

The regular meeting of Farr West Planning Commission was held on Thursday, February 9, 2012 at 7:00 p.m. at the City Hall. Commission Members present were Lou Best, Bill Malone, Ricky Hatch, Matt Gwynn, Josh Blazzard, Ken Phippen and David Jay. Andrea Zweifel, Tom Burkland, Ava Painter, Lee Dickemore, Tim Shupe, Paul Dinsdale, John Travis, Brad Barto, John Stewart, Dan Miller, Ed Nef, Vicki Nef, Mike Beal and Bonnie Beal were also present.

Chairman Lou Best called the meeting to order. Bill Malone led in the Pledge of Allegiance. Ricky Hatch offered a prayer.

#1 - Follow-up and Approval of Minutes dated January 12, 2012

Ken Phippen asked that a correction be made regarding the Assisted Living Facilities ordinance in item #3.

RICKY HATCH MOTIONED TO APPROVE THE MINUTES DATED JANUARY 12, 2012, AS AMENDED. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Tom Burkland was present to report the city council held a joint work session with the Planning Commission. The council then approved business licenses for Janell Youngberg, Metro Auto Sales and Knead A Fix Massage Co. The council then had a presentation on the Community Covenant Program and assigned Paul Dinsdale as Military liaison. The council also appointed Tim Shupe as assistant mayor and approved the council board assignments. The Council then set work sessions to discuss the Sheriff's office contract and the budget. The council then reported on assignments, paid the bills and adjourned.

#3 - Motion - Approval of Conditional Use for an Assisted Living Facility on 2550 North in the C-2 Zone - John Travis

John Travis was present seeking approval of a conditional use for an assisted living facility on 2550 North. Lou Best stated the Conditional Use in the past was approved contingent upon resolving the issue with lot description, legal description, ownership and subdivision. He stated that the City has found no documentation that that had ever occurred. Lou stated that the greater issue now is that a year and a half have elapsed and the current municipal code states the conditional use is valid for one year and then the process has to be completed again. Lou Best explained the checklist and flowchart for a Conditional Use Permit. Mr. Travis asked if the original public hearing would suffice as long as nothing had changed. Ken Phippen stated he is unsure if that would be legal or not. He feels that since the original conditional use permit expires, so did the public hearing. Lou stated the municipal code states that when application is made a public hearing needs to be held. He stated that the first application had lapsed, and in effect, so has the public hearing. Lou asked why the issue of the plat and subdivision have not been resolved. Mr. Travis stated it is a financial issue. Ricky Hatch asked if the City Council had set a public hearing for the new assisted living facility ordinance. Lou Best stated yes. Ricky Hatch then pointed out that the whole conditional use discussion would go away once the residential facilities for the elderly and person with a disability ordinance is approved. Lou Best

confirmed that is correct. Lou Best stated the soonest Mr. Travis could have a public hearing scheduled for the conditional use would be the same time the public hearing is held for the assisted living facility ordinance. Ken Phippen stated it would be better to have a public hearing that included the Site Plan and the conditional use. Ava Painter asked about the moratorium on assisted living facilities. Ken Phippen stated that has lapsed. Mr. Travis asked Lou how he would like to proceed. Lou Best stated he sees no reason why the new ordinance will not be passed, and if it is passed, all this discussion about a conditional use disappears. Ken Phippen recommended we keep the application and if the ordinance is not passed, attach it to the site plan application and proceed with them together.

MATT GWYNN MOTIONED TO TABLE APPROVAL OF A CONDITIONAL USE FOR AN ASSISTED LIVING FACILITY ON 2550 NORTH IN THE C-2 ZONE UNTIL THE CITY COUNCIL GETS A CHANCE TO VOTE ON THE NEW ORDINANCE. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#4 - Discussion/Action - Recommendation of Alternate Planning Commission Member

Lou Best asked for input on what the Planning Commission feels are the most important things to be considered in the decision. Ken Phippen stated attendance is very important. Ricky Hatch stated after meeting with the applicants he was concerned if a couple would actually attend. He stated he reached James Ebert who stated he would adjust his schedule to be able to attend. Lou Best stated there are some applicants who have been prior members of the Planning Commission. He stated that you could argue either way on that. Prior experience could be considered desirable, however, he would like to give new members of the community a chance to serve. Ken Phippen stated there are plenty of committees coming up that everyone could get involved in even as a citizen. Bill Malone stated there is experience there, but he agrees with giving new people a chance. Bill also stated that looking at who is attending tonight's meeting gives him a good idea of who to go with. The Members were given a ballot to rank their preferences of candidates. Lou Best revealed the ranking results as follows:

Bonnie Beal
James Ebert
Shayne Merrill
Kaylana Gertsch
Milt Austin

BILL MALONE MOTIONED TO APPROVE THE RANKING AND FORWARD IT TO THE CITY COUNCIL AS A RECOMMENDATION. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

#5 - Report from Commission on Assignments

Bill Malone stated he will have the subdivision checklist completed shortly.

Lou Best asked the Planning Commission to think about other items they would like to see on the upcoming Work Sessions. Matt Gwynn stated he will be working on the sign ordinance.

Paul Dinsdale would like to see a sensitive lands ordinance established. Josh Blazzard asked who has enough knowledge to work on that ordinance. Paul stated he can work with Kent Jones and Dave and Sean to get things started. Lou stated it would probably be a good idea to look at surrounding cities ordinances. Paul stated he has some already. He stated he will take the first step and work up a model for the next meeting.

#6 - Adjournment

AT 7:48 P.M., MATT GWYNN MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lou Best, Chairman

Date Approved: _____