

The regular meeting of the Farr West City Council was held on October 6, 2016 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Matt Gwynn, Ken Phippen, David Jay and Tom Burkland. Planning Commission Members present were John Stewart, Becky Brooks, Lou Best and Bonnie Beal. Staff present was Lindsay Afuvai. Visitors present were: see attached list.

Mayor Dickemore called the meeting to order. Ken Phippen led in the Pledge of Allegiance. David Jay offered a prayer.

#### #1 – Public Comments

Mike Beal commented he would like to see the city spend money on finishing the park or installing bridges over the canal before he would like to see it spent on fiber-optics in the city.

Mary Jo Jones thanked for the city for their response with the flood in the retention ponds. Ms. Jones then asked the city how many retention ponds are in the city and if they are adequate to cover the city and the growth.

Danica Francom stated she is a concerned parent from the Miya Meadows subdivision and the cross walk on 2700 North. Ms. Francom stated she feels the sidewalks near the cross walk are too narrow. Ms. Francom provided the council with a list of concerns and asked that the sidewalk be extended near the school.

#### #2 – Report from Planning Commission

John Stewart reported that the Planning Commission held a work session where they discussed possible changes to the R-1-15 zone and the possibly of allowing smaller lots but not changing the density requirements in the zone. John commented the commission then worked on updating the C-2 Commercial zone and went over the proposed changes to the list of conditional uses.

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

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 15, 2016. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

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

Boyd Ferrin reported we are getting the engineering for the sewer line and that curb and gutter have been installed around the playground as well as sidewalks. Boyd then stated some more projects will be going out to bid in the next couple weeks. Ken Phippen displayed some pictures of where future trails will be. Boyd then stated Ryan Toller has been doing the curbing at the park and but the curbing around the horse trailer parking lot was not included in that project. Boyd stated he has given the city a bid of \$12,350 to finish that area. Boyd commented this

would complete that project area. David Jay asked if there is money in the budget to do the project. Boyd stated there is money in the budget.

**TOM BURKLAND MOTIONED TO ACCEPT THE BID OF \$12,350.00 TO FINISH THE CURBING OF THE HORSE TRAILER PARKING LOT. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#5- Motion – Approval of Business Licenses – Chill Day Spa & Salon – Toni Moore  
Mattress Direct of Ogden – Josh Balin

Toni Moore was present seeking approval of a business license for Chill Day Spa & Salon. Ms. Moore stated she will be in Derrick Oman's building.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR CHILL DAY SPA & SALON. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

Josh Balin was present seeking approval of a business license for Mattress Direct of Ogden. Mr. Balin commented he is also in Mr. Oman's building. Mr. Balin stated he is a clearance center for a mattress community. Mr. Balin stated the business is by appointment only and that half of his building will be used as a show room and the other half with house inventory.

**TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR MATTRESS DIRECT OF OGDEN. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

#6 – 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

Marc Hansen was present seeking approval of the re-zone of the former Wahlquist property. Ken Phippen stated the petition is not signed by the legal owner of the property. Marc Hansen presented a letter from the school district stating they are in favor of the re-zone.

**BOYD FERRIN MOTIONED TO APPROVE 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 GIVEN THE LETTER OF APPROVAL PROVIDED FROM WEBER SCHOOL DISTRICT. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Discussion/Action – Traffic Concerns at 4000 North Hwy 126

Tom Burkland stated this is in response to a citizen concern made as a result of a fatal accident at this location. Tom stated this is an area that has been a traffic concern for a long time. Tom commented some of the leading factors are people parking on the west side of the property, the multiple accesses into Smith and Edward's parking lot, the lack of curbing and the high speed limit. Tom stated he would like to see something done to prevent future accidents, including no parking signs posted on the west side, approaching Smith and Edwards about curbing and limiting access of their business to only two designated accesses. Mayor Dickemore stated he would set up an appointment with UDOT to once again request a decreased speed limit, Tom stated he will attend that meeting as well.

#### #8 – Discussion/Action – Flag Pole – Ken Phippen

Ken Phippen stated there has been some discussion about installing a flag pole at the Smith Family Park. Ken stated they are not cheap but they are patriotic, commenting a bid for a 100-foot pole is \$28,000. Boyd Ferrin stated the pole at the city office is a 60-foot pole and commented he would like to see it stay within sixty and eighty feet. Matt Gwynn commented he was in favor of a 60-foot pole. The majority of the council stated they were in favor of a 60-foot pole.

#### #9 – Discussion/Action – Open House

Mayor Dickemore stated he would like to see an open house scheduled for some time in November to discuss different matters in the city. Lee stated he would like to see all of the Council and Planning Commission members involved. Lee commented he would like to schedule a work session to plan the open house.

