

A public hearing and the regular meeting of the Farr West Planning Commission were held on Thursday, June 8, 2017 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Genneva Blanchard, Lou Best, Phil Owen, Becky Brooks, Mike Beal and Milt Austin. City Council members present were Lee Dickemore, David Jay and Ken Phippen. Staff present was Whitney Black and John Cardon. Visitors present: see attached list.

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

First Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a re-zone of John L. Watson property located at approximately 1680 West 1900 North, parcel number 15-003-0069, from the A-1 to the R-1-15 zone

John Watson was present seeking a re-zone of his property located at 1680 West 1900 North. Jim Flint commented this is logical move due to the property being border on three sides by residential zone. Jason Williams stated he was the new owner to the property, and he is excited for others to have the opportunity to live on the property. Mr. Williams commented he is for this rezone. Lou Best commented that residential homes are allowed on the A-1 zone, but require larger lot sizes. John Watson commented he is planning on turning the land into six residential lots. Ken Phippen commented the General Plan does have this property as residential. Natalie Chugg asked where the entrance and exit of the subdivision would be. John Watson commented it would be in the middle of property right across from Mrs. Chugg's home.

#1 – Motion – Close public hearing and proceed with the regular meeting

BECKY BROOKS MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

There were no public comments.

#3 – Report from City Council

David Jay reported the City Council held three public hearings to discuss and/or act upon adjustments to the fiscal year 2016-2017 budget, approval of the fiscal year 2017-2018 final budget and increase monthly recycling rates and garbage can replacement rates, and to transfer funds from the sewer fund to the general fund in the 2017-2018 budget. David also reported the council approved two bids for the Smith Family Park for 8 picnic tables and 2 windmills. David then reported preliminary approval of Park Plaza subdivision was granted, as well as, final approval of Golden Eagle Estates. The council then had discussions concerning a meet the candidate open house and the identity of three emergency interim successors. The council motioned to identify the emergency interim successors and the

succession of the successors as the emergency manager, the mayor, and the mayor pro temp. David then reported the council reported on assignments, paid the bills, and adjourned.

#4 – Follow-up and Approval of Minutes dated May 11, 2017 and May 25, 2017

LOU BEST MOTIONED TO APPROVE MINUTES DATED MAY 11, 2017 AND MAY 25, 2017. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Recommend approval of a re-zone of the John L. Watson property located at approximately 1680 West 1900 North, parcel number 15-003-0069, from the A-1 to the R-1-15 zone

Natalie Chugg expressed her concerns about traffic increasing with this new development. Mrs. Chugg asked what the city plans to do about the traffic. John Stewart commented the residents of Farr West Drive asked the city to narrow the road, and it would be very difficult to widen the road now. Lou Best commented the motion tonight was for a rezone and not a subdivision proposal.

PHIL OWEN MOTIONED TO RECOMMEND APPROVAL OF A RE-ZONE OF THE JOHN L. WATSON PROPERTY LOCATED AT APPROXIMATELY 1680 WEST 1900 NORTH, PARCEL NUMBER 15-003-0069, FROM THE A-1 TO THE R-1-15 ZONE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Approval of John Cardon Subdivision located at 1645 Farr West Drive – John Cardon

Jim Flint was present seeking approval of the John Cardon subdivision. John Stewart stated the city has not received a letter from the fire marshal. Jim commented they are still waiting on the letter from the fire marshal as well as a final address for the lot. Jim suggested to commission approval of this subdivision on the condition of receiving the fire marshal's letter. Jim Flint explained the expansion of the easements, and the location of a sewer manhole and a drain manhole. Lou Best asked what the total parcel is before being subdivided, what zone it is in, and if it is split what zone lot 2 would be in. Jim stated the whole parcel is 1.6 acres, and the front 250 feet is zoned R-1-15, with the remainder of the parcel in the A-1 zone. Jim stated it was his understanding that the city would allow for lots in a smaller zone as long as part of the parcel was currently zoned that way. John Stewart stated that has been done a few times in the city, but he had addressed the issue with the city attorney who recommended the entire parcel be rezoned. Lou Best agreed he would like to see properties rezoned rather than parcels with more than one zone.

