

The regular meeting of the Farr West Planning Commission was held on Thursday, June 14, 2012 at 7:00 p.m. at City Hall. Commission Members present were Lou Best, Ken Phippen, Josh Blazzard, Bill Malone, David Jay and Bonnie Beal. Matt Gwynn was excused. Andrea Zweifel, Tom Burkland, Paul Dinsdale, Ava Painter, Tim Shupe, Cecil Satterthwaite, Jeff Hales, John Stewart, Dan Miller, Milt Austin, Tina Phippen, Seth Reid and Mike Beal were also present.

Chairman Lou Best called the meeting to order. Lou Best led in the Pledge of Allegiance. Josh Blazzard offered a prayer.

#1 - Follow-up and Approval of Minutes dated May 10, 2012

**BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED MAY 10, 2012. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

#2 - Report from City Council

Tom Burkland was present to report on two Council Meetings. He reported that on May 17<sup>th</sup> the Council approved business licenses for Olympus Fireworks and Kenny McFarland Farms. The Council discussed Miya Meadows Subdivision, Phase 5 and a conditional use permit for the new junior high school. Tom also reported the C.D.R.A. map has been completed and the ordinance passed. The council also discussed the development plan for 2700 North. Tom then reported that the City Council had a special meeting on May 31<sup>st</sup> to interview planning commission applicants.

#3 - Motion - Final Approval of Miya Meadows Phase 5, located at 2450 West 2700 North - Cecil Satterthwaite/Drew Wilson

Jeff Hales was present seeking final approval of Miya Meadows Phase 5. Lou Best addressed the June 13<sup>th</sup> letter from Kent Jones. Lou stated the City already has copies of all the letters requested in Kent's notes. Lou stated the biggest issue is the sidewalk on the south side of 2700 North. Lou stated he is concerned about the safety issue. He stated it will be creating a situation where residents on the south side are going to have to have their kids cross 2700 North twice to get to and from school. Ken Phippen stated that kids probably won't take the time to cross twice or in the crosswalks. Lou Best stated there is a possibility of a deferral agreement. Ken Phippen states the code requires the sidewalk, but the City Council can defer that. David Jay asked if anyone is talking to U.D.O.T. about this. Jeff Hales stated they have that already approved. David Jay asked what determines when the sidewalk is to be put in. Jeff Hales stated that would be up to the City. Paul Dinsdale suggested the City would want those improvements done when the rest of the improvements come in so the projects could be done concurrently.

**JOSH BLAZZARD MOTIONED TO RECOMMEND FINAL APPROVAL OF MIYA MEADOWS PHASE 5, LOCATED AT 2450 WEST 2700 NORTH WITH A RECOMMENDATION THE CITY COUNCIL SET UP A DEFERRAL AGREEMENT FOR THE SIDEWALK WITH THE DEVELOPER. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.**

#4 - Motion - Preliminary Approval of Heritage West Subdivision, located at 2075 North 2500

## West - Valeo Management

Jeff Hales was present seeking preliminary approval of Heritage West Subdivision. Bonnie Beal stated the new plan shows 4 additional lots from the original plat. Jeff Hales stated from the time they presented the original plan it has changed slightly due to some wetland issues. David Jay address the street layout and asked if the street will go through to plain city. Mr. Hales stated they still need a wetland delineation, but that is their intent. Lou Best estimated 350 feet from the stub to the Plain City side to complete the road. Mr. Hales stated that sounds about right and it makes sense to have it go through, but they need to work some things out in the meantime. Lou Best address the detention pond and asked about the capacity, how much flow from Plain City and flow from Farr West, who is going to maintain the pond and if it is adequate. Mr. Hales stated their engineer has to do a study to calculate the capacity and flow and give them to the City engineer who then determines if it is adequate. Lou Best asked about ownership of the detention basin once the subdivision is complete. Mr. Hales stated the City will own and maintain the detention basin once the subdivision is accepted by the City. Lou Best asked if the engineer was satisfied with the geotech study. Mr. Hales stated yes. Lou confirmed that there isn't a wetlands issue with any of these lots. Mr. Hales stated that is correct. Bill Malone stated the Mt. View Irrigation and Bona Vista letters state they will service 25 lots and wondered if they will now service the 29 lots. Mr. Hales stated that now that they have a new plan in place they will take it back and get approval and pay for the lots. Bill Malone asked how far the canal is from the back of the lots. Cecil Satterthwaite stated the engineers will have to go out and figure that out. Bill stated he would like to go out with the engineers and have that measured out. Lou Best asked about basements. Mr. Hales stated the homes will be raised ramblers and will only be able to dig 18-24 inches in the ground, which will be designated on the plat.

