

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, November 10, 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 with Wasatch Front Regional Council and discuss the general plan

The Planning Commission met with the Wasatch Front Regional Council and discussed 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

Greg Baptist 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 held two public hearings to consider vacating utility easements, both were later approved by ordinance. The Council then approved the Fisher South one-lot subdivision, paid the bills, reported on assignments and adjourned.

b. Open first public hearing 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

GENNEVA BLANCHARD MOTIONED TO OPEN THE FIRST PUBLIC HEARING 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.

GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Casey Linde was present requesting a conditional use permit for a painting business. Along with their office, they will be keeping all the equipment and vehicles on site. No painting will be done at this location.

- c. Close public hearing and consider recommendation to the City Council action on 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

LYLE EARL MOTIONED TO CLOSE THE PUBLIC HEARING AND DARREN WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

LOU BEST MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A CONSTRUCTION BUSINESS IN THE C-2 COMMERCIAL ZONE FOR ACCENT PAINTING LOCATED AT 2900 NORTH 2000 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Open second public hearing 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

GREG BAPTIST MOTIONED TO OPEN THE SECOND PUBLIC HEARING 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. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

John Watson explained why he purchased the Papageorge property. His research showed there was potential for an addition to the industrial park. This would help to avoid more traffic on Farr West drive. He felt it would be beneficial to the city and create good paying jobs. It would bring in impact fees and building fees but would still leave farmland for the current owners.

Edward Ramer is wondering why the zone is an M-1 Zone vs. all other commercial zones. Ted Black informed him that was not a question the city could answer.

David Chugg voiced concerns about the general plan not supporting the zone that far down the road. Mr. Chugg stated the setback of only 10 feet and no maximum building height for an M-1 zone can impact nearby residents. Mr. Chugg wants the following things observed before forming an opinion to the City Council. Possibility of any sexually explicit businesses being allowed, light pollution, and noise escalation.

Mike Chapman asked John Watson where the access will be coming from for this property. John Watson advised it would be accessed from 2350 N out of the industrial park and no entrance will be on Farr West Drive. Mr. Chapman stated he is not opposed to the zoning change but that he would ask the planning commission to consider delaying that change until the ordinances are changed as earlier indicated to him.

Jason Chugg spoke about the zone change is inevitable however, he is concerned about what buildings will be placed in the M-1 zone. Mr. Chugg stated that bright lights and excessive noise is a concern for the neighboring residents.

Jim Flint echoed previously stated concerns. Mr. Flint then stated the buffer between an M-1 zone to residential zones is weak and suggested it needing to be changed.

- e. Close public hearing and consider recommendation to the City Council action on 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

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

LOU BEST MOTIONS TO TABLE THIS ITEM TO ESTABLISH A BUFFER BETWEEN AN M-1 ZONE AND A RESIDENTIAL ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

Genneva Blanchard requested that more information be provided, including a site plan.

- f. Open third public hearing to consider amending setbacks on accessory structures

LOU BEST MOTIONED TO OPEN THE THIRD PUBLIC HEARING TO CONSIDER AMENDING SETBACKS ON ACCESSORY STRUCTURES. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Lou Best explained the proposed changes to the setbacks on accessory structures.

- g. Close public hearing and consider recommendation to the City Council action on amending setbacks on accessory structures

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING FOR THE AMENDED SETBACKS ON ACCESSORY STRUCTURES. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED SETBACKS ON ACCESSORY STRUCTURES. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- h. Recommend to the City Council action on the Dominion Energy site plan request located at 1300 North 1200 West

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE DOMINION ENERGY SITE PLAN LOCATED AT 1300 NORTH 1200 WEST. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

Lou Best asked Zach Hansen (Project Engineer) and Kevin Mulvey (Property Agent) with Dominion Energy to explain the landscaping around the perimeter of their property. Mr. Hansen and Mr. Mulvey informed the Planning Commission they will maintain all the landscaping.

- i. Recommend to the City Council action on the conceptual plan for new public works facility

Ted Black presented the conceptual plan for the new public works facility.

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL OF A CONCEPTUAL PLAN FOR NEW PUBLIC WORKS FACILITY. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

j. Discussion – Establishing a buffer before M-1 zoning and residential construction

Chairman Ted Black later opened a discussion regarding the ordinance and the buffering of the M-1 zone to a residential border. Ted Black indicated this would be discussed more in depth at the next work session. Genneva Blanchard and Lou Best both commented they felt a discussion and a review of the ordinance is appropriate.

Ed Ramer commented that the light pollution is a nuisance and feels that it should be addressed.

David Chugg commented he feels that lighting, noise abatement, setbacks, and building height are all important topics that are needing to be discussed.

Jason Chugg made a request to make a lighting recommendation for an M-1 zone and a decibel ordinance similar to what the residential zone has.

Carol Munteer hopes that the commission and the council will be sensitive to the residents when making changes to the ordinance.

Mike Chatelain thanked the commission and encouraged them to reach out to people who may have other suggestions.

k. Consideration to cancel the December 23, 2021, Planning Commission Meeting

GENNEVA BLANCHARD MOTIONED TO CANCEL THE DECEMBER 23, 2021 PLANNING COMMISSION MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Genneva Blanchard feels that Planning Commission is a little behind and proposed doing a work session each week until the end of the year. Planning Commission agreed and Ted Black will look into it.

#4 – Consent Items

a. Approval of minutes dated October 28, 2021

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 28, 2021. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl stated they are working on the playground equipment being updated. A family proposed to the city to host a baby animal day April 21st-23rd with food trucks and bounce houses. Mr. Earl stated it is in the works to make it an annual thing.

Greg Baptist sent out a copy of the proposed road locations and asked for anyone to give feedback.

#6 – Public Comments

Whitney Aldrich with accent painting inquired about the new owner wanting to subdivide the property.

**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 8:18 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____