**BOYD FERRIN SCHEDULED A WORK SESSION FOR 6:00 P.M. ON THURSDAY, OCTOBER 13, 2016. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#### #10 – Discussion – Cross walk between the entrances of Farr West Meadows and Miya Meadows – Matt Gwynn

Matt Gwynn commented one of the kids from the Farr West Meadows subdivision was struck by a car in the former crosswalk. Matt stated there are a lot of concerns from parents in the area. Matt stated he contacted UDOT regarding the speed limit on 2700 North and what can be done to make the former crosswalk a working pedestrian crossing. Matt then stated the city can request a pedestrian crossing study on city letterhead and that they would send someone out to watch that intersection for an entire day and if enough people use the crossing, they will sign it and mark it to make it a valid crosswalk. Mayor Dickemore stated he would have Matt be a part of the

meeting with UDOT on the 4000 North discussion and the concerns on 2700 North can be discussed as well.

#### #11 – Youth City Council Update

Boyd Ferrin reported the next activity will be the Trunk or Treat on October 31. Boyd stated the Trunk or Treat will start at 6 p.m.

#### #12 – Planning Commission Assignments

Boyd Ferrin stated he has a concern with the change to the R-1-15 zone, commenting it would open the door to every subdivision and allow for more density in the city. Boyd stated he felt the ordinance should not be changed but that new ordinances should be considered for specific sites. Boyd Ferrin requested the city council look another option, including a possibility of a new zone or PD Overlays.

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

Matt Gwynn reported he is working on the Veteran's Day celebration. Matt then stated the CERT council held their emergency preparedness fair commenting they were happy with the turn out but had hoped for more vendors. Matt asked if the council was ok with these being held annually, the council stated they would be in favor of that. Matt then reported on a Wildland Fire packet, commenting it is basically an insurance packet that municipalities are being asked to participate in. Matt commented he met with the Weber Fire District Chief and they both agree it is not necessary for the city to participate.

Tom Burkland reported he attended the Central Weber Board meeting and will meet on the storm drain next week.

Boyd Ferrin reported he attended the Utah Mosquito Association meetings in Midway and commented they are doing all they can to keep mosquitoes down.

David Jay reported he stopped by Farr West Auto and encouraged them to finish some of the site plan requirements. David then reported we have had some success in getting some properties throughout the city cleaned up.

Ken Phippen reported he attended a UTA meeting on Tiger grants. Ken stated there is money available for transit concerns for locations within one mile of a train station. Ken commented there are areas in Farr West that would qualify with the proximity to the Pleasant View Frontrunner station. Ken stated we need to get a list of projects compiled and organized. Ken then reported Bruce Allen donated \$500 for bricks that he would like to go to Veterans, commenting that would cover nine bricks. Ken commented he would like to get a list compiled of Veterans and stated he will donate a month's worth of City Council compensation as well which would cover six more bricks. Ken encouraged anyone else that would be interested to do

the same, commenting he would love to see the flag pole area full of veteran bricks, commenting he considers first responders as Veterans as well.

Mayor Dickemore and Ken Phippen displayed video clips of the flooding from the recent storm. Mayor Dickemore then reported Farr West City is the lowest part of water flow, commenting we get the runoff from several other cities including Ogden, North Ogden, Pleasant View and Harrisville. Lee commented he had Kerry Gibson, the County Commissioner come and see the problem. Lee then reported a meeting was held with the other cities to see what can be done to alleviate the problem. Lee reported one of the major problems is coming from UDOT because they do not retain any water. Lee then stated he has received several complaints from residents in Farr West Auto and the violations to the site plan. Lee then reported the Recreation Center is open for winter hours. Lee stated Shauna Jensen has resigned as the Senior Center Director so we are looking to fill that position. Lee commented on the passing of Kay Papageorge, stating he is grateful for all the Papageorge's have done for the city. Lee brought up concerns that have been brought up on Heritage Drive and people drifting across lanes when turning. Matt suggested painting the turn pockets. Lee reported on attending Weber Fire District Fire Ops and stated he would like to see all the council members have the opportunity to attend. Lee then asked the council about the retention basin in the Plaza subdivision and the possibility of taking over ownership.

#14 – Approval of Bills

See Warrant Register dated October 5, 2016

**TOM BURKLAND MOTIONED TO APPROVE BILLS DATED OCTOBER 5, 2016.  
MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

#15 – Adjournment

**AT 8:48 P.M., TOM BURKLAND MOTIONED TO ADJOURN THE MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Lee Dickemore, Mayor

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