

The Farr West City Planning Commission work session and regular meeting was held on Thursday, July 27th, 2023, at 6:00 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lou Best, Greg Baptist, Darren Roylance, Jason Anderson, and Brandon Whitesides. Lyle Earl and Greg Pierce were excused.

City Staff present: Janelle Leatham, City Council and McKinzie Tams, City Staff.

Visitors present- see attached list.

6:00 PM Work Session – Work session to discuss 55 plus patio home ordinance

The Planning Commission held a work session discussing the 55 plus patio home ordinance.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Brandon Whitesides led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Comments/Reports

a. Public Comments

Mayor Ken Phippen invites all of the Planning Commission to attend a movie in the park on August 2nd, 2023.

b. Report from City Council

Janele Leatham reported that the City Council received a report from the Planning Commission. They approved minutes and paid bills. City Council approved a conditional use permit and business license for RKDO Productions LLC. The City Council tabled approval for the sign ordinance until they can discuss the uses in the A-1 and A-1-R zones.

Assignments given to the Planning Commission were to set up a work session for discussion on the A-1 ordinance and to start thinking about a subdivision committee. Katie Williams reported she is going to start some outreach for the internal accessory dwelling units.

#4 – Business Items

- a. Set a public hearing for August 24th, 2023 to consider a re-zone request of parcel 15-770-0001 located at approximately 1246 North 2000 West from the R-1-15 zone to the C-2 zone- Jordan Watson

Jordan Watson approached Geneva Blanchard prior to the meeting stating they wanted to do a uniform subdivision and add in a residential piece. The Site Plan will be presented at a later date.

LOU BEST MOTIONED TO SET A PUBLIC HEARING ON AUGUST 24TH, 2023 TO CONSIDER THE RE-ZONE REQUEST OF PARCEL 15-770-0001 LOCATED AT APPROXIMATELY 1246 NORTH 2000 WEST FROM THE R-1-15 ZONE TO THE C-2 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommend to the City Council preliminary approval of the Farr West/Pleasant View Road Dedication Subdivision- Farr West Pointe LLC/ Colmena Group

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL PRELIMINARY APPROVAL OF THE FARR WEST/PLEASANT VIEW ROAD DEDICATION SUBDIVISION ON CONDITION THAT THEY CLEAN UP EVERYTHING ON THE ENGINEERS MEMO. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommend to the City Council approval or denial of amendments to the nuisance ordinance

BRANDON WHITESIDES MOTIONED TO RECOMMEND APPROVAL OF AMENDMENTS TO THE NUISANCE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to the City Council approval or denial of 55+ patio home ordinance

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF 55+ PATIO HOME ORDINANCE WITH THE MODIFICATIONS AND CHANGES THAT WERE DISCUSSED TONIGHT. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommend to the City Council final approval of Hart Subdivision, Phase 4

Geneva stated the developer called and asked that this motion be tabled due to them still working on a couple things related to roads and lot sizes. They will be placed on the next agenda once the changes are made. Lou Best asked what the grade was up to the canal. Geneva stated the structural fill will be up to it. Jason Anderson asked about backyards possibly flooding when the farmers irrigate. Geneva said that was a good question for the developer at their next meeting.

DARREN ROYLANCE MOTIONED TO TABLE THE FINAL APPROVAL OF HART SUBDIVISION, PHASE 4. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated July 13, 2023

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JULY 13, 2023. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Brandon Whitesides listened to the Pleasant View City Council, and it was interesting. He said it sounded like there was a tragic accident and some awards were given to the officers that assisted and saved her life.

Lou Best reported on his assignments in the work session.

Genneva Blanchard reported there was discussion about future M-1 zoning near Farr West drive. She stated she has had some developers approach her about the mixed use ordinance for a piece of property behind Petersen's Incorporated.

#7 - Adjournment

AT 7:18 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. BRANDON WHITESIDES SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____