

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, September 23, 2021, at 6:00 p.m. at the City Hall.

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

The Planning Commission discussed the accessory structure setback ordinance, as well as the 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

Genneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Ted Black offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the public comment from Becky Brooks reminded everyone of meet the candidate's event. Mr. Phippen stated a concerned citizen had questions about the internal accessory dwelling unit. He stated this person wanted to know more information about renting out single rooms and that it needed to be reviewed how it is stated per law regulations. Ken Phippen recommended the planning commission and anyone else interested should listen to the last 10 minutes of the City Council session held on September 16th, 2021. Ken stated the City Council had approved The Fisher Family Homestead subdivision and the city will be continuing garbage services through Econo Waste. Ken reported the City Council then discussed the possibility of hiring a code enforcement officer and they ended their meeting by approving their minutes, paying the bills, and reporting on their assignments.

- b. Entered into public hearings as advertised

**GENNEVA BLANCHARD MOTIONED TO ENTER INTO PUBLIC HEARINGS.
GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

- i. First public hearing to consider the request of a re-zone of the B&G Management LLC property, parcel number 19-014-0042, located at approximately 2900 North 2000 West from the A-1 zone to the C-2 Commercial zone

Brad Jackson discussed wanting to rezone from A-1 zone to the C-2 zone. Mr. Jackson owns the property located at 2900 North 2000 West and stated they are planning to put three buildings, if possible, for their large painting business.

Randy Salazar voiced his concerns about what type of business zoning will take place and the difference between an A-1 and C-2 zone.

**STEVE HURD MOTIONED TO CLOSE THE FIRST PUBLIC HEARING.
GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

- ii. Second public hearing to consider amending the livestock ordinance, 6.08.020

**GENNEVA BLANCHARD MOTIONED TO ENTER INTO A PUBLIC HEARING
TO CONSIDER AMENDING THE LIVESTOCK ORDINANCE. BRANDON
WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

Ken Phippen thought it would be helpful to have a review of what livestock ordinances were in place and what changes were made so that the people knew what to comment on. Lou Best explained a brief overview of the changes made to the medium sized category and how it had been split into two sizes. The new categories are medium small and medium large which also clarify the weight range of the animals.

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

**GREG BAPTIST MOTIONED TO CLOSE THE SECOND PUBLIC HEARING
AND PROCEED WITH THE REGULAR MEETING. GENNEVA BLANCHARD
SECONDED THE MOTION, ALL VOTING AYE.**

- d. Recommendation to the City Council action on the request of a re-zone of the B&G Management LLC property, parcel number 19-014-0042, located at approximately 2900 North 2000 West from the A-1 zone to the C-2 Commercial zone

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RE-ZONE OF THE B&G MANAGEMENT LLC PROPERTY, PARCEL NUMBER 19-014-0042, LOCATED AT APPROXIMATELY 2900 NORTH 2000 WEST FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the City Council action on the amending the livestock ordinance, 6.08.020

STEVE HURD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED LIVESTOCK ORDINANCE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- f. Set a public hearing for October 14, 2021, to consider the request of a re-zone of the John Watson property located at 1246 North 2000 West, parcel number 15-004-0046, from the A-1 zone to the R-1-15 and C-2 zones

Ted Black stated there was an error on the agenda and they were considering a rezone to the C-2 zone only.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 14, 2021, TO CONSIDER THE REQUEST OF A RE-ZONE OF THE JOHN WATSON PROPERTY LOCATED AT 1246 NORTH 2000 WEST, PARCEL NUMBER 15-004-0046, FROM THE A-1 ZONE TO C-2 ZONES. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

John Watson stated he was applying for both zones as there is an existing house on the parcel that he would want to keep residential. Chairman Black stated because it was only one parcel, only one zone change could be considered. John stated if that was the case, he would prefer the property be zoned as residential.

Lou Best stated he would like to rescind his previous motion. Genneva Blanchard also rescinded her second to the motion.

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 14, 2021, TO CONSIDER THE REQUEST OF A RE-ZONE OF THE JOHN WATSON PROPERTY LOCATED AT 1246 NORTH 2000 WEST, PARCEL NUMBER 15-004-0046, FROM THE A-1 ZONE TO AN R-1-15 ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- g. Recommendation to the City Council action on the preliminary approval of the Parkside Estates Subdivision located at approximately 1995 North 2000 West

Bryan Bayles with Nilson Homes stated he is requesting preliminary approval of a subdivision on 24.3 acres that complies with the current zoning. Mr. Bayles stated the piece of property that accessed on 2000 west would have taken out one of the existing homes on the property so they felt the better solution, which was consistent with the previously approved UDOT plan, was to gain access to 2000 West by attempting to purchase the property from Randy Marriott. Mr. Bayles stated they would close on that purchase upon preliminary approval of the subdivision. Mr. Bayles stated they have approached UDOT and they are nearing completion for their approval with them. Mr. Bayles stated this is a single access subdivision and understands that only 30 lots could be approved with that, commenting that is what is proposed in phase 1. Chairman Black commented there are 31 lots in the proposed phase 1. Mr. Bayles stated that was an oversight and they would adjust the plan accordingly. Mr. Bayles then stated the future phase would be applied for once a second access could be obtained either from the property to the north or south. Mr. Bayles then stated there were two pages of comments from the city engineer, none of which they have issues with; two of the items will take some design work but they will incorporate them into the plan. Mr. Bayles stated that as per Kent Jones memo, they will work with Hanson and Associates with storm drain and irrigation lines on both the north and the south ends. They hoped they could work with engineering prior to final approval and that it would not prohibit them from getting preliminary approval. One of the changes they have made is to pressurize the sewer system because a gravity fed system would require a tremendous amount of fill.

