A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, January 14, 2021 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 Andrea Zweifel. Visitors present (via WebEx): Mike Beal, Bonnie Beal, John Watson and Cecil Satterthwaite.

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

   Greg Baptist 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 approved an alcohol license for Bella's and renewed all but two of the current business licenses in the City. Those licenses will be addressed at a future meeting. The City Council held two public hearings. They tabled approval of a vacation of an easement and approved an ordinance with a slight modification for moderate income housing. The Council had a discussion regarding fiber optics but ultimately tabled the franchise agreement. They approved the purchase of two new trucks for public works. The Council confirmed meetings as the 1st and 3rd Thursdays of the month. The City Council opened applications for the City Council seat vacated by Matt Gwynn.

b. Recommendation to the City Council concerning amending the preliminary plan for Hart Subdivision Phase 4 and the 2950 North street extension

Ted stated this was discussed in their work session. Cecil Satterthwaite stated he wanted to be proactive on the canal crossing before the engineers go any further. He stated he hasn't met with Weber Basin. Ted asked if this was tabled until the next meeting if this would cause undue hardship. Mr. Satterthwaite said no and stated he is willing to meet with Weber Basin and someone from the City to resolve this issue.

**LOU BEST MOTIONED TO TABLE RECOMMENDATION OF AMENDING THE PRELIMINARY PLAN FOR HART SUBDIVISION PHASE 4 AND ELIMINATE THE 2950 NORTH STREET EXTENSION. GENNEVA BLANCHARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, STEVE HURD, GENNEVA BLANCHARD, GREG BAPTIST, BRYANT JENSEN AND LOU BEST ALL VOTING AYE. MOTION CARRIES.**

c. <u>Set a public hearing for Thursday, January 28, 2021 to consider the request of a conditional use permit for Jason & Kimberly McDonald located at 1844 Heritage Ranch Drive for an accessory building over 2,000 square feet</u>

Jason McDonald was present requesting a conditional use permit for his property. He stated they want to build a shop for storage for their work and recreational trailers and vehicles.

**GREG BAPTIST MOTIONED SET A PUBLIC HEARING FOR THURSDAY, JANUARY 28, 2021 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR JASON & KIMBERLY MCDONALD LOCATED AT 1844 HERITAGE RANCH DRIVE FOR AN ACCESSORY BUILDING. GENEVA 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.**

d. <u>Set a public hearing to consider the request of a re-zone of the Joseph G Fisher property located at 1246 North 2000 west from the A-1 zone to the M-1 zone – John Watson</u>

John Watson was present requesting a re-zone of the Joseph G Fisher property. Mr. Watson stated he is requesting the M-1 Zone because it is the only zone that possibly allows him to do what he wants to do with this property. Mr. Watson stated he would like to put storage units on the property. He stated he has spoken to people in the community and the need is apparent. Mr. Watson stated there needs to be some improvement along the highway. Mr. Watson stated this is a location with visibility and good access and would provide a service for citizens. Mr. Watson stated the property contiguous to the South is zoned C-2 and has storage units. He stated he has met with the water master and there is a process to remedy the water issue that exists. Bonnie Beal wanted to clarify why he requested a manufacturing zone. Mr. Watson stated the City removed storage units from the C-2 zone, so to do what he desires, he would need it with the manufacturing zoning. Ted Black stated the City has told several parties no that have requested storage units or M-1 zones south of 2700 North. He stated this puts the City in an uncomfortable position if the Planning Commission doesn't stay the path. Mr. Watson stated he is not asking for preferential treatment, but feels there should be some consideration because of the storage units contiguous to the south. Lou Best stated he is concerned with zoning it M-1 as it sets a precedence against what they have stated they would like to see there. He stated he sees serious problems with zoning this M-1 and facing repercussions from other property owners seeking the zoning. Lou stated he knows the reasoning for removing storage units from the C-2 zone. He stated this location isn't necessarily bad for this use, but doesn't know how to resolve that issue because he is uncomfortable zoning it M-1. Genneva Blanchard stated she agrees with Lou in that it is a reasonable location for storage units but doesn't want to attach the M-1 zoning to the property. She stated she would like to see a public hearing to see how the public feels about it. Mike Beal asked about taxes from M-1 properties. Ted stated there isn't a lot of property or sales tax from storage units. Genneva stated she thinks there is sales tax to be collected and thinks they need to look into that element. Mr. Watson stated he isn't ideally looking for manufacturing; he just wants storage units which aren't allowed in a C-2 zone. There was a discussion about adding storage units back into the C-2 zone as a conditional use. Ted Black stated there needs to be some consultation with the City Attorney on that.