**BILL MALONE MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF HERITAGE WEST SUBDIVISION, LOCATED AT 2075 NORTH 2500 WEST CONTINGENT UPON CLARIFICATION OF SOUTH BANK OF THE CANAL AND A VISIT TO THE SITE TO MEASURE THE DISTANCE FROM THE BASE TO THE TOE. BONNE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

## #5 - Presentation - Ken Phippen

Ken Phippen stated he was reading through the land use training book and presented a letter from David Church entitled "Why Can't We All Just Get Along". Ken then read an excerpt of his letter of resignation addressed to the Mayor. Ken then read a quote from Deiter Uchtdorf and then excused himself from Planning Commission. Bonnie Beal made a statement regarding the conflicts between the Planning Commission and City Council. Lou Best stated he wanted to express his regrets that there were circumstances in which Ken felt he needed to resign and expressed his gratitude for the service and knowledge Ken has put forth in serving the Planning Commission. David Jay stated he doesn't take any satisfaction in seeing someone who is willing and has been dedicated in giving their time and talents in leaving the Planning Commission.

## #6 - Discussion/Action - Appointment and Recommendation of Planning Commission Members

Lou Best stated the Planning Commission has already recommended David Jay be put in as a full time member.

**BILL MALONE MOTIONED TO RECOMMEND APPOINTMENT OF DAVID JAY TO THE MAYOR AND CITY COUNCIL AS A FULL PLANNING COMMISSION MEMBER. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE WITH DAVID JAY ABSTAINING.**

Lou Best stated there was a committee to select Planning Commission members and asked Tom Burkland to give his report on the meeting. Tom Burkland extended his thanks to Ken Phippen for his contribution to the Planning Commission and the City Website. Tom stated the tabling of David Jay's recommendation was not an opposition to David Jay, there were other applicants the City Council wanted to interview before a final decision was made. Tom stated the interview process was held in a closed meeting, so many of the details cannot be discussed in this meeting. He stated each applicant was asked the same questions and the members of the committee each scored the applicants on their answers. Only 4 of 6 applicants were available for interview and were ranked highest to lowest as follows: Phil Owen, John Stewart, Kaylana Gertsch, Milt Austin. Lou Best stated he is very pleased with this process with what has historically happened in the past. He stated it seemed like a very fair and appropriate way to conduct the process.

**DAVID JAY MOTIONED TO RECOMMEND PHIL OWEN AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION TO THE MAYOR AND CITY COUNCIL. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

**BILL MALONE MOTIONED TO RECOMMEND BONNIE BEAL AS FULL MEMBER OF THE PLANNING COMMISSION TO THE MAYOR AND CITY COUNCIL. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE WITH BONNIE BEAL ABSTAINING.**

**BILL MALONE MOTIONED TO RECOMMEND JOHN STEWART AS A SECOND ALTERNATE MEMBER OF THE PLANNING COMMISSION TO THE MAYOR AND CITY COUNCIL. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

Lou Best reviewed the roles and responsibilities of the Planning Commission members, specifically where it pertains to site plan approval.

#7 - Discussion/Action - Election and Recommendation of Planning Commission Chair and Vice Chair

David Jay nominated Lou Best for Chairman. Lou Best stated he would be willing to continue as the Chairman.

**DAVID JAY MOTIONED TO ELECT AND RECOMMEND AS THE CHAIR TO THE MAYOR AND CITY COUNCIL. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.**

Bill nominated David Jay as Vice Chair. David Jay nominated Josh Blazzard as Vice Chair. Both members stated they are willing to serve. Lou Best stated he would be happy with either

member being Vice Chair. Lou Best asked the Planning Commission to take a roll call vote for Vice Chair. Roll call vote for Vice Chair recorded as follows:

Josh Blazzard voted for David Jay.

Bonnie Beal voted for Josh Blazzard.

David Jay voted for Josh Blazzard.

Bill Malone voted for Josh Blazzard.

Josh Blazzard was elected as Vice Chair by the Planning Commission.

Paul Dinsdale stated he would like to apologize for his lapse in judgement in recent email traffic. He stated he has apologized personally and would like to also do so openly. He stated that error will not happen again and discussions will be held in an open forum.

#### #8 - Discussion - Future Work Session Discussion Topics

David Jay asked if the subdivision checklist has been cross checked against city code. He asked if he still needs to follow through on it or step away from it for the time being. Lou stated the latest version of the list produced by Paul has been given to Lindsay for use in the front office. Tim Shupe stated they are beating a dead horse. He suggested letting it go for a while and get on with some other business. He stated it wouldn't hurt to look at it again in the future. Lou stated the version on the website needs to be changed and he will take care of letting Ken know. Bill Malone stated they still need to work on sensitive lands. Lou Best stated the mixed use zone needs to be addressed as well. Josh Blazzard stated he would like the City Council to tell them what they need the Planning Commission to work on. Tom Burkland stated the sensitive lands issue needs to be prioritized as it needs to get it rolled out before the moratorium expires.

#### #9 - Report from Commission on Assignments

Lou Best stated the most recent changes in city ordinances have been handed out and it is each members responsibility to update their manuals.

#### #10 - Adjournment

**AT 8:33 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Zweifel, Secretary

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Lou Best, Chairman

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