

The regular meeting of the Farr West Planning Commission was held on Thursday, September 13, 2012 at 7:00 p.m. at the City Office. Commission Members present were Josh Blazzard, Bill Malone, Phil Owen, John Stewart, Boyd Ferrin, Bonnie Beal, Matt Gwynn and Milt Austin. Andrea Zweifel, Ryan Shaw, Tom Burkland, Paul Dinsdale, Lee Dickemore, Ava Painter, Tim Shupe, Cecil Satterthwaite, Jeff Hales, John Jansen, Lou Best, Ken Phippen, Merlin Ward and Mike Beal were also present.

Josh Blazzard called the meeting to order. Bill Malone led in the Pledge of Allegiance. Boyd Ferrin offered a prayer.

#1 - Follow-up and Approval of Minutes dated August 9, 2012 and August 23, 2012

BILL MALONE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 9, 2012 AND AUGUST 23, 2012. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#2 - Report from City Council

Tom Burkland was present to report the City Council held a special meeting to interview for the Planning Commission vacancies and their regular meeting where they approved business licenses for JMH Weld & Snow, Bodywork for Life, Baker Electrical, Clear Lake Resources LLC and Pinnacle Billing Solutions. The Council then approved the storm water ordinance, the current capitol improvements plan as a working documents and filled the Planning Commission Vacancies with Boyd Ferrin and Bonnie Beal, Matt Gwynn was appointed as an alternate member. The Council then reported on assignments, paid the bills and adjourned.

#3 - Motion - Recommendation of a Re-zone of the Valeo Management Property located at approximately 2200 North 2600 West, parcel numbers 19-039-0143, 19-039-0056 and 19-039-0052, from the A-1 Zone to the R-1-15 Zone - Valeo Management

Cecil Satterthwaite was present seeking a re-zone of the Markos property located at approximately 2200 North 2600 West. Mr. Satterthwaite stated they have an access road on the west that will connect through. He feels it is in harmony with the rest of the zoning in there and would like to get started on the re-zoning process.

JOHN STEWART MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 11, 2012 REGARDING A RE-ZONE OF THE VALEO MANAGEMENT PROPERTY LOCATED AT APPROXIMATELY 2200 NORTH 2600 WEST, PARCEL NUMBERS 19-039-0143, 19-039-0056 AND 19-039-0052, FROM THE A-1 ZONE TO THE R-1-15 ZONE. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#4 - Discussion/Action - Sensitive Lands Ordinance

Josh Blazzard stated City Attorney Ryan Shaw and the City Engineer have reviewed this. Mr. Shaw was present and discussed the suggested corrections and edits to the ordinance. He suggested changing the responsibility of some items from the City Engineer to the City Building Inspector. Mr. Shaw asked if the city has a sensitive lands map. Paul Dinsdale stated in talking to the Corps of Engineers the map is outdated, but it is the most current and there is really no other place to obtain a different map. Mr. Shaw stated he is concerned that map is only showing wetlands, not all types of sensitive lands. Mr. Shaw recommended having the map as a reference, but stated the city cannot have a sensitive lands map as an official map. John Stewart read the definition of sensitive lands in the proposed ordinance and asked if Mr. Shaw was

comfortable with that. Mr. Shaw stated no, that he doesn't feel it is clear enough. He stated if we are not going to use the map, we do need to address other types of sensitive lands. Bonnie Beal asked if they can put the wording "suspect areas" in the definition. Mr. Shaw stated that would be helpful, but would personally like to see a definition of the different types of sensitive lands such as wetlands, groundwater, slope issues, etc. Josh Blazzard stated he agrees with Mr. Shaw that if we don't have certain issues, like slope issues, they should be taken out to avoid confusion. John Stewart stated they took a lot of the slope information out, but wondered at what point it creates harm to the ordinance by taking information out. Josh Blazzard stated they will work on that and coordinate with Mr. Shaw. Josh asked Mr. Shaw for additional concerns. Mr. Shaw stated he would like to see our definition of wetlands in line with the definition from the national wetlands inventory. John Stewart says Plain City is having the same problem as Farr West with this, in that they are losing trust with the Corps and they still want to protect themselves and property owners from developing on wetlands. Mr. Shaw stated he would like to see the city get out of the wetlands definition all together and point it towards soil samples and proving that the property will support the proposed development. Paul Dinsdale cited 2 scenarios in which the city has had to pay for corrective issues where developments were placed on lands that weren't engineered correctly. He is wanting to avoid the city having to come in after the fact and pay for the corrective issues that can be avoided. Mr. Shaw stated he feels that the ordinance is very close, it just needs to be tweaked a little. John Stewart asked for Mr. Shaw's input on the definition of the different types of sensitive lands. Mr. Shaw stated he would help. Josh Blazzard asked if there were any other major concerns. Mr. Shaw stated the rest are minor and he can address those offline. Mr. Shaw stated in Section 20 it refers to an appeal process. Mr. Shaw stated he thinks there is a state code regarding that and we need to make sure this is consistent with that.

#5 - Discussion/Action - General Plan and Land Use for 2700 North - John Jansen

John Jansen was present to discuss the General Plan and Land Use for 2700 North. Mr. Jansen spoke about the process that has been completed thus far and stated the conclusions regarding the visioning meeting include that Farr West needs more rooftops but has a good high traffic area, interchange access and available lands and is willing to work with a neighboring community. Mr. Jansen stated that 2700 North can be treated differently than the rest of the city.

#6 - Adjournment

AT 8:44 P.M., JOHN STEWART MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Josh Blazzard, Chairman

Date Approved: _____