

The regular meeting of the Farr West Planning Commission was held on Thursday, August 11, 2016 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Becky Brooks, Phil Owen, Ted Black, Lou Best and Milt Austin. City Council members present were David Jay and Ken Phippen. Staff present was Whittney Black. Visitors present: see attached list.

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

#### #1 – Public Comments

Edd Ramer expressed concerns about the B&K Fox Site Plan. Mr. Ramer expressed concerns about the RV Storage and a damaged irrigation pipe.

#### #2 – Follow-up and Approval of Minutes dated June 9, and June 23, 2016

**LOU BEST MOTIONED TO APPROVE MINUTES DATED JULY 14, 2016. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

#### #3 – Report from City Council

David Jay reported the City Council had an update on the Smith Family Park and the council approved a home occupation business license for Tina McCarty Nail Salon. The council also approved business licenses for Gunwerks, LLC, Serenity House of Wellness, and Protein Evolution. Approval of business licenses for Epic Motor Group LLC and J&J Excavating and Construction LLC were tabled due to no representation. David also reported that the council approved a conditional use permit and business license for Farr West Auto. The council then renewed the Econo Waste Contract and approved the 2016 Street Maintenance Contracts. The council then had discussions on traffic concerns on 2700 North and a nuisance issue. David then reported that the council approved Ordinance No.2016-07, amending Chapter 5.12, Alcoholic Beverage Control, and Ordinance No. 2016-08, Amending Chapter 9.08, Juvenile Curfews. The council then appointed Lou Best as a full member of the Planning Commission, reported on assignments, paid the bills and adjourned.

#### #4 – Motion – B & K Fox Contractors Site Plan Progress

Bill Fox was present to discuss the progress of B&K Fox Contractors' Site Plan. John Stewart stated that the fence needs to be finished and that only RVs can be stored on the lot. Mr. Fox stated that they're doing what they can and more work will be done in the next few weeks. Ted Black asked Mr. Fox about the irrigation pipe that is broken. Mr. Fox stated the pipe has leaked since he bought the property and that it is not on his property. John Stewart asked when Mr. Fox plans to start storing RVs on site. Mr. Fox asked if there is a time table that he needs comply with. Lou Best asked about the equipment on the property. Mr. Fox stated that he would move as much of the equipment as soon as possible. Ted Black recommended that the commission should give Mr. Fox 90 days to comply.

**TED BLACK MOTIONED TO GIVE BILL FOX 90 DAYS TO COMPLETE HIS SITE PLAN. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Motion – Set a Public Hearing to consider the request of the re-zone of the former Wahlquist property located at approximately 1200 West 1125 North, from the A-1 Zone to the R-1-15 Zone – Bailey V Properties

John Hansen was present seeking to set a public hearing to consider the request of the re-zone of the former Wahlquist property from A-1 Zone to the R-1-15 Zone.

**TED BLACK MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST OF THE RE-ZONE OF THE FORMER WAHLQUIST PROPERTY LOCATED AT APPROXIMATELY 1200 WEST 1125 NORTH, FROM A-1 ZONE TO THE R-1-15 ZONE FOR SEPTEMBER 8 DURING THE REGULAR PLANNING COMMISSION MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Discussion – C2 Commercial Zone Ordinance – Bonnie Beal and Becky Brooks

Becky Brooks stated she and Bonnie Beal have had several discussions about the C-2 Commercial Ordinance and changes they would like to see incorporated in the ordinance. Becky commented they are now looking at putting some of the language from the C-3 zone into the C-2 ordinance. Becky then went over some of the changes she and Bonnie had discussed and suggestions they had received from other members of the Planning Commission. The Planning Commission then discussed permitted and prohibited uses in the zone.

#7 – Report on Assignments

Lou Best reported he will take the draft on the vehicles sales ordinance revision to Ryan Shaw for review and will bring it to the work session for further discussion.

John Stewart then stated there has been a request from a developer to have a subdivision with planned development overlay on the north end of the city. A discussion on PD Overlays then followed. Also discussed was the possibility of allowing some lot sizes to be smaller than 1/3 acre as long as the overall house density in the subdivision was maintained at the R-1-15 requirement.

#8 – Adjournment

**AT 8:48 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

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Whittney Black, Secretary

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John Stewart, Chairman

Date Approved: \_\_\_\_\_

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