

The regular meeting of the Farr West City Council was held on July 19, 2018 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Tom Burkland, and David Jay. Matt Gwynn was excused. Planning Commission Members present were Ted Black and Lou Best. Staff present was Whittney Black, Dave Anderson, Nate Carver, John Cardon and Ryan Shaw. Visitors present were: see attached list.

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

REGULAR MEETING

Mayor Dickemore introduced Dave Anderson (Bubba); the newest Farr West city employee, to the City Council and the public. Mayor Dickemore also thanked Dave for all of his hard work at the Smith Family Park.

#1 - Public Comments

Bonnie Beal expressed her concern for future traffic related to the Happy Days development.

A resident of North Plain City Road commented he was on the Planning Commission when Remuda Subdivision was approved. He asked the city council to try to keep the country atmosphere in regards to the new developments.

Jean Smith expressed her concerns over traffic related to the future Happy Days development. Ms. Smith asked if there is another route where the traffic could go. Ms. Smith then expressed her concerns over the small lot size.

Kylee Johnson a resident of North Plain City Road expressed her concerns regarding the Stettler and Happy Days rezone.

Rawlin Eyre stated he lives at 2434 W North Plain City. Mr. Eyre expressed his concerns over increased traffic on North Plain City as a result of the rezone. He also expressed his concerns over the increase impact on the sewer and other utilities. He then asked the council to keep in mind the rural nature of Farr West and commented that changing this property to R-1-15 would ruin that.

Darren Westergard expressed his concerns over drainage from future homes that could possible go in on the Stettler and Happy Days properties. Mr. Westergard stated he would like to see larger roads, better drainage, and bigger lots.

#2 – Follow-up and Approval of Minutes dated June 21, 2018

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED JUNE 21, 2018.
BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#3 – Report from Planning Commission

Ted Black reported at the last Planning Commission meeting held on July 12, 2018 the Planning Commission set a public hearing to consider the request of a conditional use permit for an accessory building over 2000 square feet for Martin and Ruby Juarez. Ted also reported the Planning Commission motioned to recommend a joint work session with the city council to discuss form based code.

#4 – Smith Family Park Update and Approval of Bids

Boyd Ferrin reported the stripping is done for the parking lot and everything is almost ready to open expect the arena. Boyd also reported there will be fencing around areas of the pond to prevent future vandalism.

Ken Phippen reported that the zip line has broken and parts have been ordered to fix it. He also reported that lots and lots of rocks are being racked out of the arena. He then stated the DWR has been scaring birds away that like to eat the fish. There will be signs explaining fishing regulations and habitats. The Weber County Sheriff's office will be patrolling the park, and there is landscaping going on. North and east sides are the least under construction. Ken then stated that the fishing and trails will be opening tomorrow morning. Ken advised to stay to the North and East sides

#5 – Motion – Approval of Business Licenses – BLNDE Studio, Inc. – Randi Bohman
Seams Like Sewing – Valerie Woolston
Ardent Pros LLC – Kevin Jared Smith

Randi Bohman was present seeking a business license for BLNDE Studio, Inc. Ms. Bohman stated she will be doing eyelash extensions in her home. Boyd Ferrin asked if this would impact traffic. Ms. Bohman stated that she would only have on customer per hour. Ken Phippen clarified that customer come by appointment, and that there would be no signage. David Jay asked if there was room for the customers to park in the driveway. Ms. Bohman stated that there would be room for them to park in her driveway, and that they would typically only stay for about an hour.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR BLNDE STUDIO, INC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Valerie Woolston was present seeking a business license for Seams Like Sewing. Ms. Woolston stated she is contracted through a game company, and she sews game bags for the game pieces. Boyd Ferrin asked about shipping and receiving of materials. Ms. Woolston stated that the company purchases the material to make the bags and she goes and picks it up in her personal vehicle.

KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR SEAMS LIKE SEWING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

No one was present on behalf of Ardent Pros LLC.

