

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

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

City Council member Ken Phippen was excused. Staff present was McKinzie Tams.

Visitors present were: see attached list.

6:00 pm – Work session to discuss the M-1 manufacturing zone and the general plan

The Planning Commission discussed the M-1 manufacturing zone and 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

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Steve Hurd offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen was unable to attend the meeting and provided his report by email to the Planning Commission.

b. Set a public hearing for January 13, 2022, to consider the request of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 13, 2022, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR TROY GALLOWAY FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 2821 WEST 3375 NORTH. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- c. Set a public hearing for January 13, 2022, to consider the request of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd

STEVE HURD MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 13, 2022, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS FOR A 2,120 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1267 WEST HARRISVILLE RD. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommend to the City Council action on a modified site plan approval of Dominion Energy natural gas regulator station located at 1900 West 1800 North

Rick Helstrom was present on behalf of Dominion Energy requesting approval of a modified site plan at their 1900 West 1800 North location. Dominion Energy will extend the existing concrete wall that is already present. They are also wanting to add a 12 X 12 building on the south end to reduce the pressure of gas that is used by the residents. The new station is an upgrade to increase the capacity of the station that they already have directly north of the Petersen building.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MODIFIED SITE PLAN FOR DOMINION ENERGY NATURAL GAS REGULATOR STATION LOCATED AT 1900 WEST 1800 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommend to the City Council action on Oman Commercial subdivision located at 3092 North 2000 West

Ralph Oman was present requesting approval to subdivide property into two separate lots for tax purposes on the Oman Commercial subdivision.

STEVE HURD MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL APPROVAL OF THE OMAN COMMERCIAL SUBDIVISION LOCATED AT 3092 NORTH 2000 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated November 10, 2021

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 10, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Steve Hurd requested a 3-minute clip of what people are wanting to say on their video for the general plan.

Ted Black reported it is being considered to add an emergency plan to the general plan.

#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.*

#7 – Continuation of the work session at the discretion of the Planning Commission

It was determined unnecessary to continue the work session.

#8 - Adjournment

AT 7:27 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____