

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, August 12, 2021 at 6:00 p.m. at the City Hall.

Commission members present were Ted Black, Genneva Blanchard, Lou Best, Steve Hurd, Greg Baptist, Lyle Earl and Darren Roylance. Brandon Whitesides was excused.

City Council Member present was Ken Phippen. Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

6:00 pm – Work Session to discuss accessory buildings, Chapters 6 and 7 of the General Plan and a training schedule to comply with the changes made in the 2021 legislative session

The Planning Commission discussed amendments to Chapters 6 and 7 of the General Plan and a training schedule to comply with changes made in the 2021 legislative session. Ted stated there is a four-hour training requirement for each Planning Commission member and that attending twelve meetings in a year makes up for one-hour of that training. Ted reviewed the options for the remaining hours, commenting they could do training during future work sessions.

#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 reported that at the City Council meeting the Mayor presented Judge Patrick Lambert who recently retired with the Make a Difference Award, approved business licenses, held a public hearing on and also approved vacating a public utility easement for Darin Fowers. Ken stated a discussion was held on the animal ordinance with Manny Antonacci who asked that the city make changes to the amount of animals allowed. Ken reported the council then approved an ordinance adopting and implementing a uniform wage scale for city employees, approved the minutes, paid the bills, reported on assignments and then adjourned.

- b. Open public hearing to consider changes to the city ordinance to comply with HB82 and HB409 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

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER CHANGES TO THE CITY ORDINANCE TO COMPLY WITH HB82 AND HB409 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. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

Ted Black stated the ordinance changes are in response to recently approved bills in the legislature.

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 on changes to the city ordinance to comply with HB82 and HB409 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

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CHANGES TO CITY ORDINANCE TO COMPLY WITH HB82 AND HB409 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. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing to consider the request of a re-zone of the River Blacksmith Properties LLC located at approximately 1500 North 2300 West, parcel numbers 15-005-0108 and 15-004-0112, from the A-1 zone to the R-1-15 zone

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 26, 2021 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE RIVER BLACKSMITH PROPERTIES LLC LOCATED AT APPROXIMATELY 1500 NORTH 2300 WEST, PARCEL NUMBERS 15-005-0108 AND 15-004-0112, FROM THE A-1 ZONE TO THE R-1-15 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

f. Discussion on a sidewalk on the east side of 2000 West

Ted Black stated he recently attended a meeting where the issue of requiring curb, gutter and sidewalk on the east side of 2000 West came up. Ted stated he thought it was up to UDOT but that UDOT was in the meeting and said they defer to what the city would like. Ted asked if anyone knew the purpose of that. Lou Best asked how much of that side of the street is developed and if it would be worth it to have new patchwork sections of sidewalks with new developments. Ted stated it should probably be a City Council decision, but the city should decide if it will be a requirement with new development. Genneva Blanchard stated she felt it should be required. The Planning Commission also discussed that there would be no retroactive requirements for the existing residents. Faye Warr stated there was not sidewalk along the west side when they moved into the city but that it has since been added. Ted stated he would get input from the City Council before making any recommendations.

g. Discussion on accessory structure setbacks ordinance, 17.44.190

Lou Best stated this is an issue that has come up more than once before the Planning Commission when people come in and request large accessory buildings. Lou stated he surveyed several other cities ordinances and was most impressed with North Ogden City's ordinance where the setback requirement is based upon the size of the accessory building; the bigger the building, the farther the setback requirement becomes. Lou suggested having a discussion to take into consideration some of these other issues when considering setbacks. Ted asked Lou Best, Greg Baptist and Darren Roylance to work on creating a proposal to bring back for discussion. Jim Flint stated you run into problems with the ten-foot utility easement on the rear properties and comments some cities have abandoned their rear public utility easements and added a fifteen-foot utility easement in the front yard.

h. Discussion on livestock ordinance, 6.08.020

Ted Black stated a gentleman came to the City Council to request a possible change to the animal ordinance. Ted stated the property owner raises small pygmy goats but that goats are classified as medium sized animals which lessens his ability to have very many. Ted commented the Mayor requested that Lou Best head up a committee to look into this possible change. Lou stated he has done some research on animal sizes and felt there is room to add another size animal category in the ordinance for these smaller animals. Ted asked Lyle and Steve to work with Lou on this change.

#4 – Consent Items

- a. Approval of minutes dated July 8, 2021

STEVE HURD MOTIONED TO APPROVE THE MINUTES DATED JULY 8, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Steve Hurd stated we are on the tail end of the fiber installation in the city. Steve commented Connex is at about 85% of their projected work. Steve then commented Optic Loop is done for now and is not pursuing any expansion for now.

Lyle Earl reported the triangle piece of property at the Smith Family Park should get the playground installed next week with a fence coming near the same time. Lyle then reported on the Youth Fishing Club, commenting he was able to get a donation for supplies from Scheels.

#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.*

Seth Reed commented he lives in Farr West Meadows and he was under the impression a discussion would be happening on potential library near Farr West Meadows. Ted stated there is no funding in the immediate future for the library to be put in but that it would remain in the master plan for the city. Mr. Reed then asked about stop signs on 2575 West, commenting he believed it was a requirement when the Hart subdivision was installed that at least two stop signs were going to be installed and they have not. Ted encouraged Mr. Reed to write a letter to the Mayor requesting that.

Faye Warr asked about the potential library property and if the public had any input on what that property could be used for other than a library. Ted Black stated that public input is always welcome.

#7 – Adjournment

**AT 7:44 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING.
GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____