**GREG BAPTIST MOTIONED TO NOT SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE JOESPH G FISHER PROPERTY LOCATED AT 1246 NORTH 2000 WEST FROM THE A-1 ZONE TO THE M-1 ZONE. LOU BEST SECONDED THE MOTION; A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, STEVE HURD, GENNEVA BLANCHARD, GREG BAPTIST, BRYANT JENSEN AND LOU BEST ALL VOTING AYE. MOTION CARRIES.**

e. <u>Discussion – Accessory dwelling units</u>

Ted Black stated this is an item that may need to be considered over a number of years due to a bill being presented this year. He stated this includes a small accessory building being used as a dwelling. Ted stated even if the Bill passes, Farr West is not required to accept it. Greg Baptist also mentioned HB 98 being presented this year.

f. Recommendation to City Council of Chairman and Vice Chair of the Planning Commission

**GREG BAPTIST MOTIONED TO RECOMMEND TED BLACK AS THE PLANNING COMMISSION CHAIRMAN AND GENNEVA BLANCHARD AS THE VICE CHAIR OF THE PLANNING COMMISSION. LOU BEST SECONDED THE MOTION; A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, STEVE HURD, GENNEVA BLANCHARD, GREG BAPTIST, BRYANT JENSEN AND LOU BEST ALL VOTING AYE. MOTION CARRIES.**

g. Discussion/Action – Recommendation to City Council of members to the Planning Commission, with the option to enter into a closed session to discuss personnel per Utah Code 52-4-205(a) if needed

**GENEVA BLANCHARD MOTIONED TO RECOMMEND GREG BAPTIST FOR THE 3 YEAR POSITION AND STEVE HURD TO FILL THE REMAINDER OF CRAIG BROWNE'S TERM AS FULL MEMBERS OF THE PLANNING COMMISSION TO THE CITY COUNCIL. LOU BEST SECONDED THE MOTION; A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, GENEVA BLANCHARD, VOTING AYE. STEVE HURD AND GREG BAPTIST ABSTAINED, MOTION CARRIES.**

#4 – Consent Items

a. Approval of minutes dated December 10, 2020

**GENEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 10, 2020. BRYANT JENSEN SECONDED THE MOTION; A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, STEVE HURD, GENEVA BLANCHARD, GREG BAPTIST, BRYANT JENSEN AND LOU BEST ALL VOTING AYE. MOTION CARRIES.**

#5 – Chairman/Commission Follow-up

a. Report on Assignments
Lyle met with RAMP committee member and went over application for the triangle park at Smith Family Park.

Steve Hurd reported there is a lot happening in the next few weeks with the fiber project.

Greg Baptist stated he would like to meet Tuesday with the roads committee. He stated he would like to meet in person.

#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 8:06 P.M., GENEVA BLANCHARD MOTIONED TO ADJOURN. GREG BAPTIST SECONDED THE MOTION; A ROLL CALL VOTE WAS TAKEN WITH LYLE EARL, STEVE HURD, GENEVA BLANCHARD, GREG BAPTIST, BRYANT JENSEN AND LOU BEST ALL VOTING AYE. MOTION CARRIES.**

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Andrea Zweifel, Clerk

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Ted Black, Chairman

Date Approved: _________________________