

A work session and its regular meeting of the Farr West Planning Commission was held on Thursday, July 28th, 2022, at 6:00 P.M. at the City Hall.

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

Present was City Council member Janele Leatham and City Staff McKinzie Tams.

Visitors present- see attached list.

6:00 PM – Work Session to discuss the General Plan open house

#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

Janele Leatham reported that the City Council approved the business license for Rocky Mountain Fence with the understanding that they will continue to work on their site plan. The Council also tabled the request for funding from the Children's Justice Center until could discuss funding options with the city treasurer. They approved a conditional use permit for The Montano warehouse with office space, set a joint work session to discuss Bonneville builders. The Council ended their meeting by approving the bills, and reporting on assignments.

b. Discussion/Action - Adding connectivity with Pleasant View City to the commercial and industrial developments north of 2700 North to the Transportation Plan in the General Plan

GREG BAPTIST MOTIONED TO RECOMMEND ADDING CONNECTIVITY WITH PLEASANT VIEW CITY TO THE GENERAL PLAN NORTH OF 2700 NORTH TO THE TRANSPORTATION PLAN IN THE GENERAL PLAN. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Discussion/Action - Recommend to the City Council approval or denial of the request of the Remuda Subdivision Phase 4 - First Amendment located at 2658 West 3500 North - Zach Aland

Zachary Aland was present representing his own personal dwelling as well as The Remuda Golf Course. He stated he is trying to extend his property line about 5 feet to add a third car garage. His brother, James Aland was also present representing The Remuda Golf Course, both representatives are joint owners in the golf course. The Planning Commission informed them they are setting a precedent for future amendments to other lots that are adjacent to golf course and wanted to make sure they were aware of that being a possibility.

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO THE REQUEST OF THE REMUDA SUBDIVISION PHASE 4- FIRST AMENDMENT LOCATED AT 2658 WEST 3500 NORTH. GENNEVA BLANCHARD SECONDED THE MOTION, WITH ALL VOTING AYE WITH THE EXCEPTION OF GREG BAPTIST WHO VOTED NAY. MOTION PASSES.

- d. Discussion/Action - Request to amend the general plan to allow for the M-1 manufacturing zone on parcel number 19-016-0058, located on the north Farr West City boundary, east of Interest 15

David Fjeldsted and Jared Boyer stated they were wanting to develop the property for distribution warehousing.

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE ON THE PARCEL NUMBER 19-016-0058, LOCATED ON THE NORTH FARR WEST CITY BOUNDARY, EAST OF INTEREST 15. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing to consider the request of a re-zone of the Ogden Cycle Association properties located at approximately 2390 West 4000 North, parcel numbers 19-011-0103 and 19-002-0004, from the C-2 Commercial zone to the A-1 zone

Brad Sweet representing the Ogden Cycle Association is requesting a re-zone to avoid the commercial tax fees due to them being a non-profit organization.

There was a discussion regarding the legal options for a re-zone going from commercial to agricultural. It was recommended that he go in front of the City Council to get their opinion on how to move forward.

LOU BEST MOTIONED TO TABLE SETTING A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE OGDEN CYCLE ASSOCIATION PROPERTIES LOCATED AT APPROXIMATELY 2390 WEST 4000 NORTH, PARCEL NUMBERS 19-011-0103 AND 19-002-0004, FROM THE C-2 COMMERCIAL ZONE TO THE A-1 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

4. Consent Items

a. Approval of minutes dated July 14, 2022

BRANDON WHITESIDES MOTIONED TO APPROVE THE MINUTES DATED JULY 14, 2022. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

5. Chairman/Commission Follow-up

a. Report on Assignments

Darren Roylance reported on the trails committee and stated that Robert Alexander was appointed chairman.

Lyle Earl reported the status of the new bike track.

6. Public Comments

There were no public comments.

7. Adjournment

AT 7:38 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: _____