

A joint work session and the regular meeting of the Farr West City Planning Commission meeting was held on Thursday, January 26, 2023, at 6:00 pm at the City Hall.

Commission members present were Vice Chairman Genneva Blanchard, Darren Roylance, Steve Hurd, Brandon Whitesides, Lyle Earl, Lou Best and Greg Baptist. City Council members present were Mayor Ken Phippen, Boyd Ferrin, Dave Chugg, Josh Blazzard, Katie Williams, and Janele Leatham. Chairman Ted Black was excused.

City Staff present: McKinzie Tams, City Staff.

Visitors present- see attached list.

6:00 pm – Joint work session with the City Council – JDC Ranch properties presentation from Nilson Homes

Regular Meeting

#1 – Call to Order – Vice Chairman Genneva Blanchard

Vice Chairman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lyle Earl led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides offered a prayer.

#3 – Business Items

a. Report from City Council

Janelle Leatham reported that the city has welcomed Attorney Gage Arnold as the new prosecutor and Attorney Liam Keogh as the city's civil attorney. They approved a resolution updating the consolidated fee schedule for the garbage fees. City Council approved a rezone for Dwight Bird and Steve Bird from an R-1-15 to an A-1 zone. Approved a site plan for Rob Gibb with a requirement for Storm Water Maintenance agreement. City Council set a public hearing for the Planning Commission on February 2, 2023, at 6:00 PM to amend the General Plan to codify changes to the moderate-income housing. They approved dates for 2023 city celebrations and will be moving forward on the pedestrian bridge. Submitted grants through R.A.M.P for playgrounds (Mountain View Park playground equipment, pickle ball courts at Farr West Farms, and equipment for the bike track).

Mayor Ken Phippen introduced Liam Keogh as the new City Attorney. Mr. Keogh introduced himself.

- b. Set a public hearing for February 9, 2023, to consider the request of a re-zone of the John Watson property located at approximately 1100 North 2000 West, parcel number 15-004-0118, from the R-1-15 zone to the C-2 Commercial zone

John Watson was present requesting to re-zone as a commercial lot. John stated they may have future plans for new buildings with more job opportunities.

STEVE HURD MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 9, 2023, TO CONSIDER THE REQUEST OF A RE-ZONE OF THE JOHN WATSON PROPERTY LOCATED AT APPROXIMATELY 1100 NORTH 2000 WEST, PARCEL NUMBER 15-004-0118, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommendation to the City Council approval or denial of the Willard Bay Ph 2 Subdivision 1st Amendment (Montano Subdivision)

No party was present to represent the Montano Subdivision.

Lou Best wanted the reasoning why they stated it was infeasible for them to do xeriscape. He wanted them to explain why they were proposing to only place gravel there. Lou Best suggested that the Planning Commission should revisit the municipal code for the landscaping requirements in a commercial zone.

Greg Baptist added that because they have private ponds, they would need to enter into a storm water maintenance agreement.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE WILLARD BAY PH 2 SUBDIVISION 1ST AMENDMENT. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council approval or denial of the Matt Montano site plan located at 3770 and 3762 North Higley Road

Lou Best wanted an explanation for the landscaping on the proposed property and nobody was present.

LOU BEST MOTIONED TO TABLE THE RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF THE MATT MONTANO SITE PLAN LOCATED AT 3770 AND 3762 NORTH HIGLEY ROAD. STEVE HURD SECONDED THE MOTION, ALL VOTING AYE.

4. Consent Itemsa. Approval of minutes dated January 12, 2023

Lou Best suggested a more detailed minute entry needed to be implemented in regard to the Bird re-zone.

**LOU BEST MOTIONED TO TABLE THE MINUTES DATED JANUARY 12, 2023.
LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

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

Lyle Earl reported on the park meeting, Fremont youth football, the progress on the fishing dock, and grants that have been submitted.

Lou Best commented that the landscaping on commercial property has evolved to almost a universal absence of plant material. Mr. Best read the municipal code for landscaping and suggested that the code requirements be revisited.

Genneva Blanchard reported that developers presented some commercial use and possibly developing a small portion of the property southeast of Hoagies. Genneva reminded the Planning Commission that proof of education needs to be provided to either the Mayor or City Staff.

Mayor Ken Phippen shared they will be running pipe from the substation and proceed north towards Higley Road.

b. February 2, 2023, Special meeting before City Council

Vice Chairman Genneva Blanchard informed the Planning Commission there would be a special meeting before the next council meeting to hold a public hearing for the Moderate-Income Housing reporting requirements per H.B. 462.

Mayor Ken Phippen stated that the report that was submitted for Ch 8 of General Plan was noncompliant. The city is given 90 days to have a public hearing to make a recommendation to the City Council to take action on the resolution.

6. Public Comments

There were no public comments.

7. Adjournment

AT 7:34 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____