

The Farr West City Planning Commission work session and regular meeting was held on Thursday, May 25th, 2023, at 6:00 pm at the City Hall.

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

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

Visitors present- see attached list.

6:00 PM Work Session – Joint work session with the City Council to discuss the moderate-income housing project for residents who are disabled of 55 years old or older

The Planning Commission held a joint work session with City Council discussing the development of a moderate-income housing project for residents who are disabled or 55+ years old. Also discussed were 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

Greg Pierce led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides offered a prayer.

#3 – Comments/Reports

a. Public Comments

No public comments.

b. Report from City Council

Janelle Leatham reported that the Mayor gave an assignment to the planning commission to follow up with neighboring cities and how they affect us. Janelle reported the City Council approved minutes and bills. They approved a business license, set a public hearing for vacation of a public utility easement. Approved a resolution to adjust a common boundary with Marriott Slaterville.

Janelle reported City Council approved a conditional use permit in the M-1 zone for Ben Lomond Business Park. Janelle stated the City Council gave preliminary approval for the Ben Lomond Business Park subdivision and approved a conditional use permit in the C-2 zone for Triad Land Development. The City Council then reported on assignments. Janelle stated Katie Williams has been working on quotes for the pedestrian bridge and it came back at 2.4 million dollars.

#4 – Business Items

- a. Open public hearing to consider the request of a re-zone of the Dennis Brown property located at approximately 1800 North 1200 West, a portion of parcel number 15-540-0001, from the A-1 zone to the C-2 Commercial

LOU BEST MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE DENNIS BROWN PROPERTY LOCATED AT APPROXIMATELY 1800 NORTH 1200 WEST, A PORTION OF PARCEL NUMBER 14-540-0001, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

Dennis Brown stated there is a commercial tower on a portion of the property that has been there for 30 years. He explained where the tower is located is currently zoned as agricultural. The owners felt it needed to be changed to commercial before they considered selling the rest of the farm in the future.

Ronda Simonson lives on Harrisville Road near the property and stated that corner is very busy. Ronda is concerned that making the zone commercial will create an increase of traffic and asked what the city intends to do about putting a streetlight at that corner.

The Planning Commission advised Ronda to attend a City Council meeting with any concerns or requests for a streetlight, as this meeting is not intended for that. Genneva Blanchard informed Ronda the only portion of the property being zoned as commercial is where the current cell tower exists.

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

DARREN ROYLANCE MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE DENNIS BROWN PROPERTY LOCATED AT APPROXIMATELY 1800 NORTH 1200 WEST. A PORTION OF PARCEL NUMBER 15-540-0001, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommendation to the City Council approval or denial of the request to re-zone a portion of the Dennis Brown property located at approximately 1800 North 1200 West, part of parcel number 15-540-0001, from the A-1 zone to the C-2 commercial zone- Dennis Brown

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL FOR THE REQUEST OF A RE-ZONE OF A PORTION OF THE DENNIS BROWN PROPERTY LOCATED AT APPROXIMATELY 1800 NORTH 1200 WEST, A PORTION OF PARCEL NUMBER 14-540-0001, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council approval or denial of the A&E Brown Amended Subdivision located at approximately 1800 North 1200 West- Dennis Brown

LOU BEST MOTIONED TO RECOMMEND THE CITY COUNCIL APPROVAL OF THE A&E BROWN AMENDED SUBDIVISION LOCATED AT APPROXIMATELY 1800 NORTH 1200 WEST. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommendation to the City Council approval or denial of the request for sign approval for Farr West Center located at 1980 North 2000 West-Impact Signs

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST FOR SIGN APPROVAL FOR FARR WEST CENTER LOCATED AT 1980 NORTH 2000 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

- f. Set a public hearing for June 8, 2023, to consider the request of a conditional use permit for a 4,000 square foot accessory building for John Harris located at 3188 North Pelican Drive- John Harris

John Harris was present requesting a conditional use permit for the 4,000 square foot accessory building. Mr. Harris said he has spoken with the city building official about the height and setback requirements. Genneva Blanchard explained it might be in his best interest to verify with Rocky Mountain Power if he can build under the power lines. Mr. Harris stated he would and that he was also planning to add 2,000 square feet to his home. Genneva Blanchard advised John to contact Nate Carver and make sure the accessory building does not cover more than 20% of his rear yard. Genneva advised Mr. Harris he is unable to access his property off 2000 West unless there is prior approval from UDOT.

BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR JUNE 8, 2023, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR JOHN HARRIS LOCATED AT 3188 NORTH PELICAN DRIVE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- g. Set a public hearing for June 8, 2023, to consider the request of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjeldstead located at approximately 2700 North 1900 West- Jared Boyer

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR JUNE 8, 2023, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR WAREHOUSING & DISTRIBUTION IN THE M-1 ZONE FOR JARED BOYER/DAVID FJELDSTEAD FOR PARCEL 190160058. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- h. Recommendation to the City Council approval or denial of the Farr West Station Subdivision located at 1300 North 1200 West -Dominion Energy

Lou Best stated they are suggesting the city relinquish a public easement and is wondering how many of those utilities service something to the south of that parcel. Genneva Blanchard stated the city usually sees letters from the corresponding utilities stating they are ok with the easement being gone. Genneva questioned whether the Public Utility Easement was shifted because the lots are being changed or if it was in the same place before the lot was subdivided. Genneva stated that the engineers letter said they don't want other utilities in or around their huge pipe. Lou stated he understands that but wants to hear from other utilities to be convinced that they will never have to obtain access to it. Genneva and Lou discussed being ok with moving the easement if there are no utilities currently there now.

LOU BEST MOTIONED TO TABLE RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF THE FARR WEST STATION SUBDIVISION LOCATED AT 1300 NORTH 1200 WEST-DOMINION ENERGY. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- i. Recommendation to the City Council final approval or denial of the Ben Lomond Business Park Subdivision located at 1500 West 2350 North- Black Pine, LLC

Genneva Blanchard stated they needed to clear up the will serve letters and final approval from the ditch company. Genneva said the final approval from the ditch company is still pending on what size pipe is to be placed in the ditch. Genneva voiced that she would want to make sure before they are on City Council agenda that they have the ditch company issue cleared up. Lou Best agreed that the implications are serious enough to table it because, if the storm water in their pond cannot exit when it is full, then they will have a water problem on the side. Genneva stated they are waiting on the size of the pipe to be told by the irrigation company so that they know what to construct to get the final will serve. She said from her understanding it's not that they can't do it, it is that they don't know what infrastructure is going in.

Lyle Earl said it is a big enough development that they need to make sure their bases are covered before they move forward with this.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL FINAL APPROVAL OF THE BEN LOMOND BUSINESS PARK SUBDIVISION LOCATED AT 1500 WEST 2350 NORTH WITH THE CONDITION THEY HAVE THE DITCH ISSUE RESOLVED PRIOR TO APPEARING BEFORE THE CITY COUNCIL. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- j. Recommendation to the City Council site plan approval or denial of the Ben Lomond Business Park North Building located at approximately 1500 West 2350 North- Black Pine, LLC

The Planning Commission discussed that representation needed to be present to answer questions before moving forward.

LYLE EARL MOTIONED TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL APPROVAL FOR THE BEN LOMOND BUSINESS PARK NORTH BUILDING LOCATED AT APPROXIMATELY 1500 WEST 2350 NORTH. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated May 11, 2023

Genneva stated she wanted a little bit more discussion from other members added to business item 4b.

LOU BEST MOTIONED TO TABLE THE MINUTES DATED MAY 11, 2023. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported the fishing club was successful and ended last Saturday. Lyle shared that 200 kids have been enrolled in the fishing club in the past five years. Lyle stated they are waiting for the contract for the ADA dock grant to be signed. They can start work at the pond on June 5th, 2023.

Darren Roylance reported he will not be present for the June 8th meeting.

Genneva Blanchard reported she will not be present for June 8th meeting. She encouraged the Planning Commission members to pick a surrounding city to follow. Genneva advised an assignment from the mayor is to possibly attend meetings, read minutes, agendas, and to see what other nearby planning commissions are doing. Darren Roylance volunteered he would take North Ogden City. Lou Best volunteered to observe Plain City. Brandon Whitesides volunteered to observe Pleasant View City, and Lyle Earl offered to do Weber County and Box Elder County. Greg Pierce volunteered to do Harrisville and Genneva will take West Haven City. Genneva stated she will send an email to all members of their city assignments and is hoping to get a report from everyone near the end of June. Genneva stated at the next work session they will have discussions on the M-1 zone, reassess the animal ordinance, and the patio home ordinance.

Ken Phippen advised that in the animal ordinance that the City Council remembers the city ordinance was restricted to one rooster, but when it got revised, the word rooster had been eliminated.

#7 - Adjournment

**AT 7:53 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING.
LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

McKinzie Tams, Clerk

Genneva Blanchard, Chairman

Date Approved: _____