

A work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, October 27, 2022, at 6:00 P.M. at the City Hall.

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

City Staff present: Janelle Leatham City Council and McKinzie Tams City Staff.

Visitors present- see attached list.

Work Session

A work session was held to discuss the general plan maps and the C-3 zone.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Business Items

a. Report from City Council

The October 20th City Council meeting was cancelled.

b. Open public hearing as advertised to consider the request of a conditional use permit for an accessory building over 2,000 square feet for Jordan Watson located at 1634 West 1850 North

GENNEVA BLANCHARD MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR JORDAN WATSON LOCATED AT 1634 WEST 1850 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

Jordan Watson was present requesting a conditional use permit for an accessory building.

c. Close public hearing and proceed with regular meeting

GENNEVA BLANCHARD MOTIONED TO CLOSE PUBLIC HEARING AND CONTINUE WITH REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommend to the City Council approval or denial of the request of a conditional use permit for an accessory building over 2,000 square feet for Jordan Watson at 1634 West 1850 North

CHAIRMAN TED BLACK EXPLAINED THE PLANNING COMMISSION CANNOT MAKE A RECOMMENDATION TO THE CITY COUNCIL UNTIL A SURVEY AND PROPER SUBDIVISION PROCESS IS COMPLETED.

- e. Recommend to the City Council approval or denial of a new sign for Jiffy Lube located at 1783 West 2700 North – Identity Signs

Brent Albers with identity signs was present requesting sign approval of a new sign for Jiffy Lube.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A NEW SIGN FOR JIFFY LUBE LOCATED AT 1783 WEST 2700 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- f. Set a public hearing to consider the request of a re-zone for ALS Development from the R-1-15 and A-1 zones to the R-1-15 and M-1 zones, parcel numbers 19-040-0026, 15-005-0025 and 15-005-0063, located at approximately 1913 North 2000 West

Dave Laloli was present requesting a re-zone. The Planning Commission members determined the request did not follow the General Plan.

GREG BAPTIST MOTIONED TO DENY THE REQUEST FOR A PUBLIC HEARING FOR NOVEMBER 10, 2022, TO CONSIDER THE REQUEST OF A RE-ZONE FOR ALS DEVELOPMENT FROM THE R-1-15 AND A-1 ZONES TO THE R-1-15 AND M-1 ZONES, PARCEL NUMBERS 19-040-0026, 15-005-0025 AND 15-005-0063, LOCATED AT APPROXIMATELY 1913 NORTH 2000 WEST. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

4. Consent Items

- a. Approval of minutes dated October 13, 2022

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 13, 2022. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

5. Chairman/Commission Follow-up

- a. Report on Assignments

6. Public Comments

Edward Ramer asked how to find the M-1 zoning ordinances on the website. Ted Black directed him to the city website.

7. Adjournment

**AT 7:20 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____