

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, March 25, 2021 at 7:00 p.m. at the City Hall and over WebEx. Commission members present were Lou Best, Genneva Blanchard, Greg Baptist, Steve Hurd, Lyle Earl, Darren Roylance and Brandon Whitesides. Ted Black was excused. City Council member present was Ken Phippen. Staff present was Lindsay Afuvai. Visitors present (via WebEx): Chelsea Grange, Rick Magness, Ben Olson, Brooke Hardcastle, Pauline Westergard, Lurlene Westergard and Fay Warr.

6:30 pm – Work Session to discuss the general plan

The Planning Commission held a work session to introduce themselves to the newly appointment alternate members.

Regular Meeting

#1 – Call to Order – Vice Chairman Genneva Blanchard

Vice Chairman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist 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 Summit Stone Supply, LLC, approved the Brinton/Marv Neff site plan for storage units, tabled approval of the Mixed Density Residential Zone, set a public hearing to consider amending the fee schedule, appointed Darren Roylance and Brandon Whitesides as alternates to the Planning Commission, and approved the purchase of a new Polaris Ranger. Ken concluded his report by stating the council also approved the minutes, paid the bills, reported on assignments and adjourned.

b. Enter into public hearings as advertised

GREG BAPTIST MOTIONED TO ENTER INTO PUBLIC HEARINGS AS ADVERTISED. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

- i. 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

Chelsea Grange was present seeking a re-zone of the property located at 1617 North 2000 West. Chelsea stated she and her brothers are purchasing these homes from her uncle.

There were no public comments.

- ii. Consider the request of a re-zone of the Petersen Property 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

Chelsea Grange was present seeking a re-zone of the properties located at 1595 North 2000 West and 1547 North 2000 West.

There were no public comments.

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

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the city council 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

STEVE HURD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL 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. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the city council 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

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RE-ZONE OF THE PETERSEN PROPERTIES LLC PROPERTIES LOCATED AT 1595 NORTH 2000 WEST AND 1547 NORTH 2000 WEST, PARCEL NUMBERS 15-005-005 AND 15-005-0075, FROM THE A-1 ZONE TO THE R-1-15 ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the city council approval of a wall sign for Petersen Incorporated located at 1527 North 2000 West – Rick Magness, YESCO

Ben Olson was present on behalf of Yesco stating that Petersen Inc. was looking to put LED illuminated letters on their building that has been recently remodeled. Lou Best asked if the sign will be illuminated during the night. Mr. Olson stated it would be lit up as long as Petersen's wanted it to be and he was not sure what their plans were. Lou stated he felt the sign conformed to the ordinance but felt like the hours of illumination should be taken into consideration by the City Council so it does not become a problem with nearby residences if lit up in the late hours of the evening.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A WALL SIGN FOR PETERSEN INCORPORATED LOCATED AT 1527 NORTH 2000 WEST WITH THE CONSIDERATION THAT THEY TAKE INTO ACCOUNT THE HOURS IT WILL BE ILLUMINATED . GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated March 11, 2021

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 11, 2021. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported the Youth Fishing Club registrations filled up after three days. Lyle then reported the park meeting met and went over the playground at the triangle piece at the park. Lyle concluded his report by stated he is meeting with the DWR and the Freedom Festival Committee regarding fishing at the pond.

Steve Hurd reported Remuda should be mostly complete with fiber conduit installation and that the companies are moving on in different areas in the 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.*

Ken Phippen explained his reasoning for seeking input for the community and for tabling the mixed density residential ordinance, stating the city council wanted to have more discussions and seek more public input.

Fay Warr thanked Ken for bringing awareness on this issue to the public. Fay then asked if there were any specific properties being considered for the mixed density residential zone. Genneva stated that there were no specific properties being considered, that it could only be considered on properties with 40 or more acres. Lou Best stated this ordinance was not created for or at the request of developers but that higher density housing is a discussion that has been coming up for years and this was an attempt to keep up with the changing times.

#7 – Adjournment

AT 7:27 P.M., GREG BAPTIST MOTIONED TO ADJOURN. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.

Lindsay Afuvai, Recorder

Genneva Blanchard, Vice Chairman

Date Approved: _____