

The Farr West City Planning Commission work session and regular meeting was held on Thursday, January 25, 2024, at 5:30 pm at the City Hall.

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

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 new subdivision ordinance

The Planning Commission held a work session to discuss the Chugg property rezone from A-1 to M-1 with Steve Borup of Dakota Pacific and then finished up the discussion on the new 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

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Brandon Whitesides 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 heard from a resident during public comments requesting standalone accessory dwelling units. The City Council approved three new business licenses. Farr West Auto was present requesting to obtain a valid business license. Mr. Shupe reported the City Council approved the business license with certain stipulations that the

business must be in compliance no later than 45 days. Approved a motion to amend the general plan for the future commercial zoning of three lots at approximately 1400 N 2000 W. City Council approved to re-zone the Beal property from A-1 to C-2 zone. City Council approved to increase the monthly salary was for the City prosecutor and City attorney. They reported on assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for Spencer Knight located at 1741 North 2000 West for warehousing with 25% office space, or detailing services or fitness services, as allowed by the C-2 zone.

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR SPENCER KNIGHT LOCATED AT 1741 NORTH 2000 WEST FOR WAREHOUSING WITH 25% OFFICE SPACE, OR DETAILING SERVICES OR FITNESS SERVICES, AS ALLOWED BY THE C-2 ZONE. DARREN WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

No public comments

BRANDON WHITESIDES 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 request of a conditional use permit for Spencer Knight located at 1741 North 2000 West with warehousing with 25% office space, or detailing services or fitness services, as followed by the C-2 zone

Spencer Knight was present requesting a conditional use permit. Lou Best asked Mr. Knight if the increase in building construction if the detention basin will be adequate for the additional water coming off the hard surface. Greg Baptist asked about the building showing in the area near the retention pond. Spencer Knight stated it was an additional building that butts up to the side of the pond. Greg Baptist advised he will need to submit a storm water maintenance agreement.

LYLE EARL MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST OF A CONDITIONAL USE PERMIT FOR SPENCER KNIGHT LOCATED AT 1741 NORTH 2000 WEST WITH WAREHOUSING WITH 25% OFFICE SPACE, OR DETAILING SERVICES OR FITNESS SERVICES, AS FOLLOWED BY THE C-2 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider the request of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR ADAM LAMBERT LOCATED AT 1495 NORTH 1500 WEST. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Adam Lambert was present requesting a conditional use permit for an accessory building.

Brent Frost was present with a concern about noise, traffic, water and if the building would be used for a business. Mr. Lambert stated the garage doors will be facing 1500 N with additional driveways, electricity, and sewer line. Lou Best advised a residential business must meet the city ordinance/zoning requirements. Greg Baptist advised the city has a code enforcement officer he can utilize if any complaints arise.

Shane Merrill was present voicing his concern about the building possibly being used as a storage facility for metal working equipment and lumber. Lou Best advised the residential business license would take care of that concern.

Greg Price stated he was worried about a business taking place in the building and the park across the street. Stating he did not want the extra traffic and noise. Lou Best stated the noise shouldn't affect him and the noise ordinance would cover that.

Adam Lambert stated it was primarily for storage and a large play shop for him and his family. He has no intent of manufacturing his business at this location. Mr. Lambert stated he may possibly use it for storage if needed.

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

- d. Recommendation to the City Council approval or denial of the request of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR ADAM LAMBERT LOCATED AT 1495 NORTH 1500 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Public hearing to consider amendments to signs allowed in residential zones

GREG BAPTIST MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER AMENDMENTS TO SIGNS ALLOWED IN RESIDENTIAL ZONES. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

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

- f. Recommendation to the City Council approval or denial of the Durk’s Plumbing Site Plan located at 2908 North 2000 West

Bill Bailey was present. Lou verified a commercial building on the north and a residential building on the south. Lou asked if there was an existing access. Bill stated there will be a new 40-foot access. Greg Baptist asked if there was an approved cross access. Mr. Bailey said yes they are.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE DURK’S PLUMBING SITE PLAN LOCATED AT 2908 NORTH 2000 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Recommendation to the City Council approval or denial of the Durk’s Plumbing Sign located at 2908 North 2000 West

Greg Baptist asked for measurements of the sign. Bill Bailey advised it will be identical to the sign they currently have.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE DURK’S PLUMBING SIGN LOCATED AT 2908 NORTH 2000 WEST. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Recommendation to the City Council approval or denial of amendments to the signs allowed in residential zones

Lyle Earl stated there was some concern about the setback not being added into the code.

BRANDON WHITESIDES MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO SIGNS ALLOWED IN RESIDENTIAL ZONES. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Public Hearing to consider approval of the updates to the subdivision ordinance as mandated by SB 174

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE UPDATES TO THE SUBDIVISION ORDINANCE AS MANDATED BY SB 174. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

No public comments.

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

- j. Recommendation to the City Council approval or denial of the updates to the subdivision ordinance as mandated by SB 174

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE UPDATES TO THE SUBDIVISION ORDINANCE AS MANDATED BY SB 174. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- k. Discussion – Appointment of Housing Committee members

Geneva Blanchard stated this will be a committee that meets periodically to discuss reports and trends and make sure the city is in compliance. She stated Lou Best and Greg Baptist volunteered to be a part of the committee.

#5 – Consent Items

- a. Approval of minutes dated January 11, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JANUARY 11, 2024. SECONDED THE MOTION, ALL VOTING AYE. BRANDON WHITESIDES MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the parks committee. The meeting will move to Mondays at 9AM instead of Wednesday. Lyle stated Katie Williams as the R.A.M.P Grant submitted.

Jason Anderson reported he edited the training worksheet for links to be added.

#7 - Adjournment

AT 7:13 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Recorder

Geneva Blanchard, Chairwoman

Date Approved: _____