LOU BEST MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE JOHN CARDON SUBDIVISION LOCATED AT 1645 FARR WEST DRIVE AND TO SET A PUBLIC HEARING FOR THE REZONE OF THE PROPERTY ON JUNE 22, 2017 AT 7PM AT CITY HALL. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Set a public hearing to amend Chapter 16.28 Subdivision Standard

BECKY BROOKS MOTIONED TO SET A PUBLIC HEARING FOR JUNE 22, 2017 AT 7PM AT CITY HALL TO AMEND CHAPTER 16.28 SUBDIVISION STANDARD. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

Upon further discussion the commission determined it would be best to set a public hearing after a presentation from the Fire Marshal.

BONNIE BEAL MOTIONED TO TABLE SETTING A PUBLIC HEARING TO AMEND CHAPTER 16.28 SUBDIVISION STANDARD. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#8– Motion – Set a public hearing to amend Chapter 17.28 R-1-15 Residential Zone

BECKY BROOKS MOTIONED TO SET A PUBLIC HEARING FOR JULY 13, 2017 AT 7PM AT CITY HALL TO AMEND CHAPTER 17.28, R-1-15 RESIDENTIAL ZONE. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#9 – Discussion on a Business Proposal – Brian Masuisui

Brian Masuisui was present seeking to discuss a business proposal of selling cars on the west side of 2000 West and 3300 North, by North Post Storage. Mr. Masuisui commented the majority of his business would be done online but that he would have the cars parked at this site with a nice shed used for his office in order to be compliant with Motor Vehicle Enforcement. Mr. Masuisui stated there would be no run down cars or any work done on the vehicles on that site; they would all be ready to be sold. Ken Phippen read the current C-2 ordinance, and auto sales are not mentioned in either permitted or prohibited uses. John Stewart asked if minor auto sales could be considered retail sales, which is allowed. John then stated auto sales is allowed in the M-1 zone and asked how they would feel about re-zoning to the M-1 zone. David Jay stated he thought it was the intent of the ordinance to keep the prohibited uses minimal in order to give the city the opportunity to consider other uses, stating he felt auto sales could be allowed because it is not on the prohibited list. Lou Best stated that because it is not on the permitted list it would require a conditional use. Becky Brooks read from the list of types of businesses that are allowed with conditional uses, commenting the ordinance only allows for those listed. The Planning Commission further discussed permitted uses within the zone. John Stewart then stated the auto sales had not been placed in the M-1 zone either which was the intent of city. John Stewart stated we will correct that ordinance immediately. John then asked the commission what their feeling would be if the owner were to request a re-zone of the property to the M-1 zone. Lou Best stated he does not have a problem with use of the M-1 zone in that location but if the owner were to leave, he would be very concerned about other allowed uses in that zone. Becky Brooks stated she would be concerned about re-zoning one parcel on the west side of the road for the fear that other property owners on that side would follow suit. Mr. Masuisui commented there is another auto dealership operating in the C-2 zone in the Northview Business Plaza. Lou Best stated there is the option to allow this business because of the way the ordinance is currently written and then

immediately correct the ordinance, closing the door to allowing any other future requests of this nature. Because the current zoning on the map is A-1, John Stewart stated he needs to have the property owner come in and re-zone to the C-2 zone.

#10– Motion – Recommend Re-appointment/Appointment of Chairman and Vice Chairman

PHIL OWEN MOTIONED TO RECOMMEND RE-APPOINTMENT OF JOHN STEWART AS CHAIRMAN AND BONNIE BEAL AS VICE CHAIRMAN. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#11 – Report on Assignments

Bonnie Beal reported on the B&K Fox site plan. Bonnie stated that Mr. Fox will be coming in for sign approval and will move the sign back. Mr. Fox agreed to have the fencing on the north and west sides completed, with the west side having a 6' chain link. Mr. Fox also agreed that when the property on the west side is developed, he will install privacy slats in the chain link fence. Bonnie also commented the corrections need to be done by July 31, 2017.

John Stewart reported that the city doesn't have an ordinance concerning street lights, and he would like the Planning Commission to start working on one.

#12 – Adjournment

AT 8:36A.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Secretary

John Stewart, Chairman

Date Approved: _____