

The regular meeting of the Farr West Planning Commission was held on Thursday, November 8, 2012 at 7:00 p.m. at the city hall. Commission Members present were Josh Blazzard, Bill Malone, Phil Owen, John Steward, Boyd Ferrin, Bonnie Beal, Matt Gwynn and Milt Austin. Lindsay Stratford, Tom Burkland, Tim Shupe, Lee Dickemore, Paul Dinsdale, Randy Chambers, Michael Munsee, Tom Lowder, Lou Best, Ken Phippen, Dan Miller, Merlin Ward and Mike Beal were also present.

Chairman Josh Blazzard called the meeting to order. Bill Malone led in the Pledge of Allegiance. Bonnie Beal offered a prayer.

First Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to Re-zone the R. Ray Ward Construction Property located at 2375 North 2000 West, parcel number 19-039-0068, from the R-1-15 Zone to the C-2 Commercial Zone

Randy Chambers was present on behalf of R. Ray Ward Construction, seeking a re-zone of the property located at 2375 North 2000 West. Mr. Chambers stated they have done a lot of work to clean up the property. Mr. Chambers then stated after they discovered the log cabin in the home, they decided to relocate their office from next door, to this building. Randy commented the other building will be rented out as a commercial building.

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Second Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to consider the request for Conditional Use Permit for Rocky Mountain Truck Parts located at 3700 North 2000 West

Michael Munsee stated this will be an extension of his existing business. Mr. Munsee stated they are renting ten acres, the use will primarily be for parking. Mr. Munsee stated the site plan consists of only landscaping and a fence. Boyd Ferrin asked what condition the trucks will be in. Mr. Munsee commented they will be in different states of repair, ranging from being rebuilt to being salvaged. Lou Best asked what kind of fence it will be. Mr. Munsee stated it is chainlink, with a 10-foot solid steel fence along the freeway. Mr. Munsee commented there will be gravel throughout the field where traffic will be.

JOHN STEWART MOTIONED TO CLOSE THE PUBLIC HEARING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Third Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to consider approval of the Sensitive Lands Ordinance

Josh Blazzard thanked John Steward and Bonnie Beal for all of their hard work on this ordinance. Matt Gwynn stated when the Planning Commission started their work on this, he had his concerns that the ordinance was overly broad or overly restrictive. Matt said he now feels this ordinance is a good thing to protect the citizens of Farr West. Matt commented if he had a vote tonight, he would be voting for it. Lou Best asked about the sensitive lands map it

references in the ordinance. Josh Blazzard stated it is the wetland inventory map. Josh then stated it is their intent to use this map as a starting point, but to update it regularly. Lou Best then asked if a developer were to come in on a property that was, according to the map, historically a wetland but is clearly no longer the case, will they be required to go to the Army Corp. Josh Blazzard stated that yes, if it shows as wetland on the map, they will be required to get a delineation from the Army Corp. John Stewart stated we are aware there are areas of concern that will probably not come back as wetlands, but may have other areas of concerns such as high water. Lou Best then asked about the verbiage of flood proofing homes and what that would entail. Lou asked if putting in a sump pump would cover that requirement. John Stewart stated they will have to have their engineer come up with a plan and get it approved with our city engineer.

#1 - Motion - Close Public Hearing and Proceed with Regular Meeting

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. JOHN STEWART SECONDED THE MOTION, ALL VOTING AYE.

#2 - Follow-up and Approval of Minutes dated October 11, 2012

JOHN STEWART MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 11, 2012. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from City Council

Tom Burkland was present to report the City Council had a public comment concerning creating a CERT program in the city. Tom stated he is going to meet with a resident certified in CERT and discuss what will go into starting a program in Farr West. Tom then stated the Council tabled approval of a business license for ATLAS Holdings and then discussed the Mayor vacancy. Tom commented that for anyone interested in applying, applications are due at 4:00 p.m. on Tuesday, November 13. Tom then reported the council reported on assignments, paid the bills and adjourned.

#4 - Motion - Recommendation of a Re-zone of the R. Ray Ward Construction Property located at 2375 North 2000 West, parcel number 19-039-0068, from the R-1-15 Zone to the C-2 Commercial Zone - Randy Chambers

BOYD FERRIN MOTIONED TO APPROVE AND RECOMMEND THE RE-ZONE OF THE R. RAY WARD CONSTRUCTION PROPERTY LOCATED AT 2375 NORTH 2000 WEST, PARCEL NUMBER 19-039-0068, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion - Approval and Recommendation of a Conditional Use Permit for Rocky Mountain Truck Parts located 3700 North 2000 West - Michael Munsee

Boyd Ferrin stated he had concerns with extending the business, asking if that is what the city would like to see go in there. John Stewart stated it is a permitted condition within the M -1 zone, but that could be something to look at in the future. Bill Malone stated he had concerns with liquids seeping into the ground because there will not be asphalt on all of the property. Mr. Munsee stated all liquids will be drained from the vehicles before they will be parked out there.

JOHN STEWART MOTIONED TO APPROVE AND RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR ROCKY MOUNTAIN TRUCK PARTS LOCATED AT 3700 NORTH 2000 WEST. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion - Approval and Recommendation of the Sensitive Lands Ordinance

PHIL OWEN MOTIONED TO APPROVE AND RECOMMEND APPROVAL OF THE SENSITIVE LANDS ORDINANCE. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Josh Blazzard stated the Planning Commission recently received an email on mapping for the website. Josh commented he felt it could be beneficial for the city and asked if anyone would be willing to take on the assignment to get more information and prices. Matt Gwynn stated he would follow up on that. Josh then stated the rescheduled meeting with Pleasant View City will most likely be on November 29. Paul Dinsdale stated he will confirm the date and notify everyone.

#7 - Adjournment

AT 7:33 P.M., JOHN STEWART MOTIONED TO ADJOURN THE MEETING. BILL MALONE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Josh Blazzard, Chairman

Date Approved: _____