

The Farr West City Planning Commission work session and regular meeting was held on Thursday, October 12, 2023, at 6:00 pm at the City Hall.

Commission members present were Chairwoman Geneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Jason Anderson, Brandon Whitesides, and Greg Pierce. Darren Roylance 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 mixed use re-zone of the River Blacksmith and Petersen Properties

The Planning Commission held a work session to discuss mixed use re-zone of the River Blacksmith and Petersen Properties.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard 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

There were no public comments.

b. Report from City Council

Janelle Leatham reported the Planning Commission is to continue working on the subdivision committee. The City Council approved the minutes and paid bills. They held a public hearing to consider the request for a residential facility for persons with disabilities. Approved a business license for North Eastern Services. They approved the Ben Lomond Business Park North and South building site plans. The City Council received a presentation from Lt. Ryan with Weber County Sheriff Office on flock cameras. They reported on assignments. She

stated there are CDBG grants available. Discussed the possible annexation of land on the south end of Farr West with Marriott Slaterville. Janele reported they discussed the personnel policy being added to a work session in the future.

#4 – Business Items

- a. Set a public hearing for October 26th, 2023, at 7:00 P.M. to consider the request to re-zone the property located at approximately 1300 North 2000 West, parcel numbers 15-004-019, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 commercial zone- Fisher Family Homestead LLC

Sonia Fisher was present to advise the Planning Commission they need more money for the homestead due to the increase in interest rates. Sonia advised they have a dentist interested in building a 5,000 square foot building on the north front of the property.

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING ON OCTOBER 26TH, 2023 TO CONSIDER THE REQUEST TO RE-ZONE THE PROPERTY LOCATED AT APPROXIMATELY 1300 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0119, 15-004-0076 AND 15-004-0077 FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE- FISHER FAMILY HOMESTEAD LLC. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommend to the City Council approval or denial of final approval of the Farr West Business Park Subdivision located at 1246 North 2000 West

Genneva stated the engineering memo said they are missing the final letter approvals from Bona Vista Water and UDOT. Genneva said they engineer is ok if they get approval from the Planning Commission but are not able to move forward with City Council until they have those letters.

Jordan Watson said they have already received the requested changes from Bona Vista and UDOT. They have completed the changes and resubmitted and are going through the final stages. Their engineers are expecting those confirmations any day now.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL FINAL APPROVAL OF THE FARR WEST BUSINESS PARK SUBDIVISION LOCATED AT 1246 NORTH 2000 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommend to the City Council approval or denial of site plan of the Farr West Business Park located at 1246 North 2000 West

Greg Baptist stated they will need the storm water maintenance agreement and that he is ok with them not meeting the 10% requirement of landscaping. As long as the detention basin is landscaped.

Geneva Blanchard this was don't in the middle of a change to the ordinance and there is some consideration as counting their landscapes for their detention basin as their 10%. Lou Best asked Mr. Watson if he basically had a detention basin surrounding his whole parcel. Lou asked what the ground coverage in the detention basin portion is and what is the ground coverage where the trees are planted. The legend for the site plan was placed on the screen and it was confirmed to be decorative rock etc. Lou Best confirmed that on the east side they have some outlet drainage for that detention basin. Jordan Watson agreed and that his engineers have made sure everything is accurate.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FARR WEST BUSINESS PARK SITE PLAN LOCATED AT 1246 NORTH 2000 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated September 28, 2023

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 28, 2023. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Baptist reported he sent out the revised C-2 to the planning commission for review before the next work session.

Jason Anderson reported he got his training hours for this week and will email it to Geneva Blanchard.

Brandon Whitesides reported he will not be at the next meeting.

Lyle Earl reported on the Fishing Club and, the trails and active transportation signs.

Lou Best voiced his concern about land use planning that should be initiated by the Planning Commission.

Geneva Blanchard reported there will be a joint work session next week and that is when they will be discussing the land use planning.

#7 - Adjournment

AT 7:31 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____