

The regular meeting of the Farr West Planning Commission was held on Thursday, December 10, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Joe Markland, Ted Black, Bonnie Beal, Ken Phippen and Phil Owen. City Council member present was Ava Painter. Staff present was Lindsay Afuvai and Whittney Black. Visitors present: see attached list.

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

#1 – Public Comments

Mike Beal thanked Ken Phippen and Ava Painter for their work on the Planning Commission and City Council.

#2 - Follow-up and Approval of Minutes dated November 12, 2015

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 12, 2015. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#3 – Report from City Council

Ava Painter reported that the City Council approved two business licenses, At Home Residential Care, LLC and a solicitor license for Vivint Solar. The Council then approved the 2700 North Interlocal agreement with Pleasant View, set a work session for new council orientation in January, and canceled their December 17 meeting. The Council then received an update from the Youth City Council, reported on their assignments, paid the bills, and adjourned. Ava then thanked the Planning Commission for all of their dedication and hard work. Joe Markland thanked Ava for all of her support of the Planning Commission to the City Council.

#4 – Motion – Site Plan Approval of The Knight Center located at 1741 North 2000 West – Jim Flint

Jim Flint was present seeking site plan approval of The Knight Center. John Stewart stated he felt all the issues from the previous meeting had been completed. Bonnie Beal asked about the landscaping plan, stating she had concerns the trees would obstruct views. Jim stated the landscape plan was drawn up by a landscape architect, commenting he will get with them to amend the plans and eliminate the trees in question. Ken Phippen commended Mr. Flint on the site plan stating it is something he is looking forward to.

KEN PHIPPEN MOTIONED TO APPROVE SITE PLAN APPROVAL OF THE KNIGHT CENTER LOCATED AT 1741 NORTH 2000 WEST WITH THE CORRECTIONS TO THE LANDSCAPE DESIGN TO ENSURE CLEAR VIEWS ON EACH CORNER. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Approval of Garlick Fields Minor Subdivision located at 1468 Farr West Drive – Jim Flint

Jim Flint was present seeking final approval of Garlick Fields Minor Subdivision. Mr. Flint commented the notes on the utility plan are critical as they state the requirements of where the home must be placed in relation to the fire hydrant. Mr. Flint stated the building permit will have to go back to the Fire Marshal for approval. Jim then stated that once building will take place on Lot 2, it will have to receive additional approval from the Fire Marshal and an additional fire hydrant will likely have to be installed. Bonnie Beal asked about the boxed off area on lot 2. Cody Cardon stated there is an old barn in that location.

TED BLACK MOTIONED TO RECOMMEND FINAL APPROVAL OF GARLICK FIELDS MINOR SUBDIVISION LOCATED AT 1468 FARR WEST DRIVE. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE WITH KEN PHIPPEN ABSTAINING.

#6 – Motion – Approval of Sign Ordinance

KEN PHIPPEN MOTIONED TO RECOMMEND APPROVAL OF THE UPDATED SIGN ORDINANCE. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Cancel December 24, 2015 work session

TED BLACK MOTIONED TO APPROVE CANCELING THE DECEMBER 24, 2015 WORK SESSION. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Report on Assignments

Ken Phippen stated he will continue his work on the broadband addendum to the general plan. Ken then thanked the Planning Commission for everything and commented he will still plan to attend the meetings.

John Stewart reported we will officially advertise vacancies on the Planning Commission from the December 14 to 31st. John commented interviews will be held on January 14th and asked Joe Markland to be a part of that interviewing committee. John then reported he had attended a pre-construction meeting on Heritage West Phase 3, commenting he felt it will be a nice subdivision. John reported they also held a pre-construction meeting on Remuda Court commenting that the installation of improvements had started before the pre-construction meeting which caused the work to be shut down. John then reported there will be another pre-construction meeting held on the lift station only. John commented that Comcast and Century were excited to be notified of the development of both subdivisions and plan to install their improvements on both. John stated

he will be working on updating the ordinance regarding compensation of both the elected and appointed officials, asking that if anyone would be willing to participate in that to let him know.

#9 - Adjournment

AT 7:34, TED BLACK MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____