

The regular meeting of the Farr West Planning Commission was held on Thursday, June 11, 2020 at 7:00 p.m. at the City Hall and over WebEx. Commission members present were Chairman Ted Black, Geneva Blanchard, Lyle Earl, Bryant Jensen, Steve Hurd and Greg Baptist. Lou Best and Craig Browne were excused. City Council member present was Ken Phippen. Staff present was Andrea Zweifel. Visitors present: Tracy Barker and Chris Barker.

#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

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported on the June 4th City Council meeting. The City Council approved six business licenses and a conditional use permit for Heather and Shane Adams. The Council discussed the Fremont Coalition Communities That Care and re-approved a donation to that organization. The Council then approved the minutes, paid the bills, reported on assignments, and adjourned.

b. Motion – Recommend Approval of a sign for Mountainland Supply located at 3142 N SR 126

Chris and Tracy Barker were present seeking approval of a sign for Mountainland Supply. Ted Black asked what the height of the building is. Chris Barker stated it is 24 feet tall.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND APPROVAL OF A SIGN FOR MOUNTAINLAND SUPPLY LOCATED AT 3142 NORTH SR 126 CONTINGENT UPON IT MEETING THE CITY ORDINANCE REQUIREMENTS OF 15% OF THE SURFACE AREA. GREG BAPTIST SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES.

c. Discussion/Action – Agribusiness Ordinance

Bryant Jensen briefly explained his work on the ordinance and asked the Planning Commission for input. Greg Baptist asked about bed and breakfasts being allowed. Bryant Jensen stated it would be allowed as conditional use. Geneva Blanchard stated she wants to make sure this ordinance doesn't turn residential properties into commercial uses. Lyle Earl explained they took a lot from Marriott-Slaterville's ordinance as a starting point. Geneva stated she thought this ordinance was for utilizing what someone already has and sharing it with the public, not bringing in a commercial business. Greg raised concerns with wedding receptions that could have 200-300 guests and could be an imposition on the neighbors. Geneva also raised concerns with parking. Lyle stated they could take out the option for a bed and breakfast if the Planning Commission wanted. Geneva stated she was thinking more along the lines of a pumpkin patch and not a permanent business. Bryant stated his goal was not to make it specific to his property and found that bed and breakfasts are pretty standard in these types of ordinances. Ted stated he thinks it's a good place to start. Ted brought up concerns from Lou Best who could not be at the meeting regarding the wording "we support" or "we promote" and suggested it be changed to "allow". Ted then mentioned tiny houses and cabins and stated the City has previously denied people from submitting plans for those types of buildings. Geneva stated she was also concerned with allowing those buildings in this ordinance. Ted asked the Planning Commission members to send their comments to Bryant so it can be further discussed at the next meeting. Greg asked about the square footage requirements for the small, medium and large farms. Bryant stated that applies to building size restrictions for those venues. Greg stated he would like to see that more clearly defined.

d. Discussion/Action – Amendments to the Site Development Standards in Title 17 of the Farr West Municipal Code, concerning Accessory Buildings

Ted explained this amendment would change the setback measurements for homes located in a cul-de-sac and would also require a primary structure to be at least 25% completed before constructing an accessory building.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND APPROVAL OF AMENDMENTS TO THE SITE DEVELOPMENT STANDARDS IN TITLE 17 OF THE FARR WEST MUNICIPAL CODE, CONCERNING ACCESSORY BUILDINGS AS INDICATED WITH "REQUIRED" BETWEEN "THE" AND "FRONT" ON #2. LYLE EARL SECONDED THE MOTION; ROLL CALL VOTE WAS TAKEN WITH STEVE HURD, BRYANT JENSEN, GENNEVA

BLANCHARD, LYLE EARL, GREG BAPTIST VOTING AYE. MOTION PASSES.e. Discussion – Accessory Building Setbacks

Chairman Black stated he and Nate Carver have discussed this because allowing property owners to set their buildings with a 4 foot setback would require a one hour fire wall, so changing it to 5 feet would make it less confusing. Ted stated structures that do not require a building permit are exempt from this. Geneva asked what Nate's feeling is on possibly changing this. Ted stated he didn't directly say. Ted stated Josh Blazzard brought up reducing the setback to 1 foot, but there are other issues he isn't considering. Steve Hurd stated the email from Josh actually was just comparing our setbacks to other cities, but he wasn't recommending it. Greg stated if we are talking about large, oversized buildings, they should be held to the 5 foot setback. Steve clarified what the code requires when allowing buildings with less than a 5 foot setback. He stated that unless the city is required to enforce that code, he recommends leaving it alone. Ted stated that Nate will have to start enforcing this as the building inspector. Ted stated he doesn't feel like the change is worth the fight. Geneva stated if it's going to cause a problem we should just leave it alone. Ted asked if it was the general consensus to just leave this alone. The members agreed that is the consensus. Ken Phippen stated when someone wants to build a shed the contractors should know or understand about the fire-rated wall. He stated the more the city educates people up front, the easier it will be to enforce. Ted stated there is one other item need to consider which is the max wall height on accessory buildings. He stated the code indicates a 15 feet max wall height on properties less than 1 acre, but there is currently no set requirement on wall height on properties greater than 1 acre so potentially someone could build a shed with a flat roof and 25 foot walls. He stated this needs some clarification and he would like to put in on the next agenda for action. He stated 17 foot walls on properties greater than 1 acre seems reasonable for garage door purposes.

f. Discussion – General Plan

Chairman Black stated the Planning Commission was working on the General Plan and it took a backseat when the Moderate Income Housing Plan needed to be addressed. He stated Lou asked if we could put the 2 and 5 year checks back into the plan. Ken Phippen stated that is also the direction from the Utah League of Cities and Towns. Ted stated everything that has been crossed out are things that are ambiguous or are not applicable to what Farr West City is trying to do. Bryant Jensen stated he likes that we are condensing the whole plan. Greg mentioned putting "protecting

rural and natural” back in. Ted stated we ran into trouble with that because the City cannot impose that on a property owner. He stated the only way to do that is for the City to purchase the property. Greg stated that is not necessary and a developer could donate open space to the City. Steve Hurd clarified this is to rid the general plan of ambiguity and it can be better defined in other ways and places. Ted stated this can be directly addressed when we get to the section on parks. Ted stated he will check with the attorney and see the best way to approach re-approval of the plan. Ken Phippen stated every time a section is amended there will need to be a public hearing. Geneva stated that piece-mealing it could cause problems if new sections are adopted and then later sections require changes to those that had been previously adopted. Ted stated that is a good point and the Commission will continuously work on this in upcoming meetings.

#4 – Consent Items

- a. Approval of minutes dated May 28, 2020

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED MAY 28, 2020. GENNEVA BLANCHARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH GENNEVA BLANCHARD, GREG BAPTIST, LYLE EARL, STEVE HURD, AND BRYANT JENSEN VOTING AYE. MOTION PASSES.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Bryant Jensen commended Ken Phippen on the outdoor restoration grant for the Mountain View Park pathway.

Lyle Earl stated he missed the Smith Park meeting so Ken reported they are waiting for sod and the basketball surface cannot be installed until the sod is in.

#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 8:13 P.M., GENNEVA MOTIONED TO ADJOURN THE MEETING. STEVE HURD
SECONDED THE MOTION, ALL VOTING AYE.**

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____