

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, May 12th, 2022, at 6:00 P.M. at the City Hall.

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

Present were City Staff McKinzie Tams.

Visitors present were: see attached list.

6:00 PM – Work session to discuss the water-wise ordinance and the general plan

#1 – Call to Order – Vice Chairman Genneva Blanchard

Vice Chairman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Brandon Whitesides led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Genneva Blanchard reported that the City Council approved the conditional use permit for Northwest Cascade/Honey Bucket staging yard. City Council also reinstated the conditional use permit for Special Blend Motor Garage and approved bills.

b. Open a public hearing to consider the request to amend the general plan on properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016-0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, allowing the M-1 Manufacturing zone

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING. TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN ON PROPERTIES LOCATED AT APPROXIMATELY 2800 N 1900 W, PARCEL NUMBERS 19-016-0058, 19-016-0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, ALLOWING THE M-1 MANUFACTURING ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

John Tebbs stated the previous intent was originally to develop the land as commercial property. After much research, they decided to switch gears and wanted more of an industrial park. Mr. Tebbs stated they have a verbal agreement from Pleasant View City to connect the roads.

Darren Roylance expressed a concern about residents wondering if there was any intent to place sexual oriented businesses at this location. Mr. Tebbs stated they have no intentions of doing so.

Jared Boyer representing the Hallen group informed the commissioners why their business model shifted from retail space into ecommerce space.

Ed Ramer asked the planning commission why they are considering an M-1 zone without any manufacturing being discussed in tonight's meeting. The commissioners advised that warehousing requires an M-1 zone.

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

- c. Open a public hearing to consider the request of a re-zone of the Bonneville Development Group properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, from the A-1 zone to the M-1 Manufacturing zone

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE BONNEVILLE DEVELOPMENT GROUP PROPERTIES LOCATED AT APPROXIMATELY 2800 NORTH 1900 WEST, PARCEL NUMBERS 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 AND 19-016-0106, FROM THE A-1 ZONE TO THE M-1 MANUFACTURING ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

Ken Phippen spoke about the general plan having a vision was for commercial property to bring in tax revenue for the future of Farr West City.

John Tebbs stated they would also like to see tax revenue being brought into Farr West. However, they didn't have any luck with efforts for retail businesses in the last 23 years and is wanting to move forward.

Robert Alexander informed the planning commission that Pleasant View is requiring newer trailer homes in the residential area.

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

BRANDON WHITESIDES MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommend to the City Council approval or denial of the request to amending the general plan on properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, allowing the M-1 Manufacturing zone

ADDED:

Lou Best commented this topic has not been adequately discussed, he suggested to have a work session to consider alternative options. Lou also felt the decision needed to be made with all members of the Planning Commission present.

LOU BEST MOTIONED TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL APPROVAL TO AMEND THE GENERAL PLAN ON PROPERTIES LOCATED AT APPROXIMATELY 2800 NORTH 1900 WEST, PARCEL NUMBERS 19-016-0058, 19-016-0559, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 AND 19-016-0106, ALLOWING THE M-1 MANUFACTURING ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommend to the City Council approval or denial of the request of a re-zone of the Bonneville Development Group properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, from the A-1 zone to the M-1 Manufacturing zone

LOU BEST MOTIONED TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF A RE-ZONE OF THE BONNEVILLE DEVELOPMENT GROUP PROPERTIES LOCATED AT APPROXIMATELY 2800 NORTH 1900 WEST, PARCEL NUMBERS 19-016-0058, 19-016-0559, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 AND 19-016-0106, FROM THE A-1 ZONE TO THE M-1 MANUFACTURING ZONE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- g. Set a public hearing for May 26, 2022, to consider the request of a conditional use permit for Matt Montano located at 3770 and 3762 North Higley Road

DARREN WHITESIDES MOTIONED TO TABLE SETTING A PUBLIC HEARING ON MAY 26, 2022, TO CONSIDER THE REQUEST OF A

CONDITIONAL USE PERMIT FOR MATT MONTANO LOCATED AT 3770 AND 3762 NORTH HIGLEY ROAD. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- h. Set a public hearing for May 26, 2022, to consider changes to the landscaping ordinances to incorporate water-wise requirements

LYLE EARL MOTIONED TO SET A PUBLIC HEARING ON MAY 26, 2022, TO CONSIDER CHANGES TO THE LANDSCAPING ORDINANCES TO INCORPORATE WATER-WISE REQUIREMENTS. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

4. Consent Items

- a. Approval of minutes dated April 28, 2022

BRANDON WHITESIDES MOTIONED TO APPROVE THE MINUTES DATED APRIL 28, 2022. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

5. Chairman/Commission Follow-up

- a. Report on Assignments

Darren Roylance reported he is working on the water wise ordinance.

Lyle Earl reported on the park meeting.

- b. Joint work session on May 19, 2022, at 6 pm with the Planning Commission and City Council to consider the impact of HB462

Genneva Blanchard encouraged the planning commission to attend the work session on May 19th, 2022.

6. Public Comments

Ed Ramer commented on the dust from the construction near his home.

7. Adjournment

AT 7:41 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Recorder

Ted Black, Chairman

Date Approved: _____