Greg Baptist stated this is in the area where the city Active Transportation Plan includes a bridge across the canal and would like the developer to participate with the building of that. Steve Hurd stated it is not relative to this phase but made Mr. Bayles aware of the city's intentions of placing a park as well as the bridge over the canal in this general area. Steve stated the city would like those developing in the area to participate equally in the cost for the development of these. Mr. Bayles stated they would be happy to participate and asked when they would be built. The planning Commission did not have an exact time of when these parks would be built. Chairman Black stated that these plans are part of the approved Active Transportation Plan and that it is not fair for one person to pay for the brunt of the development of them and that we would like to see them take their share of the proposed 20-acre park and develop it as part of the subdivision. The park would then be added on to by future developers in the area. Mr. Black also commented he did not feel the active transportation plan had been considered for this development. Lou Best asked about the irrigation drainage and ditch system that runs across the southern most lots. Lou asked what how they would prevent homes from being built on irrigation lines. Mr. Bayles stated there is plenty of space with setbacks but based on Kent Jones

comments, they are relocating that line to the south end of that property and will be a part of the updated plans sent to the City Council.

Mr. Bayles asked if the park impact fees from the houses that will be built would cover the cost or if the city is asking for additional funds. Chairman Black stated the biggest thing would be land and commented there is no land dedicated for a park anywhere on the plan. Mr. Black commented the city would expect a proportionate amount of land donation for that park; that the exact location has not been determined for the park placement but each developer would need to participate in land donations to create the park to serve the citizens in the area. Steve Hurd stated the park is proposed for a certain location because it seemed to be the least developable property and would have a smaller impact on the developer. Genneva Blanchard asked if the proposed location is not on this property how can we mandate them to participate. Lou Best commented the issue is not necessarily geographical because those new homes would be the ones utilizing that park. Genneva asked what it is we are specifically asking of this development. Ted Black stated the specific location is not set in stone but would like to know what contribution Nilson Homes would make towards a park in that area. Mr. Bayles stated that other than the park impact fees that will come from each lot; he is not sure what contribution is expected of him if the proposed park location is on property that he does not own. Chairman Black informed Mr. Bayles of city staff requesting not to recommend preliminary approval because of the drainage and irrigation issues until they are resolved. Mr. Black asked Mr. Bayles when they would be putting in the second access for the proposed phase 2. Mr. Bayles stated it would be in place prior to phase 2 but that they don't currently own the property to the north which is where they intend on placing it. Lou Best voiced that he was reluctant to recommending approval due to several bullets and issues listed by the engineer. Ted Black addressed that the city is not interested in approving the nonconforming lot #5 on a new subdivision. Greg Baptist mentioned that he wanted to see the LID compliance. Jim Flint stated that the staff contacted him to eliminate the LID program and that he has addressed this with the city engineer.

LOU BEST MOTIONED TO TABLE PRELIMINARY APPROVAL OF THE PARKSIDES ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 1995 NORTH 2000 WEST. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- h. Set a public hearing to consider the request of a conditional use permit for Andy Fishburn for a 5,500 square foot accessory building located at 1797 Heritage Ranch Drive

STEVE HURD MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 14, 2021 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR ANDY FISHBURN FOR A 5,500 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1797 HERITAGE RANCH DRIVE WITH THE CONDITION THAT SOMEONE COMMUNICATE THE CONCERNS ON THE BUILDING PLANS IN ORDER TO HAVE THEM CORRECTED BEFORE THE PUBLIC HEARING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF GREG BAPTIST WHO VOTED NAY.

- i. Recommendation to the City Council action on the request of a modified site plan for Weber Fire District located at 2023 West 1300 North

Paul Sullivan requested a modified site plan for Weber Fire District. Mr. Sullivan stated the district is growing and in need for more office space.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MODIFIED SITE PLAN APPROVAL FOR WEBER FIRE DISTRICT LOCATED AT 2023 WEST 1300 NORTH. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated September 9, 2021

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 9, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Darren Roylance worked with Greg and Lou on the accessory building ordinance and looks forward to seeing it all formalized.

Greg Baptist looking forward to completing the height ordinance and still working on getting the map finished for the general plan for the road transportation.

Steve Hurd reported on fiber installation in the city.

Ted Black stated that due to the holidays, Planning Commission meetings will be on different days in November. These days will be discussed on the next agenda.

#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.*

Candice Richards thanked the Planning Commission for the city parks.

#7 – Adjournment

**AT 8:10 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____