

The Farr West City Planning Commission work session and regular meeting was held on Thursday, December 14, 2023, at 6:00 pm at the City Hall. Commission members present were Chairwoman Geneva Blanchard, Lou Best, Lyle Earl, Greg Baptist, Darren Roylance, Brandon Whitesides, Greg Pierce and Jason Anderson.

City Council Members present were Mayor Ken Phippen and Councilwoman Janele Leatham. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

6:00 PM Work Session – Discuss amendments to the C-2 Commercial zone and subdivision ordinance

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

### **Regular Meeting**

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Janele Leatham reported the City Council had a work session with Black Pine and planned a second work session that includes the Planning Commission. Signed a contract with Mike Hansen that will help do the new subdivision ordinance. She stated the mayor would like to have two members from the Planning Commission to be on the housing committee. The City Council approved minutes and bills. Janele stated that Econo Waste is currently not accepting

any recycling. The recycling garage cans will be used for regular waste until further notice. The City Council approved a Business license for Ace of Shades. They approved the resolution for the Employee Policy and Procedures Manual. City Council approved a new backhoe. They cancelled the December 21<sup>st</sup> 2023 City Council meeting and reported on assignments.

#### #4 – Business Items

- a. Public hearing to consider approval of the amendments to the M-1 zone

**GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF THE AMENDMENTS TO THE M-1 ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

There were no public comments.

**DARREN ROYLANCE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

- b. Recommend to the City Council approval or denial of the amendments to the M-1 zone

**GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE M-1 ZONE INCLUDING THE CHANGE THAT WAS AGREED UPON IN TONIGHTS MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

- c. Recommend to the City Council approval or denial of the site plan for Tesla, Inc. for a charging station located at 1750 West 2700 North

Jenny Pretare with Tesla was present. Lou Best was concerned about the landscaping and stated he had a question about the unique landscaping and that he had it explained to him and no longer has a question. Greg Baptist spoke to the power company and had his questions answered. Mr. Baptist asked if this was only for Tesla. Jenny explained their charge port will be adopted by other vehicle manufacturers in stages over time. Darren Roylance asked if this would be expanded. She explained they currently have 12 charging posts with space to build 8 additional chargers in the future. Lou asked if the expansion would curve towards the north. Ms. Preater stated the expansion has the 12 charging posts on the left side will be immediately and the other future 8 stations will be on the right side. Greg Baptist asked if there were spaces for trucks and buses. Jenny stated they are not big enough for a semi but would be for anyone towing something. Scott Mormon from Tremonton, UT stated he is in favor of the Tesla charge station. He stated it would bring in a lot of traffic and a lot of sales tax. He stated the additional stations will allow him to use while having a trailer attached and is looking forward to it.

**LYLE EARL MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST FOR THE SITE PLAN FOR TESLA, INC. FOR A CHARGING STATION LOCATED AT 1750 WEST 2700 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.**

- d. Set a public hearing for January 4, 2024, to consider the request to vacate a public utility easement for Steven and Shirlene Wilson located at 2880 West 3325 North

Steven Wilson was present requesting to vacate a public utility easement. Lou Best asked how far away from the property line the accessory building would be. Steven Wilson stated he wanted to build a two-car garage out back as close as possible to his property line as possible. Genneva Blanchard explained he would be required to go four feet from setback if his peak height was 13 feet tall. She informed Mr. Wilson anything over that would be a foot for a foot.

**BRANDON WHITESIDES MOTIONED TO SET A PUBLIC HEARING FOR CITY COUNCIL ON JANUARY 4<sup>TH</sup>, 2024, TO CONSIDER APPROVAL OF THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR STEVEN AND SHIRLENE WILSON LOCATED AT 2880 WEST 3325 NORTH. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

- e. Set a public hearing for January 11, 2024 to consider the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West

Brad Butterfield was present requesting to amend the general plan to allow for the commercial zone at 1407 North 2000 West. Mr. Butterfield wants to convert it into a dental office.

**GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 11, 2024, TO DISCUSS THE GENERAL PLAN AMENDMENTS TO ALLOW FOR THE COMMERCIAL ZONE AT 1407 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.**

- f. Set a public hearing for January 11, 2024, to consider the request of a re-zone of the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone

**GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING JANUARY 11, 2024, TO DISCUSS THE REZONE FROM AN A-1 TO A C-2 ZONE. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

- g. Set a public hearing for January 11, 2024, to consider the request to amend the general plan to allow for the manufacturing zone at 1686 West and 1712 West Farr West Drive

Steve Borup was present requesting to amend the general plan from residential to an M-1 zone.

Lou Best stated the city’s practice when making decisions on the general plan are followed by thorough discussions by the Planning Commission and a public hearing.

**LOU BEST MOTIONED TO TABLE SETTING A PUBLIC HEARING FOR JANUARY 11, 2024, TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE MANUFACTURING ZONE AT 1686 WEST AND 1712 WEST FARR WEST DRIVE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

- h. Set a public hearing for January 11, 2024, to consider the request of a re-zone of a portion of the Chugg properties, parcel numbers 19-414-0001 and 19-414-0002, located at 1686 West and 1712 West Farr West Drive, from the R-1-15 zone to the M-1 Manufacturing zone – Steve Borup

**GREG BAPTIST MOTIONED TO TABLE TO SET A PUBLIC HEARING FOR JANUARY 11, 2024, TO CONSIDER THE REQUEST OF A RE-ZONE OF A PORTION OF THE CHUGG PROPERTIES, PARCEL NUMBERS 19-414-0001 AND 19-414-0002, LOCATED AT 1686 WEST 1712 WEST FARR WEST DRIVE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Consent Items

- a. Approval of minutes dated November 9, 2023

**GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 9, 2023. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Brandon Whitesides reported he updated his training hours.

Lyle Earl reported on the park committee, grants and the ADA ramp at Smith Family Park. Lyle stated he spoke with Vern Garrett because they want to update the civic center playground to be a 100% ADA sensory type playground.

Darren Roylance reported on the North Ogden Planning Commission.

Greg Baptist reported he will be following up on the subdivision email that the chairwoman sent out.

Chairwoman Geneva Blanchard reported the Planning Commission needs complete their training.

Mayor Ken Phippen stated the administrative land use authority approval process of a residential zone will not go to the city council any longer. It will now go to the land use authority for a final decision.

#7 - Adjournment

**AT 7:37 P.M., BRANDON WHITESIDES MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

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McKinzie Tams, Recorder

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Geneva Blanchard, Chairwoman

Date Approved: \_\_\_\_\_