

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, March 11, 2021 at 7:00 p.m. at the City Hall and over WebEx. Commission members present were Chairman Ted Black, Lou Best, Genneva Blanchard, Greg Baptist, Steve Hurd and Lyle Earl. City Council member present was Ken Phippen. Staff present was Andrea Zweifel. Visitors present (via WebEx): Mike Beal, Bonnie Beal, Mike McLaughlin, Brinton Neff, Chelsea Grange, Jim Flint, Brandon Whitesides, Darren Roylance, Kevin Morris and Jared Hadley.

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

Steve Hurd 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 approved a business license for C & A Packing Services, final approval of Happy Days Phase 2 and set a date to conduct Planning Commission alternate interviews. The council then approved the minutes, paid the bills, reported on assignments and adjourned.

b. Consideration of planning commission candidates and recommendation to the city council of new alternate members to the planning commission

Ted Black stated all four applicants were impressive and encouraged the two candidates who were not selected at this time to apply when positions open up.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPOINTING DARREN ROYLANCE AS A PLANNING COMMISSION ALTERNATE WITH THE TERM EXPRING IN

FEBRUARY 2024 AND BRANDON WHITESIDES AS A PLANNING COMMISSION ALTERNATE WITH THE TERM EXPIRING IN FEBRUARY 2022. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Enter into a public hearing to consider the recommendation to the city council approval of a mixed density residential ordinance

GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF A MIXED DENSITY RESIDENTIAL ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Ted Black gave a brief explanation of the proposed ordinance. He stated more affordable housing is needed and as our population ages, the City needs to address their needs. Ted stated the State Legislature is putting pressure on the municipalities to create a certain amount of affordable housing and it is wise for the City to be proactive and create an ordinance rather than being forced to adopt what the State wants. Ted then asked for public comment. There were no public comments.

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

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

- e. Recommendation to the city council of approval of mixed density residential ordinance

Greg Baptist thanked everyone on the Planning Commission for looking out for the citizens of Farr West with this ordinance. Ted Black stated he echoes those sentiments and said it was a difficult task to accomplish.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL OF APPROVAL OF A MIXED DENSITY RESIDENTIAL ORDINANCE. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the city council approval of a site plan for Brinton/Marv Neff for storage units located at approximately 3344 North 2000 West – Jim Flint

Jim Flint was present on behalf of the Brinton/Marv Neff storage units. Ted Black stated there will be additional clearance necessary from U.D.O.T. before construction can occur. Jim acknowledged this requirement.

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF A SITE PLAN FOR BRINTON/MARV NEFF FOR STORAGE UNITS LOCATED AT APPROXIMATELY 3344 NORTH 2000 WEST CONDITIONAL UPON THEM MEETING ALL THE UDOT REQUIREMENTS FOR THE ACCESS. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- g. Set a public hearing to consider the request of a re-zone of the Steven & Pauline Petersen property located at 1617 North 2000 West, parcel number 15-005-0017, from the A-1 zone to the R-1-15 zone

Bonnie Beal asked for clarification on the properties. Ted Black addressed her questions.

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR MARCH 25, 2021 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE STEVEN & PAULINE PETERSEN PROPERTY LOCATED AT 1617 NORTH 2000 WEST, PARCEL NUMBER 15-005-0017, FROM THE A-1 ZONE TO THE R-1-15 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- h. Set a public hearing to consider the request of a re-zone of the Petersen Properties LLC properties located at 1595 North 2000 West and 1547 North 2000 West, parcel numbers 15-005-0055 and 15-005-0075, from the A-1 zone to the R-1-15 zone

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR MARCH 25, 2021 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE PETERSEN PROPERTIES LLC LOCATED AT 1595 NORTH 2000 WEST AND 1547 NORTH 2000 WEST, PARCEL NUMBERS 15-005-0055 AND 15-005-0075, FROM THE A-1 ZONE TO THE R-1-15 ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated February 25, 2021

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 25, 2021. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl reported fishing club registration will begin this Monday and closes April 23rd and the classes start on the 24th and go every Saturday until May 15th. Ted asked how someone participates. Lyle stated you need a fishing license if you are over 12 years of age and registration is required through the City website. He stated it is beneficial if a parent can come with their child. He also reported space is limited due to social distancing. Lyle reported he, Lou Best and Craig Browne are working on planning a fishing derby for the Freedom Festival as well.

Steve Hurd reported on the location of the different fiber companies and stated this should continue through the summer.

#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 7:24 P.M., GREG BAPTIST MOTIONED TO ADJOURN. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____