

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, September 9, 2021 at 6:00 p.m. at the City Hall.

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

City Council Member present was Ken Phippen. Staff present was McKinzie Tams.

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.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Steve Hurd led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council approved three residential business licenses, approved an ordinance amending the business license approval process and approved a re-zone of the River Blacksmith Properties LLC. The Council ended their meeting by approving their minutes, paying the bills and reporting on assignments.

b. Recommendation to the City Council approval of the Fisher Family Homestead Subdivision located at 1300 North 2000 West – Sonia and Val Fisher

Sonia Fisher was present seeking approval of the Fisher Family Homestead subdivision. Ted Black stated curb, gutter and sidewalk will be required on the site plan. Jeremy Draper from Reeve and Associates commented they would make sure curb, gutter and sidewalk are shown on the site plan.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FISHER FAMILY HOMESTEAD SUBDIVISION LOCATED AT 1300 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Discussion – Re-zone request for the Brad Jackson property located at approximately 2900 North 2000 West, from the A-1 zone to the M-1 Manufacturing zone or C-2 Commercial zone

Brad Jackson with B&G Property was present with questions about a potential re-zone on the Brad Jackson property. Mr. Jackson stated they would like to build some retail shops on the property. Planning commission members expressed their concerns between the M-1 and C-2 guidelines. Mr. Jackson stated he preferred the M-1 zone. Geneva asked about the flex space on the concept plan, if it were to be used for construction type businesses. Mr. Jackson confirmed that was the idea. Geneva commented these types of spaces typically would include light industrial uses, not necessarily manufacturing. Lou Best stated he would prefer to see the zone request to be the C-2 zone if their use would be allowed in that zone. Geneva stated sometimes the flex space would be better suited in the M-1 zone and wanted to make sure the site plan request for Mr. Jackson would fit in the C-2 zone.

Greg Baptist informed Mr. Jackson that the rental of his buildings will be affected by which zone takes place. Ted Black informed Mr. Jackson that by changing the zone from an A-1 to a C-2 zone he would still be able to eventually re-zone again in the future to an M-1 if necessary. Geneva asked if they could explain to Mr. Jackson why an M-1 zone wouldn't work, commenting she wanted him to feel good about his decision. Lou Best stated the proposed use of the property would determine the proper zoning.

Matt Fackrell approached and stated he is looking to purchase the property or partner with Mr. Jackson on the proposed building. Mr. Fackrell commented he currently runs a painting business on 12th South and is looking to move because of high rent. His current building is similar to the concept plan submitted with flex space. He stated his business would be more of a light manufacturing. The conditional uses were reviewed under the M-1 and C-2 city codes. Lou Best stated the main concern with heavy manufacturing would be noise, pollution and other similar concerns. Lou commented that type of business is clearly not something they would like in this location but, that it did not sound like that is what he is proposing. Geneva stated she felt their proposed use would fit within the C-2 zone with a conditional use.

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR SEPTEMBER 23RD, 2021 TO CONSIDER THE REQUEST OF A REZONE OF

THE BRAD JACKSON PROPERTY LOCATED AT APPROXIMATELY 2900 NORTH 2000 WEST, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Discussion on accessory structure setbacks ordinance, 17.44.190

Lou Best stated he would prefer to have this discussion during a work session.

- e. Discussion and set a public hearing to consider amending the livestock ordinance, 6.08.020

Lou Best presented the revised livestock ordinance which would define animals by weight and include new categories of livestock.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR SEPTEMBER 23, 2021 TO CONSIDER AMENDING THE LIVESTOCK ORDINANCE, 6.08.020. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated August 26, 2021

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED AUGUST 26, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Steve Hurd reported that he will review park sizes with those identified in previous discussions and ordinance allowances.

Lyle Earl reported on the youth fishing club and the triangle park at the Smith Family Park.

Lou Best stated he had already reported on the livestock ordinance and accessory structure setbacks.

Greg Baptist reported he is also working on the height ordinance for detached structures and will confirm the transportations maps are accurate for the general plan.

Genneva Blanchard noted the choice of zones should have been addressed prior to the meeting and not during the meeting, Ted Black will discuss with the staff.

#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.*

Jeff Sappington reported that the sprinklers near the pickle ball courts on the north side at Park Plaza are shooting straight up in the air. Ted Black said he would notify public works. Jeff Sappington asked about the future plans for the commercial property near Park Plaza. Ted Black stated until a site plan is submitted, we will not know what will go in.

#7 – Adjournment

AT 7:34 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____