

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, May 13, 2021 at 6:00 p.m. at the City Hall and over WebEx. Commission members present were Ted Black, Greg Baptist, Steve Hurd, Lyle Earl, Genneva Blanchard, Lou Best, Brandon Whitesides and Darren Roylance. City Council member present was Ken Phippen. Staff present was Andrea Zweifel. Visitors present (via WebEx): Michael Hodson, Craig Dunkley, Jim Flint, Gerlynn Westergard, Guy Warr, and Jared Hadley.

#### 6:00 pm – 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

Brandon Whitesides led in the Pledge of Allegiance.

##### b. Prayer

Darren Roylance offered a prayer.

#### #3 – Business Items

##### a. Report from City Council

Ken Phippen reported the City Council held a joint work session with the Planning Commission to discuss mixed density residential zone, approved business licenses for Cast Iron Fusion Inc and Iron Ox, LLC and approved a modified site plan for the Knight Building. Ken reported the council also set a public hearing to consider the request to vacate easements for Paul Bertagnolli, adopted the 2021-2022 tentative budget and set public hearings to adopt a telecommunications license tax and municipal energy sales and use tax ordinance, adjust the current budget and approve the 2021-2022 budget. Ken then reported approval of the 40000 North Western Drain improvement project was approved as well as the minutes and bills. The council then reported on assignments and adjourned.

##### b. Open public hearing to consider the request of a conditional use permit for a 2,700 square foot accessory building Michael & Amanda Hodson located at 1842 North 2300 West

**GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,700 SQUARE FOOT ACCESSORY BUILDING FOR MICHAEL & AMANDA HODSON LOCATED AT 1842 NORTH 2300 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

Michael Hodson was present via Webex requesting a conditional use permit for an accessory building on his property. He stated it is a metal accessory building for storage and use as a shop.

There were no public comments.

- c. 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.**

- d. Recommendation to the City Council approval of a conditional use permit for a 2,700 square foot accessory building for Michael & Amanda Hodson located at 1842 North 2300 West

**LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR A 2,700 SQUARE FOOT ACCESSORY BUILDING FOR MICHAEL & AMANDA HODSON LOCATED AT 1842 NORTH 2300 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

- e. Recommendation to the City Council approval of a modified site plan for Hone Propane located at 3730 North Higley Road

Craig Dunkley was present via Webex on behalf of Hone Propane. Mr. Dunkley stated they moved the front of the building back approximately 4 feet to comply with the distance from the propane tank to meet the requirements from the State Fire Marshal. Mr. Dunkley stated Weber Fire District has also given their approval on the diesel tank. Ted Black reminded Mr. Dunkley that the Building Inspector will measure those distances to verify compliance. Greg Baptist addressed the flood lights shown on the plan and indicated those will need to shine down and not be intrusive to the neighbors. Mr. Dunkley stated he will make sure to take care of that.

**STEVE HURD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A MODIFIED SITE PLAN FOR HONE PROPANE LOCATED AT 3730 NORTH HIGLEY ROAD. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

- f. Set a public hearing for May 27, 2021 to consider amending the agribusiness ordinance

**GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR MAY 27, 2021 TO CONSIDER AMENDING THE AGRIBUSINESS ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

#### #4 – Consent Items

- a. Approval of minutes dated April 22, 2021

**GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED APRIL 22, 2021. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.**

#### #5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lou Best addressed the mixed density survey. He stated he would suggest a space for a comment so we understand why people said yes or no about a particular question. Lou addressed the question regarding being “proactive”. He stated with the way it is currently worded, he is afraid people will react more to the word townhouse than the true question of the city being proactive. He suggested Ted look at rewording that question. Ted Black stated the challenge is the city cannot predict what will be coming towards us. Lou suggested using the word “could” or “may” in regards to townhouses rather than “will”. Ted stated the Mayor would like the survey to go out tomorrow and he will look at re-wording that first question. Greg Baptist stated we should all realize townhomes are a distinct possibility because of younger people that don’t want to take care of yards. Lou stated he is not arguing the possibility of townhouses, he just doesn’t think it needs to be directly tied to being proactive. Ted stated he has been told by the league this is coming and the legislators want to place the burden on cities. He stated he would like to be proactive and get ahead of a

mandate. Lou stated he believes there is an option to say Farr West is being proactive, that higher density and patio homes may be allowed and then when the State nudges us, we will add townhomes if necessary. Brandon Whitesides stated he thinks there should be an excerpt or paragraph at the beginning explaining what the survey is about for those who haven't been involved with the process so far. Lou Best and Darren Roylance asked how the survey is being distributed. Ted stated it will be put on the City Website and Facebook page and any other way the city has the ability to. He stated it will be open for 2 weeks. Brandon asked if it was possible to mention specific areas this could affect. Steve Hurd suggested to make different fields for First Name, Last Name and Address to make it easier to weed out duplicates once it's converted to a spreadsheet.

#### #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 summarized the deep dive he attended regarding the legislative session.

#### #7 – Adjournment

**AT 7:33 P.M., STEVE HURD MOTIONED TO ADJOURN. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED.**

---

Andrea Zweifel, Clerk

---

Ted Black, Chairman

Date Approved: \_\_\_\_\_