

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, February 10, 2022, at 6:30 p.m. at the City Hall.

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

Present were City Council member Janele Leatham and Staff Lindsay Afuvai.

Visitors present were: see attached list.

6:30 pm – Work session to discuss the M-1 zone

The Planning Commission discussed the M-1 zone.

#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

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Katie Williams reported the City Council granted final approval of the Parkside Estates Subdivision and scheduled a land use appeal hearing for SBMG. The Council then approved their minutes and the bills and then adjourned.

b. Recommend to the City Council action on the request for final approval of the Happy Days Estates Phase 3 Subdivision located at approximately 2400 West 3000 North

Steve Hurd asked if this phase abuts the canal, Allen Karras stated it does on east side. There was some discussion on the previous grading concerns on lots 76-80, Mr. Karras stated they have been bringing in fill in to eliminate the need for land drains. Mr. Karras also commented they are working to bring in fill on lots in phase 2 to eliminate the need for those drains as well. He then said the water on every single lot will flow to the street, which has been done in phase 1 and that they are currently

doing in phase 2. Greg Baptist stated the state law has changed a little bit regarding storm water and they need to keep that in mind when designing the future phases.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL FINAL APPROVAL OF THE HAPPY DAYS ESTATES PHASE 3 SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST 3000 NORTH. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommend to the City Council action on the request for approval of the Stacee Subdivision 1st Amendment Subdivision located at 2124 North 1875 West

Ted Black stated there is no impact on drainage if this subdivision is approved. Lou Best pointed out this does not create a new lot, just moves property lines on existing lots. Lou asked about the jog in the new property line. Mr. Nishikawa stated he does not know the exact reasoning for the lot shape other than it follows Mr. Yearsley's current landscaping.

STEVE HURD MOTIONED TO RECOMMEND TO THE CITY COUNCIL FINAL APPROVAL OF THE STACEE SUBDIVISION 1ST AMENDMENT SUBDIVISION LOCATED AT APPROXIMATELY 2124 NORTH 1875 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- d. Set a public hearing for February 24, 2022 at 7 pm to consider the request of a conditional use permit for a surgical center located at 1804 West 2550 North

Ted Black stated a conceptual plan has been submitted to the city. Darren Roylance commented he felt it was a great location for this use.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 24, 2022 AT 7 PM TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A SURGICAL CENTER LOCATED AT 1804 WEST 2550 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated January 27, 2022

STEVE HURD MOTIONED TO APPROVE THE MINUTES DATED JANUARY 27, 2022. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-upa. Report on Assignments

Steve Hurd asked about the videos for the general plan update. Steve then stated that he has hit the limit on what he can do for free on making the videos and commented he will have to spend some money in order to finish the project. Ted stated that if it is less than \$500, to go ahead and spend it and get it done.

#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.*

Darren Royslance stated he has been working with the Mayor to get the mailboxes on 2700 North moved into the Farr West Meadows subdivision. Darren commented UDOT has gotten involved and issued the city a citation until it is moved. Darren stated we may want to get with the Parkside Estates subdivision to make sure they do not make the same mistake.

#8 - Adjournment

AT 7:22 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____