

The regular meeting of the Farr West Planning Commission was held on Thursday, September 12, 2013 at 7:00pm at the City Hall. Commission members present were John Stewart, Phil Owen, Bonnie Beal, Bill Malone, Joe Markland, Milt Austin and Ken Phippen. Matt Gwynn was excused. City Council members present were Mayor Lee Dickemore, Boyd Ferrin, Paul Dinsdale, Tim Shupe and Ava Painter. Staff present were Andrea Ortgiesen and Sean Lambert. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Bonnie Beal led the Pledge of Allegiance. Milt Austin offered a prayer.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the Legislative body to consider approval of the updated Moderate Income Housing Element

John Stewart opened the public hearing regarding the intent of the Legislative body to consider approval of the updated moderate income housing element. Bonnie briefly explained the update that has been done. John Stewart stated this is important in applying for grants. Lou Best asked how the City intends to coordinate with adjacent cities on moderate income housing. Bill Malone stated when they were updating the master plan they spoke with the surrounding cities. John stated they have also coordinated with Pleasant View with the 2700 North master planning. Ken Phippen asked how often this needs to be updated. John stated two years. Lou Best asked if the city has ever recognized residents for the beautification of their property. John stated most of the City's effort is trying to focus on the problem areas. Lou Best encouraged some type of recognition for those who really do make an effort. There was a discussion regarding the wording on density.

Second Public Hearing as Advertised – Discuss and /or act upon the intent of the Legislative body to consider the approval of C-3 2700 North Regional Commercial Zone

John Stewart opened the second public hearing regarding the C-3 2700 North Regional Commercial Zone. Merlin Ward stated he is proud of the way the Planning Commission has approached this and feel they have done a good job. Ken Phippen stated the City should encourage properties along 2700 N to re-zone to this C-3 zone. Lou Best wanted to make sure the property owners can retain their current zoning. John stated that is correct. Lou complimented the Planning Commission's work on this zone. Lou Best questioned the wording of "retail sales – general" and also stated that 50% surface area of plants is too high of a percentage. Bill stated he feels there shouldn't be a percentage defined. Lou Best asked about the wording regarding parking lot sales. John stated they will change that.

#1 - Motion – Close Public Hearings and Proceed with Regular Meeting

BILL MALONE MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Follow-up and Approval of Minutes dated August 8, 2013 and August 22, 2013

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATED AUGUST 8, 2013 AND AUGUST 22, 2013. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from City Council

Boyd Ferrin reported the City Council had a presentation on grants from Bill Morris. They were introduced to the new Fire Marshal. They held a discussion on the regional detention basin with Jeff Hales. They also approved the ordinance addressing land disposal.

#4 - Motion – Site plan approval of metal building at R.Ray Ward Construction, located at 2375 N 2000 W – Randy Chambers

Randy Chambers was present seeking site plan approval of a metal building at R. Ray Ward Construction. Mr. Chambers stated he would like to put up a 1200 square foot metal building behind the home to get the equipment off the lawn to help beautify the city. John stated he has combined the 2 lots with a quit claim deed. Bill Malone asked about the 2 foot separation between buildings. Sean Lambert stated they are the same occupancy type of buildings, so it is okay.

PHIL OWEN MOTIONED TO GRANT SITE PLAN APPROVAL OF A METAL BUILDING AT R. RAY WARD CONSTRUCTION LOCATED AT 2375 N 2000 W. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion – Approval of Site Plan Extension for Wisco, Inc. located at 2214 N 2000 W – Cory Wilkes

Cory Wilkes was present seeking approval of a site plan extension for Wisco, Inc. John stated this is where they've re-zoned the property to the north. Jim Flint stated all they did was move the fence.

JOE MARKLAND MOTIONED TO GRANT APPROVAL OF A SITE PLAN EXTENSION FOR WISCO, INC. LOCATED AT 2214 N 2000 W. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion – Approval and recommendation of the updated Moderate Income Housing Plan

BILL MALONE MOTIONED TO RECOMMEND APPROVAL OF THE UPDATED MODERATE INCOME HOUSING PLAN, WITH THE CHANGES DISCUSSED. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion – Approval and recommendation of the C-3 2700 N Regional Commercial Zone

BILL MALONE MOTIONED TO RECOMMEND APPROVAL OF THE C-3 2700 N REGIONAL COMMERCIAL ZONE, WITH THE CHANGES DISCUSSED. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#8 - Report on Assignments

Bonnie stated she is continuing to work on the General Plan.

Bill will begin moving forward on the fencing ordinance.

Ken and Phil have been working on the residential zone ordinances.

#9 - Adjournment

AT 7:55 PM, PHIL OWEN MOTIONED TO ADJOURN. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date Approved: _____