

Planning Commission Minutes
August 22, 2016

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Sean Schader
Jay Moore
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville-
City Business Manager; Steve Tennant, City
Attorney; Chris Brackett – City Engineer

2. Approval of Minutes: July 25, 2016 minutes were approved with one correction; Toni Bahn was absent.

3. Comments from Citizens: Developer Keith Marrs was present to ask for direction regarding seven lots he wishes to rezone from Commercial to Residential in the Twin Falls subdivision. After discussion, it was determined that he does need to come back with rezoning proposal and also can come before the Tech Plat Review Committee at the September 20, 2016 meeting.

4.A. Large Scale Development – Broyles St. Storage Phase II, 267 Broyles

Jorge Duquesne of Blew & Associates was present. There was no one present for public comment. Chris Brackett, City Engineer, presented a memo with one condition:

“1. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans, one (1) set of half size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

It was determined that this Phase II will be paved, since they are going to build more units. A reminder of landscaping was made that there should be no fast-growing, tall trees planted beneath power lines. Also, since the north edge of property is adjacent to residential zoning, possible quick growing, hardy, quite inexpensive vegetation was discussed.

Chairman Mann called for question to approve the Large Scale Development for Broyles Street Storage Phase II, contingent upon City Engineer’s conditions being met. Passed unanimously.

5. Request by Rausch Coleman for Rezoning on Fayetteville Property Adjacent to Farmington

A state law requires the review and approval by a city affected by another city’s rezoning adjacent property, as a courtesy. The request is first reviewed by Planning Commission and then is forwarded to City Council.

No Rausch Coleman representative was present to discuss the request for land in the City of Fayetteville, located north of W. Colfax Loop and east of Williams Elementary School. They have requested to rezone from R-PZD (Residential Planned Zoning District) to RSF-8 Residential Single Family (8 units per acre) and R-A Residential Agricultural.

After review and discussion, Chairman Mann called for question with all present voting to recommend approval of the Rausch Coleman zoning proposal and to forward it to the Farmington City Council for their consideration at their next regularly scheduled meeting.

5. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Sean Schader and passed unanimously.



Judy Horne - Secretary



Robert Mann - Chair