

The Farr West City Planning Commission meeting was held on Thursday, February 9, 2023, at 7:00 pm at the City Hall.

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

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

Visitors present- see attached list.

Regular Meeting

#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

Darren Roylance offered a prayer.

#3 – Business Items

a. Report from City Council

Janelle Leatham reported that the City Council heard from Deputy Mark Horton about the new “Live 911” call program being used by Weber County Sheriff’s office. City Council approved the Willard Bay Ph 2 Subdivision 1st Amendment. They also approved ordinance NO. 2023-02, amending the Farr West City general plan regarding moderate income housing reporting requirements per H.B. 462. Janelle reported that the City Council motioned to obtain a proposal for a cost estimate for the 2700 North pedestrian bridge funding. City Council did not pursue the annexation of the JDC Ranch. City Council approved minutes and paid bills.

b. Open 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

GREG BAPTIST MOTIONED TO OPEN 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. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

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

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING 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. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council approval or denial of the 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

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST OF THE 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. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

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

Matt Montano was present stating they are looking to build flex space to give small businesses opportunity to grow. Greg Baptist asked why the plans showed gravel and no landscaping around the perimeter of the property. Mr. Baptist gave direction to Mr. Montano for the placement of the silt fence and lining of the ponds on the property. Matt advised the commission that Bona Vista will no longer provide water for landscaping.

Lou Best commented on the difference between Zeroscape and Xeriscape. He stated that Xeriscape is a landscape designed to incorporate no use or drought tolerant plants that hardly need any water. Zeroscape is filled with gravel and dirt with little to no plants. Mr. Best stated their plans to use Zeroscape is inconsistent with the city ordinances as currently documented. Lou said there would be some opportunities for drought tolerant plants to enhance the property near the entrance areas.

Jim Flint confirmed there is no secondary water available at this location. Greg Baptist emphasized SWPPP management being a part of their building permit requirements. Ted Black suggested if the site plan was approved, it will require that all city landscaping ordinances are followed.

LOU BEST MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE MATT MONTANO SITE PLAN LOCATED AT 3770 AND 3762 NORTH HIGLEY ROAD WITH THE UNDERSTANDING THAT THEY COMPLY WITH ALL CITY ORDINANCES OF LANDSCAPING AND SWPPP REQUIREMENTS. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommendation to the City Council of Ted Black and Steve Hurd to the Planning Commission

Chairman Black informed the Planning Commission that Steve Hurd had sent an email indicating that he will not be pursuing another term. Ted stated that he is happy to continue serving on the Planning Commission but is not seeking re-appointment as Chairman.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL THE RE-APPOINTMENT OF TED BLACK TO THE PLANNING COMMISSION. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- g. Recommendation to the City Council appointment of a Planning Commission Chairman and Vice Chairman

LYLE EARL MOTIONED TO RECOMMEND GENNEVA BLANCHARD AS PLANNING COMMISSION CHAIRMAN TO THE CITY COUNCIL. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

GREG BAPTIST MOTIONED TO RECOMMEND LYLE EARL AS VICE CHAIRMAN OF THE PLANNING COMMISSION TO CITY COUNCIL. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- h. Discussion- Should horticultural businesses be added to the agribusiness ordinance

Lou Best commented he felt as if a nursery could be accepted as part of the business but not the entire business. Only because it is included in the list of permitted uses in conjunction with a primary agricultural operation. Based on intent and description in the ordinance, a nursery cannot be considered an agribusiness. Mr. Best suggests they leave the agribusiness as is and consider a minor amendment to the A-1 zone. The A-1 amendment would allow a nursery. The Planning Commission had a discussion on allowing this as a conditional use permit and possibly adding a stipulation on acreage in an A-1 zone. Chairman Black advised if a work session were to take place, they would first need direction from the City Council.

4. Consent Items

- a. Approval of minutes dated January 12, 2023, and January 26, 2023

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 12, 2023, AND JANUARY 26, 2023. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

5. Chairman/Commission Follow-up

Report on Assignments

Lyle Earl reported on the park meeting and that an application was provided for the Baby Animal Extravaganza. Katie Williams has completed the RFP for the park and is sending it out to several interested sports groups. Spring fishing club dates have been set and registration will be open on April 3, 2023.

6. Public Comments

There were no public comments.

(Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue. Presented.)

7. Adjournment

AT 7:43 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: _____