

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, August 26, 2021 at 6:00 p.m. at the City Hall.

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

The Planning Commission discussed updates and changes to the general plan. Lou Best also presented proposed changes to the livestock ordinance, which would split the medium sized animals into two different categories based on weight, medium-large and medium-small.

#1 – Call to Order – Chairman Ted Black

Chairman Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Genneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council held a meeting on August 19th where they approved a solicitor's license, held a business license revocation hearing on Special Blends Motor Garage and moved to revoke their business license for special Blend Motor Garage without compliance on their conditional use permit within 30 days. The Council then discussed making changes to the business license approval process and approved an ordinance and resolution incorporating changes to comply with changes from the 2021 Utah Legislative Session. Ken reported the Council ended their meeting by approving their minutes and the bills and reporting on their assignments.

- b. Open 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

GENNEVA BLANCHARD MOTIONED TO ENTER INTO 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. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

Jim Flint stated there is a request for a re-zone of the property that is consistent with the general plan designation for the property.

Renee Call stated she lives to the north of property of the proposed re-zone property and wanted to bring some concerns she has with the property to the city and property owner's attention. Ms. Call asked about a box culvert that was installed as an emergency culvert, commenting there may be a right of way there for access to the culvert. Ms. Call then stated that from the pump house there was a drain put in by the Bureau of Reclamation to prevent the property from becoming a lake and stated they need to make sure to not disturb that drain. Ms. Call stated her other concern is the high water table there, commenting it is very high and would hate to see people build homes and then have water issues.

Ken Phippen brought up the issue that the property lines commercially zoned property and that there is a requirement for the commercial property to fence all of their property. Ken stated this was brought up when that property was re-zoned and when the site plan was approved but does not believe that it was ever completed. Ken stated this is something we need to be aware of and make sure does not get forgotten.

- 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. Recommend to the City Council approval 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

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RE-ZONE OF THE RIVER BLACKSMITH PROPERTIES LLC LOCATED AT APPROXIMATELY 1500 NORTH 2300 WEST, PARCEL NUMBER 15-005-0108 AND 15-004-0112, FROM THE A-1 ZONE TO THE R-1-15 ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

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

Ted Black stated this issue was brought up by a comment made by a developer that said Farr West City does not require sidewalks on the east side of 2000 West and that may have been the case for some developments but that he cannot find any records stating why that would be. Genneva stated she believes new development should follow the same standards as anyone else. Lou Best stated he has concerns with sidewalks that go nowhere. Genneva suggested requiring curb and gutter with a deferral for sidewalks. Robert Alexander stated part of the problem was because we started out so rural and stated he felt if these are deferred they would never be installed. Mr. Alexander stated he felt the installation should be required with the development. Genneva asked if we have the authority to require it, Ted stated yes because it is part of the development standards.

f. Discussion on accessory structure setbacks ordinance, 17.44.190

Greg Baptist had previously provided information to the Planning Commission. The commission members determined it would be more beneficial to have this discussion with Greg present. Robert Alexander commented he felt the only way to regulate “mega-barns” would be through setback requirements.

g. Discussion on livestock ordinance, 6.08.020

This discussion will be held during the next work session.

#4 – Consent Items

a. Approval of minutes dated August 12, 2021

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED AUGUST 12, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Darren Roylance stated he has been researching information for the accessory building change.

#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 7:29 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____