

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, December 10, 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, Genneva Blanchard, Steve Hurd and Greg Baptist. City Council member present was Ken Phippen. Staff present was Lindsay Afuvai. Visitors present (via WebEx): Kurt Matz and Bonnie Beal.

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

Ken Phippen reported the City Council cancelled their meeting December 3, 2020 meeting but reported on November 19th meeting, commenting the Council approved a business license, held a public hearing and approved the request to vacate a utility easement for Glenn and Holly Carr, approved the Chugg Estates subdivision, approved the David Chugg property re-zone, approved a resolution to update the fee schedule, approved the purchase of a new snow plow, paid the bills and adjourned.

b. Open a public hearing to consider the request of the re-zone of the Zero Latitude Properties LLC property located at approximately 2656 North 2000 West, parcel number 19-039-0093, 19-039-0094 and 19-039-0142, from the A-1 zone to the C-2 Commercial zone –Steve Gary

GREG BAPTIST MOTIONED TO OPEN THE PUBLIC HEARING TO CONSIDER THE REQUEST OF THE RE-ZONE OF THE ZERO LATITUDE PROPERTIES LLC PROPERTY LOCATED AT APPROXIMATELY 2656

NORTH 2000 WEST, PARCEL NUMBER 19-039-0093, 19-039-0094 AND 19-039-0142, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Kurt Matz was present on behalf of the request of Zero Latitude Properties LLC. Mr. Matz stated Mr. Gary is a commercial broker looking for a good fit for the C-2 commercial zone, commenting they do not have a set plan yet. Bonnie Beal stated this property is in the general plan to stay agricultural and encouraged the Planning Commission to look at that.

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

STEVE HURD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GENNEVA BLANCHARD 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. Recommendation to the city council concerning the proposed re-zone of the Zero Latitude Properties LLC property located at approximately 2656 North 2000 West, parcel numbers 19-039-0093, 19-039-0094 and 19-039-0142, from the A-1 zone to the C-2 Commercial zone – Steve Gary

Chairman Black asked the Planning Commission what is their desire in relation to the request of the re-zone. Greg Baptist stated that he felt this property is a great for commercial but if the road is relocated then he does not necessarily feel that way. Ted stated he does not know if you deny building and zoning requests based on a plan that may or may not happen in the next ten years or if you leave it as a “buyers beware” situation. Lou Best stated he felt it is a viable piece of commercial property and that it should be left as a buyer beware situation if the road ever changes based on UDOT’s plans.

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF THE RE-ZONE OF THE ZERO LATITUDE PROPERTIES LLC PROPERTY LOCATED AT APPROXIMATELY 2656 NORTH 2000 WEST, PARCEL NUMBERS 19-039-0093, 19-039-0094, AND 19-039-0142, FROM THE A-2 ZONE TO THE C-2 COMMERCIAL ZONE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- a. Approval of minutes dated November 12, 2020

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 12, 2020. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Greg Baptist stated he will continue to work on roads and then get with the committee.

Bryant Jensen thanked the City for the Christmas gift and then stated he does not plan renew his term next year and wanted to give the Planning Commission a heads up for that.

Lyle Earl stated the park committee is looking at a proposal for the triangle piece of property at the Smith Family Park for a playground.

Steve Hurd stated the fiber will move forward in the spring starting in the Remuda area.

#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 7:15 P.M., GREG BAPTIST MOTIONED TO ADJOURN. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTIONS PASSES.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____