

The regular meeting of the Farr West Planning Commission was held on Thursday, October 8, 2020 at 7:00 p.m. at the City Hall and over WebEx. Commission members present were Chairman Ted Black, Lyle Earl, Bryant Jensen, Lou Best, Geneva Blanchard and Greg Baptist. Steve Hurd was excused. City Council member present was Ken Phippen. Staff present was Andrea Zweifel and Ryan Shaw. Visitors present (via WebEx): Brent McCloy, Charles Hubbard, Jeff Beckstead, Joshua Hooker, M Sims, Debbie Brennan, Elliot Smith, Kim Winter, Mr. Winter, Jim Flint, Duane France and Cindy Gallegos.

6:00 p.m. – Work Session to discuss the general plan

The Planning Commission held a work session to discuss lot lines adjustments.

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

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council canceled their meeting.

b. Motion to open public hearings

GENNEVA BLANCHARD MOTIONED TO ENTER INTO THE PUBLIC HEARINGS AS ADVERTISED. GREG BAPTIST SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

i. First public hearing as advertised – Consider the request of a re-zone of the David Chugg property located at approximately 1300 North 1200 West, parcel

number 15-001-0054, from the A-1 zone to the C-2 Commercial zone – David Chugg

Jeffrey Beckstead was present seeking a re-zone of the property located at approximately 1300 North 1200 West. John Spease stated he has concerns about what will be put on the property because he has heard an office building as well as a gas station. Ted Black stated they don't have the specific plans for what the property owner is proposing as that is not required for a re-zone request. John asked if a gas station would be allowed. Andrea Zweifel read the ordinance and Ted confirmed that a gas station would be an allowed use. Kim Winter stated she lives directly behind the horse barn and will read comments from the Sims from the chat box. M Sims brought up a concern about access for fire trucks in case of an emergency. Ted stated that would have to be a private agreement between them and the property owner. Ms. Winter stated they have been taking care of the railroad property. Mr. Winter stated he is concerned that if this becomes commercial, the adjacent properties will then be developed commercially. Debbie Brennan stated she is located more towards Pheasant Run Ranch and has the same concerns about commercial zoning spreading to that property. Ms. Brennan stated she spoke with someone from the railroad who thought the pipeline had not been used for years. She also stated her concerns about lighting and noise as well as fire and emergency personnel. Ted stated there has been no plan submitted to the City and is only being considered for a re-zone. Charles Hubbard stated that the parcel in question is part of the Mountain View Subdivision and wants to know why it's being considered for a re-zone. He stated he has a petition of 63 people opposing the re-zone. Eliot Smith stated he is concerned about the amount of traffic this will create. He stated he is also concerned about lighting and noise. Jeff Beckstead stated he is half owner of the property and stated they would like to join the two properties and would like to utilize it as office space with warehousing in the back. He stated the lighting would be directed towards the street. Mr. Beckstead stated there will be 35-100 feet of distance between the building and any homes. He stated it would be targeted to small retail business for mostly online retailers. He stated they don't want to be detrimental or a nuisance to the homeowners. Mr. Beckstead stated a gas station would not be a good fit for that piece of property or any retail that would have high traffic. He stated it would be a non intrusive use. Josh Hooker stated he is just south of Pheasant Run and stated he is concerned about traffic, pollution, lights and people. He stated he does not feel like this would be a good fit for Farr West. Judy Smith stated she is concerned with the owners will do something different than they stated. She stated she is concerned with the lights and traffic. Cindy Gallegos stated she is renting pasture from the Hubbard's and asked why the area needs to be re-zoned when the owner stated the area he has

fits his needs. Ted Black addressed the fire concerns and state codes regarding land development.

