

The Farr West City Planning Commission work session and regular meeting was held on Thursday, April 27th, 2023, at 6:00 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Darren Roylance, Brandon Whitesides, Greg Pierce, and Jason Anderson.

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

Visitors present- see attached list.

6:00 PM Work Session – Discuss the development of a moderate-income housing project for residents who are disabled or 55 years old or older and commercial landscaping ordinance updates

The Planning Commission held a work session discussing the development of a moderate-income housing project for residents who are disabled, 55+ years old, and commercial landscaping ordinance updates.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard 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 – Comments/Reports

a. Public Comments

No public comments.

b. Report from City Council

Janelle Leatham reported that the City Council approved the minutes and paid the bills. The City Council tabled approval for a business license for Amerimex Auto Glass and approved a business license for Idaho Landcare Company Inc. Janelle reported that a public hearing was set for May 4, 2023, to consider the request to vacate the public utility easement for Darryl Pilgreen. The City Council approved the municipal wastewater planning annual report and approved to support for Weber County's Pre disaster mitigation plan update. The City

Council took action to distribute the 2023 Ramp Municipality Grant for the Freedom Festival fireworks. Janelle shared that a work session will be held next week. Janelle reported the City Council did not assign The Planning Commission any new assignments. City Council members reported on assignments and adjourned.

#4 – Business Items

- a. Set a public hearing for May 11, 2023, to consider the request of a conditional use permit in the M-1 zone for The Black Pine Group located at 1500 West 2350 North- Daniel Stephens

Daniel Stephens representing Black Pine is requesting a conditional use permit for two industrial warehouse type buildings. Mr. Stephens stated a new public street will be added extending from where the current road stubs off Rulon White Blvd. He explained the uses they are requesting are all permitted uses or conditional uses under the existing M1 Zone.

Lyle Earl asked Mr. Stephens what specific conditions are being requested without knowing what specific operation or business will be at the location. Daniel Stephens explained per state statute, they are required to adhere to the codes already listed in the city ordinances. Mr. Stephens stated they are compliant with the rezone conditions and all items set forth in the code. Genneva Blanchard previously spoke to the city attorney and explained that a “blanket” conditional use permit closes a door to have any special conditions on future businesses that aren’t particular to the business.

Mr. Stephens advised he was only requesting a public hearing tonight and not a conditional use permit. Genneva responded that the city has an incomplete application without any intended businesses listed or a tentative list of possible future tenants.

Darren Roylance asked what type of businesses are intended for the location. Daniel Stephens said the locations are primarily for housing, assembly, light manufacturing, and similar things of that nature. Planning Commission discussed some concerns about this request for conditional use permit vs. previous conditional use permits that have been approved.

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR MAY 11, 2023, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT IN THE M-1 ZONE FOR THE BLACK PINE GROUP LOCATED AT 1500 WEST 2350 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- b. Set a public hearing for May 11, 2023, to consider the request of a conditional use permit in the C-2 zone for Triad Land Development located at 1246 North 2000 West- Jordan Watson

Jordan Watson was representing Triad Land Development and advised this location will tentatively be called Farr West Business Park. The location is a commercial flex space that will include three buildings. One building will be 40,000 square feet on the north and the other two will be 20,000 square feet on the south side. Mr. Watson stated they possibly have interested tenants for this type of space. Jordan said they are requesting office, business, professional sales, light indoor manufacturing, and warehousing w/ at least 25% floor space of office use.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR MAY 11, 2023, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT IN THE C-2 ZONE FOR THE TRIAD LAND DEVELOPMENT LOCATED AT 1246 NORTH 2000 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommendation to the City Council approval or denial of the Petersen Inc. modified site plan located at 1527 North 2000 West- Steve Petersen

Steve Peterson requesting a site plan approval to have a Blast Booth on Petersen Campus. Mr. Peterson explained that it was a large soundproof sand blasting booth purchased from Hill Air Force Base. Steve stated all vacuums are on the outside of the building and the dust will be bagged and disposed of properly. Steve informed the Planning Commission that typical operation hours will be done during the day and finished by 6PM.

Genneva asked about the memo from the city engineer regarding changes to their site within the last 5-6 years. Steve Peterson explained the engineer left a memo about site changes which did not go through the city's proper site plan approval process. Steve said they are not increasing impervious surface and storm water is being maintained on site. Steve advised they will be sure to move forward with getting previous structures documented through the proper processes.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PETERSEN INC. MODIFIED SITE PLAN LOCATED AT 1527 NORTH 2000 WEST. WITH THE CONDITIONS THEY CONTINUE TO MAINTAIN THE STORM WATER RUNOFF ON SITE AND MEET THE REQUIREMENTS FROM THE ENGINEER TO DOCUMENT ALL STRUCTURES ON SITE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

#5 - Consent Items

- a. Approval of minutes dated February 23, 2023

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 23, 2023. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

#6 - Chairman/Commission Follow-up

- a. Report on Assignments

Genneva Blanchard reported there will be a joint work session next week. Genneva asked Kaden and Jonah Roylance to introduce themselves as they were attending the meeting to work on their Boy Scouts citizenship merit badge.

Lyle Earl reported on the park meeting. Mr. Earl stated the request for R.A.M.P grants have been declined and he will be attending training to apply for future grants. Lyle requested any volunteers to help with the Fishing club starting on Saturday, April 29th, 2023.

Lou Best reported he and Lyle are working on a code modification to accommodate nurseries and greenhouses in an A-1 zone. Once they complete the draft they will have the city attorney review it before presenting it to the Planning Commission. Lou suggested the Planning Commission members should consider revisiting the conditional use permit requirements in the M-1 and C-2 zone.

Darren Roylance was unable to attend the active transportation meeting.

Jason Anderson reported that the active transportation committee discussed connecting a pathway through a privately owned wetland area. Mr. Anderson stated they are working on ideas to get more signs in place for biking paths.

#7 - Adjournment

**AT 7:55 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING.
BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Genneva Blanchard, Chairman

Date Approved: _____