

The regular meeting of the Farr West Planning Commission was held on Thursday, August 9, 2012 at 7:00 p.m. at City Hall. Commission Members present were Chairman Josh Blazzard, Phil Owen, Bill Malone, Bonnie Beal and Milt Austin. John Stewart was excused. Lindsay Stratford, Paul Dinsdale, Ava Painter, Tim Shupe, Jeff Hales, Cecil Satterthwaite, Randy Olson, Duane Braegger, Lou Best, Boyd Ferrin, Merlin Ward and Mike Beal were also present.

Chairman Josh Blazzard called the meeting to order. Milt Austin led in the Pledge of Allegiance. Phil Owen offered a prayer.

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

BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED JULY 12, 2012. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Paul Dinsdale reported the City Council held a work session with John Jansen and discussed the progress on the 2700 North plan. The Council discussed the revised Storm Water Ordinance and set a public hearing for August 23 before the Planning Commission for public input on the ordinance. The council then discussed the Capitol Improvement Plan, reported on Farr West Freedom Festival, reported on council assignments, paid the bills and adjourned.

#3 - Motion - Final Approval of Heritage West Subdivision, located at 2075 North 2500 West - Valeo Management

Jeff Hales was present seeking final approval of Heritage West Subdivision. Mr. Hales stated they held a meeting with the city and the canal company and feel they have found a solution that will work for everyone. Mr. Hales stated the canal company will have an approximately 41-foot easement with a temporary construction easement in order for them to do the necessary work along the canal. Jeff commented they are giving the canal company the dirt needed to build up the slope, but that the canal company will be doing the work. Jeff stated this is a full easement from the tow on the south side to the tow on the ditch on the north side. Jeff stated they were in favor of deeding the property over to the canal company, but they did not want it because they are a corporation and cannot accept donations. Jeff also commented that because they are not a non profit organization, they would have to pay taxes on the property. Jeff commented they hope to help them resolve that issue in the future because they are still in favor of deeding the property to them. Bill asked about number three on engineer's review regarding the temporary detention pond. Mr. Hales commented that because they do not know the structure of the future phases, the pond will be temporary and a deferral agreement will be put in place in the event that it becomes permanent.

BILL MALONE MOTIONED TO RECOMMEND FINAL APPROVAL OF THE HERITAGE WEST SUBDIVISION, LOCATED AT 2075 NORTH 2500 WEST WITH A DEFERRAL AGREEMENT ON THE DETENTION POND AS OUTLINED IN JONES AND ASSOCIATES MEMO DATED AUGUST 1, 2012. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#4 - Motion - Site Plan Approval of an electric sign for Tramcor, located at 908 North 2000 West - Young Electric Sign Company

Duane Braegger of Tramcor Corporation was present seeking site plan approval of an electronic sign for Tramcor. Mr. Braegger stated the message center will be located adjacent to the interstate, in the middle of the existing billboards on their property. Josh Blazzard stated he looked in the ordinances and commented they have plenty of frontage for this size of a sign. Mr. Braegger commented it is a two-sided sign with good visibility from both sides of the freeway. Paul Dinsdale asked if the lights ever became a problem at night to residents near by, if they would be willing to turn them off during the night. Mr. Braegger stated he did not believe any homes in the area would be affected by the lights. Randy Olson of Young Electric Sign Company then stated their message centers are programmed to automatically dim at night.

BILL MALONE MOTIONED TO GRANT SITE PLAN APPROVAL OF AN ELECTRONIC SIGN FOR TRAMCOR, LOCATED AT 908 NORTH 2000 WEST. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#5 - Discussion/Action - Sensitive Lands Ordinance

Josh Blazzard stated Bonnie Beal and John Stewart have been working on the sensitive lands ordinance and asked if any of the commission members had any questions on their work. Josh stated he felt the next step would be getting the document to Ryan Shaw before recommending approval to the City Council. Josh stated his goal would be to get Ryan's review back before their first meeting in September in order for the Council to act on it before the moratorium is over. Lou Best asked when a public hearing will be held. Josh stated that as soon as they have an approved document from the city attorney.

Paul Dinsdale stated the City Council will hold a joint meeting with Pleasant View City on August 30 at 6:00 p.m. to discuss the 2700 North plan. Paul commented the meeting will be held at Pleasant View's city office and encouraged the Planning Commission members to attend.

#6 - Adjournment

AT 7:36 P.M., BILL MALONE MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Josh Blazzard, Chairman