A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, October 14, 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, Darren Roylance, and Brandon Whitesides.

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 parks and the general plan

The Planning Commission discussed parks and parks development and the general plan. The Planning Commission discussed different ways to present the information to the public.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

   Brandon Whitesides led in the Pledge of Allegiance.

b. Prayer

   Darren Roylance offered a prayer.

#3 – Business Items

a. Report from City Council

   Ken Phippen reported the City Council revoked the business license for the Special Blend Motor Garage, approved the re-zone of the B&G property, the amended livestock ordinance and approved the modified site plan for Weber Fire District. The Council then approved a new contract with Econo Waste for garbage and recycling services and held a discussion on a code enforcement officer. The Council ended the meeting by approving the minutes, paying the bills and reporting on assignments.

b. Entered into public hearings as advertised

   GENNEVA BLANCHARD MOTIONED TO ENTER INTO THE FIRST PUBLIC HEARING 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 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Jim Flint stated Mr. Watson was unable to attend the meeting this evening and commented he was here on his behalf. Mr. Flint stated it is the goal of Mr. Watson to break off the existing home and sell it to his son so the immediate need of the property is to re-zone it to the R-1-15 zone. Mr. Flint stated that Mr. Watson plans to re-zone the remaining parcel to the commercial zone in the future which is consistent with the general plan.

There were no other public comments.

GENNEVA BLANCHARD MOTIONED TO CLOSE THE FIRST PUBLIC HEARING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

i. Second 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

LOU BEST MOTIONED TO ENTER INTO THE SECOND 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. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

There were no public comments.

c. Close public hearing and proceed with the regular meeting

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

d. Recommendation to the City Council action on 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 zone

Boyd Fisher asked if this change in zone would affect his property which is immediately north of this. Ted Black stated it would not. Steve Hurd asked if the city is opening itself up to liability when approving an R-1-15 zone on this property. Mr. Black stated that we have Mr. Watson's intent is to re-zone the remaining property to commercial in writing with the document that was submitted with that request. Mr. Black commented the steps that have been taken following that request should help protect the city.

STEVE HURD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL 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 ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

e. Recommendation to the City Council action on the request of a conditional use permit for Andy Fishburn for a 5,500 square foot accessory building located at 1797 Heritage Ranch Drive

Mr. Fishburn stated he would like to build a basketball court in his backyard. Darren Roylance stated he sees the height has been adjusted to be in accordance with the code. Lou Best pointed out that the building could not be used for a residence. Mr. Fishburn commented there would not be a residence, just a place for his children to hang out.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL A CONDITIONAL USE PERMIT FOR ANDY FISHBURN FOR A 5,500 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1797 HERITAGE RANCH DRIVE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

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

Ted Black stated the developer has met with the storm water manager and have addressed the previous concerns he had with the development. Lou Best asked who would own and maintain the property along the entrance of the subdivision. Bryan Bayles stated Nilson Homes will own and maintain that property until all of the lots are sold, at which time the subdivision's homeowners association will take over that maintenance. Mr. Bayles then went over the changes from the plan from the previous meeting. Lou Best stated he would have concerns granting approval of Phase 2 without an available option for a second egress. Edd Ramer stated he is the property owner to the south of this proposed subdivision and said his concerns would be the road to this subdivision will be within 20 feet of his bedroom window and asked to have the road placed as far north as possible. Mr. Ramer then asked what will be done to keep the separation of his agriculture property and the subdivision. Mr. Bayles stated their intent will be to fence off the property with a six-foot vinyl fence.

Mr. Bayles commented they did the best they could with the placement of the roads based on the UDOT requirements they had to comply with. Ken Phippen asked about the knuckle in phase 2. Mr. Black commented knuckles are not allowed in the city and that would need to be changed before approval of Phase 2 was considered.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL PRELIMINARY APPROVAL OF PHASE 1 OF THE PARKSIDES ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 1995 NORTH 2000 WEST WITH THE CONDITION THAT ANY FUTURE PHASES COME BACK IN FOR PRELIMINARY APPROVAL ONLY IF A SECOND EGRESS TO THE PROPERTY IS OBTAINTED. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

g. Set alternative dates for November Planning Commission Meetings to Wednesday, November 10th for work session and regular meeting and Tuesday, November 23rd for a work session only

Ted stated the November meeting dates need to be adjusted because both meetings fall on holidays.

GREG BAPTIST MOTIONED TO SET THE ALTERNATIVE DATES FOR NOVEMBER PLANNING COMMISSION MEETINGS TO WEDNESDAY, NOVEMBER 10TH FOR A WORK SESSION AT 6 PM AND REGULAR MEETING AT 7 PM AND TUESDAY, NOVEMBER 23RD FOR A 6 PM WORK SESSION ONLY. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

a. Approval of minutes dated September 23, 2021

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 23, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl reported that the triangle playground at Smith Family Park is almost completed. Lyle then reported on the fall Youth Fishing Club.

#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.*

Edd Ramer thanked the Planning Commission for all they do.

Ken Phippen reported he attended the Weber County Planning Commission meeting regarding the S-Curve property stating the proposal was recommended for approval to the County Commissioners. Ken pointed out that as part of that approval; the general plan was amended as well.

#7 – Adjournment

AT 7:55 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

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Lindsay Afuvai, Recorder

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Ted Black, Chairman

Date Approved: __________________________