

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, June 10, 2021 at 6:00 p.m. at the City Hall. Commission members present were Ted Black, Greg Baptist, Lyle Earl, Genneva Blanchard, Brandon Whitesides and Darren Roylance. Lou Best and Steve Hurd were excused. City Council Member present was Ken Phippen. Staff present was Andrea Zweifel. Visitors present were Val Fisher, Sonia Fisher, Chris Cave, Ricky Yorgason, Jeremy Scheer, Jim Flint, Boyd Fisher and Derek Lowe.

6:00 pm – Work Session to discuss the Hart Subdivision Phase 4 and proposed ordinance changes

The Planning Commission held a work session to discuss Hart Subdivision Phase 4 and proposed ordinance changes.

Regular Meeting

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Genneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Ted Black 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 the mixed density ordinance. The Council approved business licenses for Tons of Fun Learning and Caring as well as Little Nuggets Child Care. The Council approved an amendment to the agribusiness ordinance. The City Council awarded the Street Maintenance projects for 2021-22 and the 3100 North Street Project. Purchase of a mini excavator was also approved by the Council. The Council then approved their minutes, paid the bills, reported on assignments and adjourned.

b. Open public hearing to consider the request of a re-zone of the Sonia and Val Fisher property located at approximately 1250 North 2000 West, parcel numbers 15-004-0074 and 15-004-0075, from the A-1 zone to the R-1-15 zone

GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF THE RE-ZONE OF THE SONIA AND VAL FISHER PROPERTY LOCATED AT APPROXIMATELY 1250 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0074 AND 15-004-0075, FROM THE A-1 ZONE TO THE R-1-15 ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

There were no public comments.

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

GREG BAPTIST 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 of action on a re-zone of the Sonia and Val Fisher property located at approximately 1250 North 2000 West, parcel numbers 15-004-0074 and 15-004-0075, from the A-1 zone to the R-1-15 zone

Chris Cave from Reeve and Associates was present on behalf of the Fisher family. He stated the purpose of the rezone request is to accommodate construction of an assisted living facility and a residence for the caretaker.

LYLE EARL MOTIONED TO RECOMMEND THE CITY COUNCIL APPROVE THE RE-ZONE OF THE SONIA AND VAL FISHER PROPERTY LOCATED AT APPROXIMATELY 1250 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0074 AND 15-004-0075, FROM THE A-1 ZONE TO THE R-1-15 ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the City Council of action on the Fisher Family Homestead two-lot subdivision located at approximately 1300 North 2000 West

Chris Cave from Reeve and Associates was present on behalf of the Fisher family. He stated they are proposing a two lot subdivision. He stated one lot would be for a residence for the caretaker and the other lot would house the assisted living care center. Ted Black asked if they had written approval to use the access to the Farr West Animal Hospital. Sonia Fisher stated the facility would be 16 units and her daughter would be the manager living in the caretaker residence. She stated she does

not have written approval at this time but will get it worked out. Ted stated they will need written proof they have access off the state highway onto their property. Mr. Cave asked if that could be made as a condition of approval. Ted Black stated he feels that is too serious of an issue to make it conditional. Geneva asked Ted to clarify the access. Ted explained it will be through the Farr West Animal Hospital access.

GREG BAPTIST MOTIONED TO TABLE RECOMMENDATION OF APPROVAL OF THE FISHER FAMILY HOMESTEAD TWO-LOT SUBDIVISION LOCATED AT APPROXIMATELY 1300 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- f. Set a public hearing for June 24, 2021 to consider the request of a conditional use permit for an accessory building over 2,000 square feet for Ricky Yorgason located at 2868 West 3325 North

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR JUNE 24, 2021 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR RICKY YORGASON LOCATED AT 2868 WEST 3325 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- g. Discussion on the Petersen West concept plan – Jim Flint

Jim Flint presented a conceptual plan for the Petersen West Subdivision. Mr. Flint, Jeremy Scheer and the Planning Commission discussed the proposed future development.

#4 – Consent Items

- a. Approval of minutes dated May 27, 2021

GENNEVA BLANCHARD MOTIONED TO TABLE APPROVAL OF THE MINUTES DATED MAY 27, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Darren Roylance stated he sent an article to the Planning Commission regarding the Federal Government's involvement with housing. He stated it is an interesting read.

Genneva Blanchard addressed the float for the 4th of July and stated she needs some help with ideas. Lyle Earl offered to help get supplies

#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 7:33 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____