

The regular meeting of the Farr West City Council was held on October 18, 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, Lyle Earl, and Lou Best. Staff present was Whittney Black and John Cardon. Visitors present were: see attached list.

#1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Prayer

Tom Burkland offered a prayer.

#3 – Comments/Reports

- a. **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.)*

Tommy Fields thanked the city for the work that is being done on the roads by the Mountain View Subdivision.

b. Report from Planning Commission

Ted Black reported on October 11th the Planning Commission held a public hearing to discuss a conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West. The commission then set a public hearing to consider the request of a conditional use permit for a 2,400 square foot accessory building for Greg Price. Ted also reported the Planning Commission denied approval of a modified site plan for Farmers Insurance.

#4 – Business Items

a. Approval of Business Licenses

i. J&J's Beauty & Barber

Janet Rawson was present seeking a business license for J&J's Beauty & Barber. Ms. Rawson stated this will be a two chair barber shop in her basement.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR J&J'S BEAUTY & BARBER. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

b. 2017-2018 Audit Report – Ryan Child, Child Richards

Ryan Child presented the 2017-2018 Audit Report prepared by Child Richards. Mr. Child guided the council through the audit report. Two findings were discovered during this year's audit. The first finding was that court adjustment reports are not being reviewed, and the auditor recommends this report be approved once a month by the Justice Court Judge. The second finding was that one member of the council failed to receive required training.

TOM BURKLAND MOTIONED TO ACCEPT THE 2017-2018 AUDIT REPORT. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

c. September Financial Report – John Cardon

John Cardon presented the September Financial Report. John commented we are 25% through the year. John also commented that the only area that appears to be low is building permits; all other accounts seem to be on track. John continued to go through the September Financial Report with the council. John recommended approval of the September Financial Report.

TOM BURKLAND MOTIONED TO ACCEPT THE SEPTEMBER FINANCIAL REPORT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

d. Modified Site Plan Approval of modified site plan for Farmers Insurance located at 2687 North 2000 West – L. Todd Whiteley

L. Todd Whiteley was present seeking modified site plan approval of a modified site place for Farmers Insurance located at 2687 North 2000 West. Mr. Whiteley reminded the council that he is trying to acquire some property to install additional property because UDOT is taking part of his property by eminent domain. Mr. Whiteley stated he was denied a variance request, and last week he was denied modified site plan approval because he did not own the property and because he would not meet the city setbacks. Mr. Whiteley commented he has a letter of intent to buy said property. He stated he believes the city can come to a compromise, and that he would not be here asking for this change if not for the UDOT expansion plan. Mr. Whiteley explained

the changes that he is recommending. He also commented after UDOT's project is complete his property will be none conforming, as well as the property he is looking to purchase. Ken Phippen confirmed that no new buildings will be constructed; just a parking lot would be installed. Boyd Ferrin asked if there is still a tenant in the opposite side of the building. Mr. Whiteley confirmed that there is a tenant, and they will be there after the expansion. Boyd asked if a car would fit in the proposed location. Mr. Whiteley commented that he has had an engineer out on the property and the plan he submitted to the city is an engineered plan with mapped out calculations. Mr. Whiteley confirmed that a vehicle could fit, and that UDOT will be moving the approach. There was further discussion on whether a car could fit and be backed out in the proposed parking. David Jay commented he feels traffic coming between the proposed parking lot and the existing parking lot should be prohibited. Mr. Whiteley stated this would be two separate parking lots with signs stating one way, employee parking, and customer parking. Tom Burkland confirmed with Mr. Whiteley that there would be three approaches, and that UDOT will be moving one of them. Mr. Whiteley presented the documentation from UDOT confirming this. It was unclear if the third approach would be maintained by UDOT. Mr. Whiteley stated he will confirm that with UDOT. Mayor Dickemore stated he has received UDOT's expansion plan. There was a discussion about the UDOT construction plan and how it does not currently match Mr. Whiteley's plan. There was further discussion on what the council would like to see from UDOT and Mr. Whiteley before they would feel comfortable voting on this. Mr. Whiteley asked if he could get approval on the condition of UDOT maintaining the three approaches. Ken Phippen commented he would be comfortable doing that, but there is further work to do in zoning and other areas. Lou Best confirmed that the Planning Commission denied the request based on the city setbacks, and that they were also concerned about the three approaches. David commented that he feels what has been proposed is reasonable if the concerns that have been part up can be cleared by UDOT. Boyd Ferrin commented that the city loves having Mr. Whiteley and his business in the city and they hope a solution can be found.