KEN PHIPPEN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR ARDENT PROS LCC. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Approval of the re-zone of the Timothy & Krista Stettler Property and Happy Days Property, parcel numbers 19-017-0047, 19-014-0092 and 19-014-0114, located at approximately 2400 West 3200 North from the A-1 zone to the R-1-15 zone – Allan Karras

Kenny Palmer was present seeking approval of the re-zone of the Timothy & Krista Stettler Property and the Happy Days Property, parcel numbers 19-017, 19-014-0092 and 19-014-0114, located at approximately 2400 West 3200 North from the A-1 zone to the R-1-15 zone. Boyd Ferrin asked Mr. Palmer if as a developer they are taking in consideration what the public is saying. Mr. Palmer stated that yes they are keeping the public in mind. David Jay reminded the council that in this decision a future subdivision should not be considered, and that rezoning the property does not guarantee a subdivision. Ken Phippen stated he appreciated the conceptual preview of the subdivision, but he would like to see consideration of rezoning to A-1-R. Tom Burkland commented he doesn't like the idea that neighboring land will be land locked. There was further discussion on the residents' concerns and the concerns of the city council. Mr. Palmer stated all that has been said tonight will be considered when making the development plan.

DAVID JAY MOTIONED TO APPROVE THE RE-ZONE OF THE TIMOTHY & KRISTA STETTLER PROPERTY AND THE HAPPY DAYS PROPERTY, PARCEL NUMBERS 19-017-0047 FROM A-1 TO R-1-15, AND 19-014-0092 FROM A-1 TO R-1-15. TOM BURKLAND SECONDED THE MOTION, WITH DAVID JAY VOTING AYE, AND BOYD FERRIN, TOM BURKLAND AND KEN PHIPPEN VOTING NAY.

TOM BURKLAND MOTIONED TO APPROVE THE REZONE 19-014-0114, LOCATED AT APPROXIMATELY 2400 WEST 3200 NORTH FROM THE A-1 ZONE TO THE R-1-15 ZONE. BOYD FERRIN SECONDED THE MOTION, WITH DAVID JAY VOTING AYE, AND KEN PHIPPEN, BOYD FERRIN, AND TOM BURKLAND VOTING NAY.

Mayor Dickemore suggested setting up a meeting with Allan Karras.

#7 – Motion – Final Approval of Hart Subdivision Phase 1 located at approximately 2575 West 2900 North – Valeo Management

Cecil Satterthwaite and Jeff Hales were present seeking final approval of the Hard Subdivision Phase 1 located at approximately 2575 West 2900 North. Mayor Dickemore thanked Cecil for his help on some minor flooding issues. Mr. Satterthwaite discussed the Storm Detention issues. Ken Phippen thanked Cecil for taking in consideration the open space. Traffic concerns were discussed in regards to the new school being built in Remuda. Tom Burkland explained some storm water concerns. Tom reminded Cecil and Jeff to make sure the development can sustain that amount of storm water.

KEN PHIPPEN MOTIONED TO GRANT FINAL APPROVAL OF HART SUBDIVISION PHASE 1 LOCATED AT APPROXIMATLEY 2575 WEST 2900 NORTH. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Approval of Rocky Mountain Power Franchise Agreement – Ryan Shaw

Ryan Shaw explained that there was a franchise agreement approved about 15 years ago and it will expire in September.

TOM BURKLAND MOTIONED TO APPROVE THE ROCKY MOUNTAIN POWER FRANCHSIE AGREEMENT. DAVID JAY SECONDED THE MOTION, WITH TOM BURKLAND, BOYD FERRIN, DAVID JAY, AND KEN PHIPPEN ALL VOTING AYE.

#9 – Motion – Approval of Amended Purchasing Policy Ordinance No. 2018-06

Ryan Shaw explained this was a result of requests made at the last city council meeting. Ryan explained the changes that have been made. Ryan commented that this better exemplifies the state's purchasing policy. Tom Burkland asked if the city felt the bidding process was needed on a lower costing project and if they could still do that. Ryan stated that yes the city could still do that and is encouraged to by the state. David Jay clarified that this will completely replace section 3 of the municipal code. David thanked Ryan for a job well done.

