

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, January 28, 2021 at 7:00 p.m. at the City Hall and over WebEx. Commission members present were Chairman Ted Black, Lou Best, Genneva Blanchard, Bryant Jensen and Greg Baptist. Lyle Earl and Steve Hurd were excused. City Council member present was Ken Phippen. Staff present was Lindsay Afuvai. Visitors present (via WebEx): Jason McDonald and John Watson.

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

The Planning Commission held a work session to discuss the M-1 zone, storage units in the C-2 zone and mixed density residential zoning.

Regular Meeting

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Bryant Jensen led in the Pledge of Allegiance.

b. Prayer

Ted Black offered a prayer.

Ted Black presented Bryant Jensen with a plaque and thanked him for his service on the Planning Commission as it was his last meeting.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council approved two business license and two business license renewals, approved an ordinance vacating a utility easement for Bary Hadley, approved a franchise agreement for Optic Loop fiber optics and approved a bid for a retaining wall at the triangle park at the Smith Family Park. The council then re-appointed Ted Black as the Planning Commission chairman and Genneva Blanchard as the Planning Commission vice-chair as well as moving Greg Baptist and Steve Hurd to full Planning Commission members. The council then interview eight applicants for the mid-term city council vacancy and voted to appoint Bruce Richins to fill the vacancy. The council then approved minutes, paid the bills, reported on assignments and adjourned.

- b. Public Hearing as advertised – Consider the request of a conditional use permit for Jason & Kimberly McDonald located at 1844 Heritage Ranch Drive for 2,400 square foot accessory building

GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR JASON & KIMBERLY MCDONALD LOCATED AT 1844 HERITAGE RANCH DRIVE FOR 2,400 SQUARE FOOT ACCESSORY BUILDING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

There were no public comments.

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

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

- d. Recommendation to the city council approval of a conditional use permit for Jason & Kimberly McDonald for a 2,400 square foot accessory building located at 1844 Heritage Ranch Drive

BRYANT JENSEN MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR JASON & KIMBERLY MCDONALD FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1844 HERITAGE RANCH DRIVE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

- e. 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 C-2 zone – John Watson

John Watson was present requesting a re-zone of the Fisher property. John commented that after listening to the comments from the Planning Commission at the last meeting, he has decided to request a re-zone of the Fisher property to the C-2 zone instead of the M-1. Greg Baptist asked if the intent of Mr. Watson is still to put storage units on this property, Mr. Watson stated it was.

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 11, 2021 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 C-2 ZONE. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

- f. Recommendation to City Council re-appointment of Lyle Earl to the Planning Commission

GREG BAPTIST MOTIONED TO RECOMMEND RE-APPOINTMENT OF LYLE EARL TO THE PLANNING COMMISSION. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

#4 – Consent Items

- a. Approval of minutes dated January 14, 2021

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED JANUARY 14, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Greg Baptist stated the road committee will meet next week.

Lou Best asked if the roads committee could get a copy of the drawing of potential Amazon development in Marriott-Slaterville.

Ted Black stated a developer has approached the city about a development near the S-curve and has suggested a higher density subdivision than we currently allow. Ted then stated the city has been discussing a mixed density residential zone for Farr West, commenting this ordinance has been in discussion for some time and is not to serve the purpose of a single developer but to enhance the quality of life and community of Farr West City.

#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 7:27 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____