

A work session of the Farr West Planning Commission was held on Thursday, December 13, 2012 at 7:00 p.m. at the City Hall. Commission members present were Bill Malone, Phil Owen, John Stewart, Bonnie Beal, Milt Austin and Matt Gwynn. City Council members present were Mayor Lee Dickemore, Ava Painter, Tom Burkland and Tim Shupe. Lindsay Stratford, Ken Phippen, Jeff Hales, Dolph Woods, Becky Woods, Lou Best and Mike Beal were also present.

Bill Malone excused Josh Blazzard and called the meeting to order.

#1 - Discussion – Make Assignments and Start Discussion on Mixed Use Zone for the Randall Farm Property

There was some discussion on having site specific mixed used zoning and requesting a formal proposal from the property owner on what they have in mind for their property. Lou Best stated he was pleased with the previous Sugar Farms proposal on the property, commenting he liked being about to see the whole layout beforehand and knowing where the higher density would be in relation to the commercial development. Becky Woods stated the plan has not changed, they still have the same intentions. Tim Shupe stated he felt it is the intent of Jeff Hales and the Wood's to see what the city is willing to do as far as higher density. Jeff Hales stated once they know what the city will approve, they can design a plan and go out and market it. Jeff Hales stated when we refer to higher density in this area, we are not talking about apartments but about individually owned higher density home, such as townhomes. Mr. Hales stated this provides homes for the young couples still in school that otherwise would not be able to afford to live in this Farr West City.

John Stewart stated he would have concerns if the roads within the mixed use zones do not meet the regular city standards as far as street width. John added if something ever went wrong with the homeowners association, it would fall to the city to maintain. Becky Woods stated it was never their intention to have smaller roads than the regular city required width.

Dolph Woods commented to alleviate concerns from the neighbors to the north, they would have single family or duplexes lining the current subdivision and then ease their way into three-plexes and townhomes closer to the commercial development. Tom Burkland asked what they envisioned the buffer to be. Mr. Woods stated it would be a common ground with landscaping. Dolph commented there would not really be a fence because of the streets and trails. Lou Best stated he felt this is a nice way to ease the community into the concept of high density, which is unavoidable for Farr West City. Lou added that when people see this type of nice development, it will ease the public concern. John Stewart stated he liked the idea of tiering the different density into the commercial development.

Ken Phippen asked if the city could look at the previously proposed Sugar Fields Farms plans to move forward in creating an ordinance. Tom Burkland stated when we begin creating the ordinance, we are going to have to look at the changing the site development standards. Lou Best then recommended moving away from the term "high density" to using "moderate density".

#2 - Discussion – Planning Commission Representative for the 2700 North Traffic Study

Committee

Bonnie nominated Josh Blazzard to be the Planning Commission representative for the traffic study committee. Matt Gwynn stated he agreed but commented they would need to make sure he is able to attend the meetings. Tom Burkland commented there was a scheduled meeting for the next day. John Stewart stated he also felt Josh should be on the committee but commented he wouldn't mind being an alternate for him if he cannot make the meetings.

Bill Malone stated the regularly scheduled work session for December will be cancelled for the holidays.

The work session was adjourned.

Lindsay Stratford, Recorder

Josh Blazzard, Chairman

Date Approved: _____