BOYD FERRIN MOTIONED TO APPROVE THE AMENDED PURCHASING POLICY ORDINANCE NO. 2018-06. KEN PHIPPEN SECONDED THE MOTION, WITH TOM BURKLAND, BOYD FERRIN, DAVID JAY, AND KEN PHIPPEN ALL VOTING AYE.

#10 – Motion – Approval of Leasing of City Property Ordinance No.2018-07

Ryan Shaw explained this new ordinance that regulates the leasing of city property. Ryan explained that the property will be leased at fair market value. Ryan also clarified that the property that will be available to lease does need to be advertised.

BOYD FERRIN MOTIONED TO APPROVE THE LEASING OF CITY PROPERTY ORDINANCE NO. 2018-07. TOM BURKLAND SECONDED THE MOTION, WITH TOM BURKLAND, BOYD FERRIN, DAVID JAY, KEN PHIPPEN ALL VOTING AYE.

#11 – Motion – Approval of Ranger Purchase for Smith Family Park

Nate Carver stated the city workers would like to purchase a new ranger for use at the Smith Family Park.

TOM BURKLAND MOTIONED TO APPROVE THE PURCHASE OF A NEW RANGER FOR THE SMITH FAMILY PARK FROM BIG BOY TOYS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Approval of New Truck – Nate Carver

Nate Carver stated a new truck needs to be added to the fleet with the addition of Dave Anderson to city staff. Nate recommended approval of the F150 for the mileage.

BOYD FERRIN MOTIONED TO APPROVE THE PURCHASE OF A THE F150 AT THE STATE CONTRACT PRICE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#13 - Youth City Council Update

There was no new update from the Youth City Council.

#14 – Planning Commission Assignments

David Jay stated the Planning Commission is still working on reviewing the General Plan. Ted Black reminded the Council the Planning Commission would like to have a joint work session to discuss form based code. A joint work session was agreed upon for August 2nd at 6pm before the City Council meeting. Ken Phippen suggested creating some bylaws for the conducting of Planning Commission meetings and City Council meetings.

#15 – Report from Council on Assignments

Ken Phippen reported on the Active Transportation Committee booth at the Freedom Festival. He also reported the trails at the Smith Family Park will be opened for use tomorrow morning. Ken continued to report on the trails around the city. He also reported crossing lights are coming. Ken then reported on the Active Transportation Committee and the council chamber technology upgrade. Tom Burkland thanked Ken for his work on the Memorial Plaza.

David Jay reported he is working on nuisances that are being complained about. David reported Talmage Smedley has removed his dogs from Farr West, and has agreed not to return until he has a proper kennel license. David was excused from the rest of the meeting.

Boyd Ferrin reported on the Mosquito Abatement meeting and the crew is working hard to prevent West Nile Disease from spreading. Boyd thanked all those who participated in the

Freedom Festival celebrations, it was a great year. Boyd mentioned Matt Gwynn would like to start a formal RFP for a generator.

Tom Burkland reported on the Central Weber Sewer Board meeting.

Mayor Dickemore reported that Chief Dave Austin has retired, and Jean Branch will be out of work until the New Year for health reasons. Debra Ramer and Bob and Shirley Miller will be helping while she's gone.

Tom Burkland then reported on a meeting with UDOT concerning 2700 North. There was further discussion on UDOT's plans for 2700 North.

#16 – Approval of Bills

See Warrant Register dated July 18, 2018.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED JULY 19, 2018 WITH THE EXCEPTION OF CHECK NUMBER 35188 FOR RANDY MARRIOTT CONSTRUCTION. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#17 – Adjournment

AT 8:45 A.M., TOM BURKLAND MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Deputy Clerk

Lee Dickemore, Mayor

Date Approved: _____