

A joint work session and the regular meeting of the Farr West City Planning Commission was held on Thursday, December 8, 2022, at 6:00 P.M. at the City Hall.

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

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

Visitors present- see attached list.

Work Session

A joint work session was held with City Council to discuss the Moderate-Income Housing Report, Notice of Non-Compliance.

#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

Steve Hurd offered a prayer.

#3 – Business Items

a. Report from City Council

Janelle Leatham reported that City Council approved a business license for Up N Over Garage Doors. They held a public hearing then tabled the approval of a budget amendment of monthly utility rate increases. City Council approved a variance on the accessory building setbacks for Keith Colvin. They approved the purchase of three new city trucks. They approved the liquidation of the half ton Ford. City Council reported on assignments, senior center dinner, and possible grants for playground equipment at Mountain View Park. City Council approved minutes, paid bills, and adjourned. Katie Williams is setting up a meeting with UDOT to go over the request for a pedestrian bridge located on 2700 N.

b. Open a public hearing to consider amendments to the C-3 zone ordinance

GREG BAPTIST MOTIONED TO ENTER INTO THE PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE C-3 ZONE ORDINANCE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

There were no public comments.

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE C-3 ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- c. Open a public hearing to consider approval of the general plan maps

STEVE HURD MOTIONED TO ENTER INTO THE PUBLIC HEARING TO CONSIDER APPROVAL OF THE GENERAL PLAN MAPS. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

There were no public comments.

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

GENNEVA BLANCHARD MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER APPROVAL OF THE GENERAL PLAN MAPS. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the City Council approval or denial of the amendments to the C-3 zone ordinance

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE C-3 ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the City Council approval or denial of the general plan maps

Lou Best requested that the residential and mixed-use zone be changed to “and/or” future land use map.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN MAPS WITH THE CHANGES MADE TO THE FUTURE LAND USE MAP. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- g. RECOMMENDATION TO THE CITY COUNCIL APPROVAL OR DENIAL OF A SITE PLAN FOR ROB GIBB LOACTED AT 3236 N 2000 W

Kathy Gibb was present and stated they want to put up a building to clean up the land and make it look nicer.

Greg Baptist informed Mrs. Gibb they will need enter into Storm water maintenance agreement with the city.

GENNEVA BLANCHARD MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SITE PLAN FOR ROBB GIBB WITH REQUIREMENTS THAT THEY ENTER INTO A STORM WATER MAINTENANCE AGREEMENT. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- h. Set a public hearing to consider the request of a re-zone of the Dwight Bird and Steve Bird properties, parcel numbers 15-004-0018 and 15-004-0097, located at 1806 North 2500 West and 2395 West 1900 North, from the R-1-15 zone to the A-1 Zone

STEVE HURD MOTIONED TO SET A PUBLIC HEARING ON JANUARY 12, 2023, TO CONSIDER THE REQUEST OF A RE-ZONE OF THE DWIGHT BIRD AND STEVE BIRD PROPERTIES, PARCEL NUMBERS 15-004-0018 AND 15-004-0097, LOCATED AT 1806 NORTH 2500 WEST AND 2395 WEST 1900 NORTH, FROM THE R-1-15 ZONE TO THE A-1 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- i. Discussion/Action – Moderate Income Housing Report, Notice of Non-Compliance

There was no discussion.

4. Consent Items

- a. Approval of minutes dated November 10, 2022

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 10, 2022. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

5. Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the park meeting, and about possible grants for the city.

Lou Best reported that changes need to be made to the maps.

6. Public Comments

There were no public comments.

7. Adjournment

**AT 7:32 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: _____