

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, January 13th, 2022, at 6:00 p.m. at the City Hall.

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

Mayor Ken Phippen, City Council member Janele Leatham, and Staff McKinzie Tams was present.

Visitors present were: see attached list.

6:00 pm – Work session to discuss the general plan

The Planning Commission 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

Lou Best led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen provided his report from City Council. Mr. Phippen introduced Janele Leatham as the newest member to the City Council.

b. Public hearing 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

LOU BEST MOTIONED TO OPEN A PUBLIC HEARING 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 SECONDED THE MOTION, ALL VOTING AYE.

Troy Galloway advised the planning commission that he was planning on using the 2400 square foot accessory building mainly for storage.

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING ON THE CONDITIONAL USE PERMIT FOR TROY GALLOWAY'S ACCESSORY BUILDING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Public hearing 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 OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS FOR A 2,120 SQUIRE FOOD ACCESSORY BUILDING LOCATED AT 1267 WEST HARRISVILLE RD. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Douglas Ross informed to the Planning Commission that he is using the accessory building mainly for storage.

Ricky Jorgenson asked what setbacks have been changed since last year. Lou Best explained.

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

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

- e. Recommendation to the City Council action on 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

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR TROY GALLOWAY FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 2821 WEST 3375 NORTH. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the City Council action on 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

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS

FOR 2,120 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1267 WEST HARRISVILLE RD. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- g. Recommend to the City Council action on amending the general plan to accommodate the M-1 zone on the Papageorge property located at 1600 West 2350 North, parcel number 19-042-0049

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDING THE GENERAL PLAN TO ACCOMMODATE THE M-1 ZONE ON THE PAPAGEORGE PROPERTY LOCATED AT 1600 WEST 2350 NORTH, PARCEL NUMBER 19-042-0049. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- h. Recommend 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- John Watson

John Watson explained he was looking to do a single building on the property for industrial use such as warehousing. Ted Black read out loud the conditions of the city for this potential re-zone, which included the setbacks adjacent to any residential zone shall be equal to or greater than the highest point of the building with a minimum setback of 20 feet; outside storage is not allowed between any structure in the M-1 zone and any adjacent residential zone; outside lighting at or near the property line between the M-1 zone and any residential zone shall be shielded and directed away from the residential zone, lighting at the adjacent residential zone shall comply with measurable levels set by the city, interior or reflective light from any structure in the M-1 zone shall not adversely impact the adjacent residential zone; noise shall not exceed 55db at the property line between a M-1 zone and any residential zone between the hours of 9:00 pm and 6:00 am; and a minimum 8 feet tall solid visual barrier is required between the M-1 zone and any residential zone.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A REQUEST FOR A RE-ZONE ON THE PAPAGEORGE PROPERTY LOCATED AT 1600 WEST 2350 NORTH, PARCEL NUMBER 19-042-0049, FROM THE A-1 ZONE TO THE M-1 ZONE CONTINGENT ON THE CONDITIONS STATED. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- i. Recommend to the City Council action on the request for final approval of the Happy Days Phase 3 Subdivision located at 2575 West 3100 North

Ken Palmer spoke about their plan for Phase 3 in Happy Days subdivision. Greg Baptist inquired about the storm water maintenance agreement put in place by the city so that the property owners know they need to maintain it. Greg Baptist informed Mr.

Palmer that he needs a storm water maintenance agreement or an easement for the drainage from lots 72-80.

GENNEVA MOTIONED TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL FINAL APPROVAL OF THE HAPPY DAYS PHASE 3 SUBDIVISION LOCATED AT 2575 WEST 3100 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- j. Recommend to the City Council reappointment of Lou Best, Geneva Blanchard, and Brandon Whitesides to the Farr West City Planning Commission

GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL REAPPOINTMENT OF LOU BEST, GENNEVA BLANCHARD AND BRANDON WHITESIDES TO THE PLANNING COMMISSION. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- k. Recommend to the Mayor and City Council approval of the Planning Commission Chair and Vice Chair consent items

GREG BAPTIST MOTIONED TO RECOMMEND TO THE MAYOR AND CITY COUNCIL APPROVAL OF THE PLANNING COMMISSION CHAIR AND VICE CHAIR. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated December 9th, 2021

STEVE HURD MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 9TH, 2021. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that he is working out the details for baby animal days and food trucks for April 7th-9th.

#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.*

Mark Lind proposed that a required inspection for sewer and drainage be enforced on new construction homes. Mr. Lind asked if the city could require developers to follow up and enforce CCNR's. Geneva Blanchard explained these are reported on your title documents and they are not enforceable by the city. CCNR's are enforced by your neighbors only or homeowners' association. Contractors are not required to convey to the city that they have told the residents about any sewer or drainage agreement.

#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 7:49 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____