

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, August 8, 2019 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Lyle Earl, Lou Best, Geneva Blanchard, Bryant Jensen, Craig Browne and Steve Hurd. Greg Baptist was excused. City Council member present was David Jay. Staff present was Andrea Zweifel. Visitors present: see attached list.

6:00 p.m. – Work Session to discussion General Plan

The Planning Commission held a work session to discuss the General Plan.

Regular Meeting

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Chairman Ted Black offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that the City Council approved business licenses for Alpha Investing, Andrew H Burgon Podiatry, PLLC, and A&S MACHINING. The Council then held a public hearing on and granted approval of the revised conditional use permit for Matt Chugg. The Council then approved the minutes, paid the bills, and approved a bid from Marriott Construction to construct a canal road to access the park. The council then reported on assignments and adjourned.

b. Recommend final approval of Park Plaza Subdivision Phases 3 and 4 located at approximately 2550 West 4000 North – Randy Marriott

Kami Marriott was present seeking final approval of Park Plaza Phases 3 and 4. Ms. Marriott stated they have met with City Engineer Kent Jones and have taken care of all the items on his list. Lou Best asked for the total number of lots in the entire subdivision. Ms. Marriott stated there will be 72 total. Lou wanted to clarify that only 20% of the development is allowed to have lots under 15,000 sq ft and these phases have a lot of those. He asked if

there are many of the smaller lots in other phases. Ms. Marriott stated no, and that because the setbacks don't change it didn't do them much good to try for smaller lots in the other phases. Steve Hurd inquired about internet available to the subdivision. Ms. Marriott stated they went with TXOX fiber in the first 2 phases and imagines they will stay with them. Ted Black stated that because application for this subdivision was made prior to City Council passing the requirement for developers to install conduit for internet so it will not be required but they would like to request it. Ms. Marriott stated they were approached by TXOX who would do it at their expense, she stated they aren't going to go out looking for people but if they are approached by a provider they'd be happy to talk to them.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND FINAL APPROVAL OF PARK PLAZA SUBDIVISION PHASES 3 AND 4 LOCATED AT APPROXIMATELY 2550 WEST 4000 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- c. Recommend final approval of Edgewood Phase 5 located at 2268 North 2475 West – Mac Builders

Mike Alvord was present seeking approval of Edgewood Phase 5.

LYLE EARL MOTIONED TO RECOMMEND FINAL APPROVAL OF EDGEWOOD PHASE 5 LOCATED AT 2268 NORTH 2475 WEST. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of wall signs for Mountainland Supply located at 3142 North Hwy 126 – Allied Electric Sign and Awning

Scott Knight was present seeking approval of wall signs for Mountainland Supply.

BRYANT JENSEN MOTIONED TO RECOMMEND APPROVAL OF WALL SIGNS FOR MOUNTAINLAND SUPPLY LOCATED AT 3142 NORTH HWY 126. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated July 11, 2019

It was pointed out that Steve Hurd was listed in attendance at the meeting but he was not there.

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED JULY 11, 2019 AS AMENDED. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Geneva reported that someone else will need to be the representative for the Coalition That Cares as they don't have set meeting times and she will be unable to attend them.

Lyle Earl reported he is now on the park committee and stated they have sod laid on the south side of the pond, they are working on the basketball courts and they have met with DWR about RC boats. Lyle reported the fishing club will be starting up again.

Steve Hurd gave an update on fiber crowd funding.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

David Jay advised Steve Hurd to be careful with the signs they are putting up for crowd funding for fiber since the city has received complaints regarding signs that realtors and home builders have put on peoples properties. He stated the City may need to look at how strict our ordinance is.

#7 – Adjournment

AT 7:27 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Ted Black, Chairman

Date Approved: _____