DAVID JAY MOTIONED TO TABLE APPROVAL OF THE MODIFIED SITE PLAN APPROVAL OF A MODIFIED SITE PLAN FOR FARMERS INSURANCE LOCATED AT 2687 NORTH 2000 WEST. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

- e. Request to vacate an easement at 2638 West 2825 North – Ryan Anderson

Ryan Anderson was present to request to vacate an easement at 2638 West 2825 North. Mr. Anderson stated he is requesting the vacation of an easement so he can install a pool.

Mr. Anderson stated that he has received all the letters from the utility companies and submitted them to Nate Carver. There was further discussion, where it was confirmed that all of the used utilities are in the front of the property. Tom Burkland explained the pool ordinance requires the pool be 10 feet from the property line or 10 feet off of the easement, whichever is closer. Mr. Anderson confirmed he is asking to have the pool 10 feet from the property line.

TOM BURKLAND MOTIONED TO GRANT APPROVAL TO VACATE AN EASEMENT AT 2638 WEST 2825 NORTH. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated October 4, 2018

DAVID JAY MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 4, 2018. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of payment of bills dated October 17, 2018

See Warrant Register dated October 17, 2018.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED OCTOBER 17, 2018. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- c. Smith Family Park Update and Approval of Bids

Boyd Ferrin reported there was a great Grand Opening. Boyd commented that Bubba is doing a great job at maintaining the park.

Ken Phippen presented a video of the Grand Opening.

Boyd Ferrin commented the Mayor has discussed installing Pickle ball courts at the Smith Family Park. The Mayor has received a donation of \$85,000 from Knight Trucking to start this project, and if the donation is approved construction can start on Monday.

TOM BURKLAND MOTIONED TO APPROVE A DONATION OF \$85,000 FROM KNIGHT TRUCKING TO INSTALL PICKLE BALL COURTS AT THE SMITH FAMILY PARK. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Tom Burkland reported on the Storm Water Drain Coalition meeting, and the Central Weber Sewer Board meeting.

David Jay asked if the leasing policy could be placed on the next agenda so it can be attached to the code.

Ken Phippen reported all the exercise stations have been delivered and organized in four projects. Ken also reported on the new camera system and the success the city has experienced with them. Ken commented cameras have not been installed at Mountain View because there is an internet issue. Ken also reported that law enforcement and several active transportation committee members have recommended changing the park hours to a half hour before dusk and a half hour before dawn. Ken then reported on grant training he attended, and then commented he will be attending the RAMP grant training on Monday. Ken also commented that he has located approximately three positions around the regional detention basin where small pavilions could be installed. There was further discussion of possible grants to apply for to cover the cost of those pavilions. Ken also presented the possibility of starting another fundraiser for the Smith Family Park. Ken commented this fundraiser would consist of engraved benches.

Boyd Ferrin reminded the Council that the Fall Bash will be held on October 29th beginning at 5:30pm-8:30pm. Boyd also reported the road projects around the city were finished today. Boyd also reported some roads need to be restriped. Two bids were submitted from All Star and American Paving; with All Star being the lowest bid of approximately \$10,000.

Mayor Dickemore stated that a new Senior Center Director has been interviewed and hired, her name is Chris Midget and she will be introduced to the council at a later date.

#7 – Adjournment

AT 8:37P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Deputy Clerk

Lee Dickemore, Mayor

Date Approved: _____