

The regular meeting of the Farr West Planning Commission was held on Thursday, June 24, 2021 at 6:00 p.m. at the City Hall. Commission members present were Lou Best, Steve Hurd, Greg Baptist, Lyle Earl, Brandon Whitesides and Darren Roylance. Ted Black and Geneva Blanchard were excused. City Council Member present was Ken Phippen. Staff present was Lindsay Afuvai. Visitors present were Ricky Yorgason, Tamara Hoyt, Michael Corley, Lee Corley, Troy Galloway, Taylor Galloway, Becham Yorgason, Lonnie Rackham, Mark Lind, Annette Sexton, Steve Sexton, Matt Jones, Cindy and Lindy Poll, Zach Hansen, Chase Kimball, Kevin Mulvey and Faye Warr.

#1 – Call to Order – Lou Best

Lou Best called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported on the June 17th City Council meeting stating the Mayor presented the Make a Difference Award to John Cardon, the Council then approved a business license for Freedom Outdoor Structures, held public hearings on adopting telecommunications license tax and municipal energy sales and use tax ordinance, adjusting the current budget and approving the new budget. Ken reported those were all then approved, the Council then went on to discuss the fraud risk assessment from the state auditor's office, approved the Sonia and Val Fisher property re-zone and canceled the July 1, 2021 council meeting. The Council then approved their minutes, paid the bills, reported on assignments and adjourned.

b. Open public hearing 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 MOTIONED TO ENTER INTO A PUBLIC HEARING 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. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

Ricky Yorgason stated he is requesting a 3,000 square foot accessory building on his property to store trailers and to have a work shop on his “L” shape lot. Lou Best stated his request is in compliance with the size of the building and the size of the lot. Lyle Earl commented the maximum height of the building can only be twenty-feet tall, Mr. Yorgason stated the building would not exceed that. Mr. Yorgason then stated the building would meet all the setbacks for the property and would not infringe on any easements. Greg Baptist asked about the drainage from the roof and how it would be maintained. Mr. Yorgason stated there would be rain gutters on the building and that the building is set far enough back from the property line it would be maintained on his property. Tamara Hoyt stated the building will be directly in her backyard and her concern is that it will take away her view. Michael Corley stated he is in the same situation on the lot next to Ms. Hoyt’s and asked when the code was written. Mr. Corley commented where this is a thickly settled residential area he would like to have the code looked at to see if the height requirements should be amended or lessened in residential subdivisions. Lou Best stated the codes are constantly being reviewed and revised when necessary and that his suggestion would be taken into account.

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

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council of action on a conditional use permit for an accessory building over 2,000 square feet for Ricky Yorgason located at 2868 West 3325 North

Greg Baptist stated the public concerns are a common concern with building but that he has always been told that the only way to preserve your view is to purchase the property behind you.

GREG BAPTIST MOTIONED TO RECOMMEND THE CITY COUNCIL APPROVE THE CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR RICKY YORGASON LOCATED AT 2868 WEST 3325 NORTH. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing for July 8, 2021 to consider the request of a conditional use permit for a natural gas pressure regulating station for Dominion Energy located at 1300 North 1200 West

Kevin Mulvey was present on behalf of Dominion Energy. Zach Hansen stated he is the engineer on the project. Mr. Hansen stated they have an existing regulating station on 1200 West but that it is older and is having issues with integrity and does not address current concerns with piping. Mr. Hansen stated it is their intent to relocate the station further south on 1200 West, commenting it will be similar to what is existing but modernized in order to reliably provide gas to the residents of Farr West City. Steve Hurd asked what will happen with the current station. Mr. Hansen stated all infrastructures will be removed but they are still pursuing what they will do with the property after that.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR JULY 8, 2021 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A NATURAL GAS PRESSURE REGULATING STATION FOR DOMINION ENERGY LOCATED AT 1300 NORTH 1200 WEST. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

- f. Approval of new sign for Smith and Edwards located at 3936 North 2000 West

Matt Jones stated the storefront sign is being updated to match their Salt Lake store. Darren Roylance asked about lighting. Mr. Jones stated it will be on a light sensor, lit from behind.

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF A NEW SIGN FOR SMITH AND EDWARDS LOCATED AT 3936 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- g. Cancel the July 22, 2021 Planning Commission Meeting

STEVE HURD MOTIONED TO CANCEL THE JULY 22, 2021 PLANNING COMMISSION MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- h. Recommendation to the City Council on changes to the city ordinance to comply with HB82 and HB409 from the 2021 Utah Legislative Session. This will include changes to section 17.08.010, 17.44.170, and the city development standard and create a new section 17.44.210

Greg Baptist recommended tabling this until the Planning Commission has a chance to review the comments from the City Attorney.

GREG BAPTIST MOTIONED TO TABLE RECOMMENDATION TO THE CITY COUNCIL ON CHANGES TO THE CITY ORDINANCE TO COMPLY WITH HB82 AND HB409 FROM THE 2021 UTAH LEGISLATIVE SESSION, INCLUDING 17.08.010, 17.44.170, AND THE CITY DEVELOPMENT STANDARD AND CREATE A NEW SECTION 17.44.210. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- i. Consideration of a recommendation to the City Council on Hart Subdivision Phase 4

Because no plans were submitted prior to the meeting, this agenda item was not discussed.

#4 – Consent Items

- a. Approval of minutes dated May 27, 2021 and June 10, 2021

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED MAY 27, 2021 AND JUNE 10, 2021. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported there are two pickleball courts being installed at the Mountain View Park. Lyle then stated there will be a fishing derby during the Freedom Festival that he and Lou are running.

Steve Hurd reported on fiber installations throughout the city.

Greg Baptist stated he loves the Smith Family Park but he would now like to see some updates made to the other parks 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.*

Mike Corley stated the traffic in his subdivision has increased significantly since Silver Ridge Elementary has opened and asked if there is anything that can be done such as traffic studies or anything else to alleviate the problem. Mr. Corley commented Remuda residents are now going through the subdivision to get to Plain City. Greg Baptist commented that the city is proposing accesses over the canal, stating it will take a while but it could help.

Mark Lind stated he also has concerns with traffic in the Remuda Court subdivision. Mr. Lind then asked about privately funded signs warning about the traffic concerns. Mr. Lind was encouraged to get with the Public Works department.

#7 – Adjournment

AT 7:52 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

Lindsay Afuvai, Recorder

Lou Best, Chairman Pro-Tem

Date Approved: _____