

The Farr West City Planning Commission work session and regular meeting was held on Thursday, February 22, 2024, at 5:30 pm at the City Hall.

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

City Council Member Timothy Shupe was present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

5:30 PM Work Session – Discuss amendments to the C-2 Commercial zone

The Planning Commission held a work session to discuss amendments to the C-2 Commercial zone.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lou Best led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Councilman Timothy Shupe reported that the City Council approved two business licenses and the residential sign for The Outdoor Garden. The Council then approved the reappointment of Geneva and Lyle as the Planning Commission Chair and Vice Chair as well as the reappointment of Lyle Earl, Greg Baptist, and Darren Roylance to the Planning Commission. Mr. Shupe announced the R.A.M.P Grant was awarded to Farr West City for 178K. The Council ended their meeting by reporting on assignments and adjourning.

#4 – Business Items

- a. Public hearing to consider the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive

Lou Best explained what a public hearing should accomplish. He explained it is to get information from the public, answer questions, and there is no debate. Mr. Best invited anyone that would like to make a comment to be as brief and precise as they can.

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 ZONE AT 1686 WEST AND 1712 WEST FARR WEST DRIVE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Mike Chatelain addressed that the previous adjoining development on the Papageorge property was carefully crafted to keep all the impact off Farr West Drive. He is not opposed to the development. However, Mr. Chatelain stated an M-1 Zone should not touch Farr West Drive. He stated he is not in favor of the emergency access and believes it will become a construction access as well. Mike asked the Planning Commission to consider not allowing this project due to the negative impact it will have on the residents and families located on Farr West Drive.

Max Polsen stated he is a long-time resident. He stated back in 1987 he was informed there was already too much traffic on this road. He stated it's a dead-end street and is limited to what it can handle. The road is not built to have heavy traffic on that road and is dangerous with all the residential homes and children out playing.

Scott Yearsley stated the road is a historic road in Farr West and is not built or wide enough to accommodate a lot of traffic. Mr. Yearsley stated there is already a lot of pollution coming from Associated Foods. He does not believe Farr West Drive should be associated with any industrial projects. The access road is like cancer, soon the access road becomes like cancer cells. You allow one access and the cells eventually spread and bring more unwanted traffic.

Bob Willey was present stating he has had an issue with semi-trucks coming down Farr West Drive at all hours of the day and night. The trucks struggle to turn around and speak very little English when the residents try to help them. He stated several properties and city signs have been damaged due to this. He is against any access road being placed in this area.

Dallin Denton stated he believes rezoning the property to an M-1 zone and having an access road on the drive would be a huge mistake. There are several families that live on the road with young children. He stated it may start as just an access road but would eventually invite more and more traffic in the future. Mr. Denton stated there is already an increase in light, sound, and regular pollution. He encourages the Planning Commission to make the best decisions for Farr West residents.

Chris Spronk was present stating they are against the general plan to allow for the M-1 zone. They haven't been informed about what is being presented in that area. She does not want any sexually oriented businesses going in and increased traffic is a major concern. The rezone will directly affect the appearance of Farr West drive and are not in favor of this change.

Shane Nishikawa is opposed to amending the general plan. He feels strongly that this will be very inconsiderate of the residential homes and families that live there. He is currently experiencing a significant amount of light, and loud noises due to Associated Foods. Should be well known and documented that several semi-trucks have destroyed his property and the city had to replace stop signs due to the common occurrence of trucks coming down the dead-end road.

Tacey Hadley is concerned about the traffic, additional noise, and excessive lights. Her main concern is seeing a huge building outside her front door. Tacey agrees with everything that has already been said. She states it's a wonderful place to raise a family. She is concerned about the traffic and how close the building will be built to Farr West Drive. She wants to keep it the way it is.

Annette Cardon stated the vague map that was sent to her doesn't show where the emergency access road is. She asked who invented emergency access roads? She believes the emergency access road was only to move cows and change the water in the ditches. Mrs. Cardon stated Farr West City put up signs that says no trucks and now Farr West City is wanting to allow trucks. She would suggest that Farr West City follows their own and leave it alone.

Forester Chatelain is against the access road and development. He has been a truck driver and knows that the road will pop up on every map. Truck drivers will either think they can get access to Associated Foods or the new buildings. This emergency access road will cause issues and is concerned for his children.

Vance Hall stated he would come home to clear out his driveway from about 20 bikes of children and friends in the community. He voiced that this change can really impact the community for the worst with speculations about the land that was sold. Mr. Hall said it is a scary proposition and would not recommend increasing the traffic.

Karla Chatelain grew up on the family farm until she was 19, she left and missed it so much that she came back. She stated the M-1 zone would be right on her property line, polluting her pasture with her horses. It could destroy her irrigation with buildings butting right up next to the property line. Mrs. Chatelain stated several truckers have come down her driveway to get to Associated Foods. She stated she contests the rezone to the M-1 zone. This is the oldest road in Farr West and now the Planning Commission is destroying what Farr West City has left of a country road.

John Watson feels that there are a lot of things to consider. Such as the Papageorge farm is still a working farm, there are homes, hayfields, hay barns, and cattle farms. Mr. Watson

stated the general plan doesn't need to be open to the developers and that it should be in the community's best interest.

Roger Lindhart agrees with everything that has been said at the meeting. He believes that overtime the emergency access will grow into way more traffic than anticipated over time. He owned a trucking company and knew if they had a 10% chance to make it through the access, they would try.

Steve Borup was present with Dakota Pacific Real Estate. He explained the development plan that is being presented and the future plan for it. Mr. Borup advised that the emergency access road would provide access to the public from both sides. He proposed different options such as locked gates on both sides, placing a restriction on the deed for the use of the access road, and barricades to block off construction. Steve addressed the noise ordinance up against a residential zone and the 100-foot setback from the building closest to the property line.

Jason Chugg commented that the property owner should be able to do with their property as they please. Mr. Chugg stated he has never been in favor of any traffic coming down Farr West drive. He advised they have crafted the buildings to keep the trucks inside the area and hopefully never seen. He said this should be a small impact on the residents of Farr West Drive.

Mayor Ken Phippen stated the general plan matters, resident's opinions matter, and wants them to be heard.

Diana Adams is concerned about the access road, gated or not. They have already sold a piece of their property to an access road that has been abused.

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

- b. Recommendation to the City Council approval or denial of the Northwest Cascade (Honey Bucket) site plan located at 2990 North 2000 West

Mark Perry was present representing Honey Bucket.

Lou Best asked how the process works when cleaning each Honey Bucket. Mark stated they will not have a cleaning area at the location. They will be taken to Salt Lake City to be cleaned and brought back to be stored at the Farr West location.

Greg Baptist asked what will be going on the west side of the building. Mark said they have units to transport the Honey Bucket and will be used as storage.

LYLE EARL MOTIONED TO RECOMMEND APPROVAL OF THE NORTHWEST CASCADE (HONEY BUCKET) SITE PLAN LOCATED AT 2990 NORTH 2000 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Discussion on accessory building setbacks

Geneva Blanchard placed the discussion on the next work session.

#5 – Consent Items

- a. Approval of minutes dated February 8, 2024

LOU BEST MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 8, 2024. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the park meeting. He said they are starting to move forward again with the dock at Smith Family park.

#7 - Adjournment

AT 7:45 P.M., BRANDON WHITESIDES, MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Recorder

Geneva Blanchard, Chairwoman

Date Approved: _____