

The regular meeting of the Farr West Planning Commission was held on Thursday, July 8, 2021 at 6:00 p.m. at the City Hall. Commission members present were Ted Black, Geneva Blanchard, Lou Best, Steve Hurd, Greg Baptist, Lyle Earl, Brandon Whitesides and Darren Roylance. City Council Member present was Ken Phippen. Staff present was Lindsay Afuvai. Visitors present were Kevin Mulvey, Zach Hansen and Charles Hubbard.

#1 – Call to Order – Chairman Ted Black

Chairman Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lou Best led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen stated the July 1, 2021 Council was canceled but a special meeting was held to discuss fireworks.

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

Charles Hubbard stated he had questions on the exact location of the station. Mr. Hubbard then asked if this would be an auxiliary heating unit for the natural gas, if they would be using newer technology at this site and what the decimal numbers are at the site. Chairman Black stated all of those concerns would be addressed during the plan review process and asked Mr. Hubbard to submit all of those questions in writing prior to that time.

c. Close public hearing and proceed with the regular meeting

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

- d. Recommendation to the City Council of action on a conditional use permit for a natural gas pressure regulating station for Dominion Energy located at 1300 North 1200 West

Ted Black stated the request for the conditional use is only for a pressure regulating station and that any other use would have to come back in for approval for that use. Ted then commented there had been previous disputes with this property in regards to a perceived access on the back, stating he believed the courts did rule in favor of the citizens in that case. Zach Hansen, the project engineer for the project stated it is their intent to leave the access on the property. Mr. Hansen stated their plan is to put their fence thirty feet off of the west fence that runs diagonal to that access path. Mr. Hansen then walked through the proposed site and the different equipment that would be used. Ted asked if they have similar facilities in residential areas. Mr. Hansen stated there is one right across the street from the city office. Mr. Hansen stated they try to be good neighbors.

LYLE EARL MOTIONED TO RECOMMEND THE CITY COUNCIL APPROVE THE CONDITIONAL USE PERMIT FOR A NATURAL GAS PRESSURE REGULATING STATION FOR DOMION ENERGY LOCATED AT 1300 NORTH 1200 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the City Council on changes to the city ordinance to comply with HB82 and HB109 from the 2021 Utah Legislative Session. This will include changes to sections 17.08.010, 17.44.170, and the city development standard and create a new section 17.44.210

Ted Black stated the only purpose to these changes is to comply with the law and commented he has met with attorney and gone over his recommendations. Ken Phippen asked why the public hearing is being held after the recommendation to the council. Ted stated there needs to be a positive recommendation from the Planning Commission before a public hearing is held. Ted commented that because it is an ordinance change, a public hearing is also required and a recommendation based on that will follow.

No motion was made as it was determined that a public hearing should be held prior to making the recommendation to the City Council.

- f. Set a public hearing for August 12, 2021 to consider 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

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 12, 2021 TO CONSIDER 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. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- g. Discussion on request for information from Derrigo Studies

Ted Black stated a request that came from Derrigo Studies was answered by the city about the demographics of the city and the viability of a grocery store. Ted commented the email didn't seem quite right and felt like they were fishing. Ted stated when these types of email requests come into the Planning Commission he would like to discuss them in an open meeting before sending them back a response.

#4 – Consent Items

- a. Approval of minutes dated June 24, 2021

STEVE MOTIONED TO APPROVE THE MINUTES DATED JUNE 24, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Brandon Whitesides stated he thought the fireworks were a big success and thought the only thing that could be improved upon was traffic control when leaving the park.

Lyle Earl reported on the fishing derby from the Freedom Festival.

Lou Best stated he went back and looked at the accessory building ordinance based on the attendance from the last meeting. Lou stated he has looked at other cities ordinances and would like to add a discussion on the topic to the next work session.

Geneva Blanchard thanked Brandon and Lyle for being on the float and commented she felt like things went well with the parade. Lyle thanked Geneva for her work on preparing the float.

#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 7:37 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____