

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, October 28, 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 McKinzie Tams.

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

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported to the City Council of the approval of the John Watson re-zone to an R-1-15 zone. Fishburn accessory buildings conditional use permit was approved. Parkside phase 1 was approved. Two public hearings were set both for vacating a public easement. The Council ended the meeting by approving the minutes, paying the bills, and reporting on assignments.

b. Set a public hearing for November 10, 2021 to consider the request of a conditional use permit for a construction business in the C-2 Commercial Zone for Accent Painting located at 2900 North 2000 West

Matt Fackrell informed the planning commission of what his business will be used for. They will be storing supplies and work trucks there. He explained no painting will be done out of the building.

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING ON NOVEMBER 10TH, 2021 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A CONSTRUCTION BUSINESS IN THE C-2 ZONE FOR ACCENT PAINTING LOCATED AT 2900 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Set a public hearing for November 10, 2021, to consider the request of a re-zone of the Papageorge property located at approximately 1600 West 2350 North, parcel number 19-042-0049, from the A-1 zone to the M-1 Zone – John Watson

John Watson spoke about wanting an M-1 Zone for industrial purpose. He explained this property would still be accessible to the Papageorge family. Mr. Watson wanted a parcel line change.

STEVE HURD MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 10, 2021 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE PAPGEORGE PROPERTY LOCATED AT APPROXIMATELY 1600 WEST 2350 NORTH, PARCEL NUMBER 19-042-0049 FROM THE A-1 ZONE TO THE M-1 ZONE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council action on approval of the Fisher South Subdivision located at 1995 North 2000 West – John Watson

John Watson asked for a one lot subdivision separated from the Fisher home.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY COUNCIL FOR FINAL APPROVAL OF THE FISHER SOUTH SUBDIVISION LOCATED AT 1995 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- e. Discussion on setbacks on accessory structures
- f. Set a public hearing for November 10, 2021, to consider amending setbacks on accessory structures

Lou Best explained that the focus of the ordinance changes is the set back of accessory buildings and not the separation of buildings.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 10, 2021 TO CONSIDER AMENDING SETBACKS ON ACCESSORY STRUCTURES. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated October 14, 2021

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 14, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Steve Hurd reported he has been working on the parks portion to the broadband portion.

Lyle Earl reported they had a park meeting with commissioner Jim Harvey. Mr. Harvey stated the earliest time frame for a future library being built in Farr West is about 3-5 years.

Greg Baptist voiced a concern about the legislature requiring the city to have certain zones.

#6 – Public Comments

Edd Ramer asked how setbacks for an accessory building would apply if the adjacent properties have a change in zoning. Lou Best advised the residents setbacks are based off the property, not the adjacent property.

Ken Phippen mentioned an email from Wasatch Front Regional Council. Ted Black stated The Planning Commission is working to accommodate a meeting with them.

**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.*

#7 – Adjournment

**AT 7:36 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____