- ii. Second public hearing as advertised – Consider the request of a re-zone of the Baxter Living Trust property located at 2990 North 2000 West, parcel number 19-017-0009, from the A-1 zone to the C-3 Commercial zone – LeGrand Woolstenhulme

LeGrand Woolstenhulme was present seeking a re-zone of the property located at approximately 2990 North 2000 West. There were no public comments,

- iii. Third public hearing as advertised – consider the intent of the legislative body to approve and incorporate an agribusiness ordinance into the Farr West City municipal code

There were no public comments.

- c. Close the public hearings and proceed with the regular meeting

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. BRYANT JENSEN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

- d. Recommend approval of the David Chugg property re-zone located at approximately 1300 North 1200 West, parcel number 15-001-0054, from the A-1 zone to the C-2 Commercial zone

Jeff Beckstead was present seeking approval of a re-zone of parcel number 15-001-0054 from an A-1 zone to the C-2 zone. Bryant Jensen asked if there was a conditional use permit on file for that property. Ted Black stated no there is no record and the property being proposed is adjacent to other commercial property. Geneva Blanchard stated the PD overlay doesn't supersede the recorded plat of the subdivision. Ted stated that is correct, it is not listed or incorporated as a part of the subdivision and could possibly be a mistake on the part of the City Engineer. He stated even if it is in the PD overlay, it does not preclude the owner from petitioning a change. Geneva wanted to make it clear that this is not a part of the subdivision and the Planning Commission is not overstepping by considering the re-zone. Bryant

Jensen stated the future zoning map shows this property as residential. Ted Black asked the dimensions of the property. Mr. Beckstead stated it is approximately 100' wide and 600' long. Ted Black stated it is not a piece of property that would be good for an agricultural use. Lou Best wanted to reiterate that no building can be constructed on an easement. He stated there are restrictions in the code regarding setbacks. He stated during the site plan approval process, the Planning Commission pays close attention to lights and the timing and direction of lights. Geneva asked each member if they foresee residential being a feasible use. Ted stated it virtually impossible to develop that piece as residential. John Spease and Charles Hubbard stated if owners on the Mountain View side of that property owned that piece, it could be utilized with an agricultural use. Ted Black stated they have every right to approach the current owners and see if they would like to sell, but that is not the City's role and the current owners are rightfully seeking a re-zone at this time. Lou Best stated private land owners have the right to re-zone their property.

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF THE DAVID CHUGG PROPERTY RE-ZONE LOCATED AT APPROXIMATELY 1300 NORTH 1200 WEST, PARCEL NUMBER 15-001-0054, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LYLE EARL SECONDED THE MOTION A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

- e. Recommend approval of the Baxter Living Trust property re-zone located at 2990 North 2000 West, parcel number 19-017,0009, from the A-1 zone to the C-2 Commercial zone

LYLE EARL MOTIONED TO RECOMMEND APPROVAL OF THE BAXTER LIVING TRUST PROPERTY RE-ZONE LOCATED AT 2990 NORTH 2000 WEST, PARCEL NUMBER 19-017-0009, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. GENNEVA BLANCHARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

- f. Recommend to the City Council approval of the agribusiness ordinance into the Farr West City municipal code

BRYANT JENSEN MOTIONED RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AGRIBUSINESS ORDINANCE INTO THE FARR

WEST CITY MUNICIPAL CODE. GREG BAPTIST SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

#4 – Consent Items

- a. Approval of minutes dated September 24, 2020

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 24, 2020. GREG BAPTIST SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BRYANT JENSEN, GENNEVA BLANCHARD, LOU BEST, GREG BAPTIST AND LYLE EARL ALL VOTING AYE. MOTION PASSES.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle reported on the Youth Fishing Club and stated it has been very successful so far.

#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.*

Bryant Jensen stated he appreciates the comments from the public and stated sometimes it is a hard decision for the Planning Commission but they do consider the comments from the public. Ted stated that was very well put.

#7 – Adjournment

AT 7:55 P.M., GENNEVA MOTIONED TO ADJOURN. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE. MOTIONS PASSES.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____