lou Best stated he is not necessarily concerned with Mr. Humphrey's intention, but if he were to sell the property, the city can't control what is done in the future. Mr. Humphrey's stated corner lots seem to have different setbacks and wondered why something similar can't be done in this situation. Ted Black says the problem is defining the front and back of the lot and that is easier to accomplish on a corner lot. Ted suggested tabling this item to see what the City Council does on the other proposal. Lou Best stated the city is going to have to re-evaluate the code regarding setbacks. David Jay told Mr. Humphreys he should come to the City Council and see what the conversation is with the neighbor who is proposing something similar. Ken Phippen clarified the other proposal was tabled to ask City Attorney Ryan Shaw for more legal advice, Ken stated he believes there is a whole process that needs to occur before this.

**GENNEVA BLANCHARD MOTIONED TO TABLE APPROVAL OF EDGEWOOD SUBDIVISION PHASE 6 LOCATED AT 2254 NORTH 2475 WEST, UNTIL THERE IS MORE INFORMATION FROM THE CITY COUNCIL. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

- c. Set a public hearing to discuss and learn of the reaction to the city's consideration of adding an agritourism aspect to the municipal code. Essentially this code would allow for residents in the A-1 zone, meeting requirements for a conditional use, to participate in a variety of business operations not currently allowed in the zoning

Geneva Blanchard stated she hasn't seen anything on this and asked what it was about. Ted Black gave a brief explanation of agritourism. David Jay stated there are several locations in Logan and Wheeler Farm in Salt Lake utilizing agritourism. He stated this is when there is a crossover between what was, what is and what could be. Letting people see how agricultural properties operate and use them in multiple purposes to bring business in. Ted Black stated he would like to at least see the city consider this idea. Lou Best stated this public hearing indicates a change to the code and therefore the city would need to let the public know what changes are being made beforehand. Ted Black stated this public hearing would be to gather input from the public to see if anyone is in support or in opposition to this being considered. Ted stated after an ordinance is in place, each property would have to come in for some type of approval for their agritourism use. He stated some of these uses may require their own public hearing at that time.

**GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR SEPTEMBER 26, 2019 AT 7:00 P.M. TO DISCUSS AND LEARN OF THE REACTION TO THE CITY'S CONSIDERATION OF ADDING AN AGRITOURISM**

**ASPECT TO THE MUNICIPAL CODE. ESSENTIALLY THIS CODE WOULD ALLOW FOR RESIDENTS IN THE A-1 ZONE, MEETING REQUIREMENTS FOR A CONDITIONAL USE, TO PARTICIPATE IN A VARIETY OF BUSINESS OPERATIONS NOT CURRENTLY ALLOWED IN THE ZONING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.**

#4 – Consent Items

- a. Approval of minutes dated August 22, 2019

**BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED AUGUST 22, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Bryant Jensen stated the Active Transportation and Trails committee is working on a draft plan to be included in the general plan. He stated they are working with the State to gain insight.

#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.)*

#7 – Adjournment

**AT 7:49 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Zweifel, Clerk

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Ted Black, Chairman

Date Approved: \_\_\_\_\_