

The Farr West City Planning Commission work session and regular meeting was held on Thursday, June 8th, 2023, at 6:00 pm at the City Hall.

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

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

Visitors present- see attached list.

6:00 PM Work Session – Work session to discuss the animal ordinance and M1 and C2 ordinance revisions

The Planning Commission held a work session discussing the animal ordinance, the M1 and C2 ordinance revisions.

Regular Meeting

#1 – Call to Order – Vice Chairman Lyle Earl

Vice Chairman Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Greg Pierce offered a prayer.

#3 – Comments/Reports

a. Public Comments

John Weibel voiced his concern about the property owned by Douglas A Say. He stated the property just south of Westwood Village has 6 or 7 golf greens on it. John asked what the cities intentions were with it and if any apartment buildings will be placed on the property. Lyle Earl advised it would be up to the family that owns the property and that the city does not have any current ordinances which allow for apartment buildings. Lou Best advised if there were any plans to build apartment buildings that a public hearing would be held.

b. Report from City Council

Janele Leatham reported the City Council had a presentation from Weber County Elections. The City Council approved minutes and bills. Janele said they tabled an approval for a business license due to lack of representation from the applicant. The City Council held a public hearing and approved the request to vacate a public utility easement for Riley Grange. The Council also approved an updated resolution indicating the intent to adjust a boundary with Marriott-Slaterville City and updating a public hearing date, approved the re-zone of the portion of the Dennis Brown property and the amended A&E Brown subdivision and a sign for Farr West Center. The Council then set dates for three public hearings regarding approval and amendments to the budget, reported on assignments and adjourned.

#4 – Business Items

- a. Public Hearing 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

GREG BAPTIST MOTIONED TO OPEN A PUBLIC HEARING 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. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommendation to the City Council approval or denial of the request of a conditional use permit a 4,000 square foot accessory building for John Harris located at 3188 North Pelican Dr

John Harris was present requesting a conditional use permit for a 4,000 square foot accessory building. Lou Best asked what the discovery was from Rocky Mountain Power to have permission of building under the power lines. John Harris stated according to the court hearing that it does not state he cannot build underneath them but that he was not planning to do so. John has a meeting scheduled with UDOT to get temporary access for construction trucks and apply for permanent access to an entrance from 2000 W.

John Harris explained he spoke to the city inspector about the ordinances he needed to follow for building an accessory building and adding onto his home in the future. Harris informed the City Council that he has plenty of room to build his accessory building as well as futuristically adding 2000 square feet to his home.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR JOHN HARRIS LOCATED AT 3188 NORTH PELICAN DR. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Public hearing to consider the request of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjeldsted located at approximately 2700 North 1900 West – Jared Boyer

GREG BAPTIST MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR WAREHOUSING & DISTRIBUTION IN THE M-1 ZONE FOR JARED BOYER/DAVID FJELDSTED LOCATED AT APPROXIMATELY 2700 NORTH 1900 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

Mr. Fjeldsted stated this property borders Pleasant View City behind the Maverik on 2700 and was recently rezoned to the M-1 zone.

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council approval or denial of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjeldsted located at approximately 2700 North 1900 West- Jared Boyer

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR WAREHOUSING & DISTRIBUTION IN THE M-1 ZONE FOR JARED BOYER/DAVID FJELDSTED LOCATED AT APPROXIMATELY 2700 NORTH 1900 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing for June 22, 2023, to consider amendments to the landscaping requirements in the commercial zone

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR JUNE 22, 2023, TO CONSIDER AMENDMENTS TO THE LANDSCAPING REQUIREMENTS IN THE COMMERCIAL ZONE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated May 11, 2023, and May 25, 2023

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED MAY 11, 2023, AND MAY 25, 2023. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Baptist reported he will have information prepared for the zoning of the M1, C2 zone for the permitted use at the next work session.

Lyle Earl reported that the pump track is being used now and is 75% complete. Got final information on the ADA Dock at Smith Family Park and they will hopefully be able to start the middle of June.

#7 - Adjournment

AT 7:29 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Lyle Earl, Vice Chairman

Date Approved: _____