

The regular meeting of the Farr West City Council was held on September 15, 2016 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Matt Gwynn, Ken Phippen, and Tom Burkland. David Jay was excused. Planning Commission Members present were John Stewart, Becky Brooks, Lou Best and Bonnie Beal. Staff present was Whitney Black and Nate Carver. Visitors present were: see attached list.

Mayor Dickemore called the meeting to order. Matt Gwynn led in the Pledge of Allegiance. Tom Burkland offered a prayer.

#### #1 – Public Comments

Mike Beal thanked those who came out to the Smith Family Park cleanup and Ken Phippen for organizing that service project.

#### #2 – Report from Planning Commission

John Stewart reported that the Planning Commission held 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. John Stewart also reported the Planning Commission recommends approval of the re-zone of the former Wahlquist property. John then reported the commission granted final approval of Hales Estates Subdivision Phase 3 and tabled preliminary overall approval of Hart Subdivision. The Commission then approved a site plan of a sign for Sam Knight DDS. The Commission also denied the request for a variance to an easement on the property line for Ken and Shari Hoover. John then reported that the commission motioned to recommend approval of the amended ordinances 10.04.100, Vehicles for sale, and 5.16, Residential Businesses. There was a discussion on Wasatch Valley Excavation Site Plan and Conditional Use Permit, report on assignments, and then the meeting adjourned.

#### #3 – Follow-up and Approval of Minutes dated September 1, 2016

**MATT GWYNN MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 1, 2016. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#### #4 – Smith Family Park Update and Approval of Bids

Boyd Ferrin reported on the JustServe service project done last Saturday at the park. Boyd also reported that the sewer line is being engineered. Ken Phippen and Boyd commented that a telephone poll had to be moved for the road to be installed.

#### #5 – Motion – Approval 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

There was no one present on behalf of Bailey V Properties. Ken Phippen asked if Bailey V owned the property. Mayor Dickemore commented that the property is under contract.

**KEN PHIPPEN MOTIONED TO TABLE APPROVAL THE RE-ZONE OF THE FORMER WAHLQUIEST PROPERTY LOCATED AT APPROXIMATELY 1200 WEST 1125 NORTH, FROM THE A-1 ZONE TO THE R-1-15 ZONE. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Motion – Final Approval of Hales Estates Subdivision Phase 3 located at approximately 2300 West 2425 North – Jim Flint

Brent Hales was present seeking final approval of Hales Estates Subdivision Phase 3. Mr. Hales stated this phase will finish off the area they have been working on and that they hope to develop the next three phases at the same time.

**BOYD FERRIN MOTIONED TO APPROVE A FINAL APPROVAL OF HALES ESTATES SUBDIVISION PHASE 3 LOCATED AT APPROXIMATELY 2300 WEST 2425 NORTH. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Motion – Approval of amendment to Ordinance 10.04.100, Vehicles For Sale

**TOM BURKLAND MOTIONED TO APPROVE THE AMENDED ORDINANCE 10.04.100, VEHICLES FOR SALE, ORDINANCE NUMBER 2016-09. KEN PHIPPEN SECONDED THE MOTION. MATT GWYNN, TOM BURKLAND, BOYD FERRIN, AND KEN PHIPPEN ALL VOTED AYE. MOTION PASSES.**

#8 – Motion – Approval of amendment to Ordinance 5.16, Residential Businesses

There was a discussion on the enforceability of this ordinance.

**MATT GWYNN MOTIONED TO APPROVE THE AMENDED ORDINANCE 5.16, RESIDENTIAL BUSINESSES, ORDINANCE NUMBER 2016-10. TOM BURKLAND SECONDED THE MOTION. MATT GWYNN, TOM BURKLAND, BOYD FERRIN, AND KEN PHIPPEN ALL VOTED AYE. MOTION PASSES.**

#9 – Motion – Approval of Sanitary Sewer C-Cap Form

**BOYD FERRIN MOTIONED TO APPROVE SANITARY SEWER C-CAP FORM. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#### #10 – Discussion/Action – Hiring a new Public Works employee

Nate Carver was present to discuss the hiring of a new public works employee. Nate explained the responsibilities of each public works employee, including a new hire. Tom Burkland explained the need for a Storm Water official and expressed that he feels Rob Spronk would be a good candidate for the job. There was a discussion on storm water in the city. There was further discussion on the responsibilities of the new hire. Ken Phippen commented that the minimum the council can do is hire one new employee.

**BOYD FERRIN MOTIONED TO APPROVE A NEW HIRE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#### #11 – Youth City Council Update

Boyd Ferrin reported that the youth city council is working on the Halloween Trunk or Treat, Veteran's Day Celebration and the Christmas Light Ceremony.

#### #12 – Planning Commission Assignments

There were no new assignments for the Planning Commission.

#### #13 – Report from Council on Assignments

Matt Gwynn reported on the upcoming Safety Fair. Matt commented that he will start working on the Veterans' Day Celebration.

Tom Burkland reported on the Golden Spike Coalition meeting.

Boyd Ferrin reported on the Mosquito Abatement meeting. Boyd commented that the Trunk or Treat will be held on Halloween night at 6pm.

Ken Phippen reported on trails and grants for Smith Family Park. Ken updated the council on the city's social media statistics. Ken reported on the service project at the Smith Family Park. Ken updated the council on other options for Fiber and commented that he will get more information.

Mayor Dickemore reported on Montoya and Allred properties. Mayor Dickemore also reported on the Senior Center and Rec Center activities. Mayor Dickemore then reported on the WACOG meeting. Mayor Dickemore read an email about building a mini community on the Randall Property.

#### #14 – Approval of Bills

See Warrant Register dated September 14, 2016

**TOM BURKLAND MOTIONED TO APPROVE BILLS DATED SEPTEMBER 14, 2016.  
KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#15 – Adjournment

**AT 8:13 P.M., MATT GWYNN MOTIONED TO ADJOURN THE MEETING. KEN  
PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

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Whittney Black, Secretary

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Lee Dickemore, Mayor

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

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