

The regular meeting of the Farr West City Council was held on January 22, 2015 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Paul Dinsdale and Ava Painter. Matt Gwynn was excused. Planning Commission Members present were John Stewart, Milt Austin, Joe Markland, Bruce Allen and Bonnie Beal. Staff present was Lindsay Afuvai, John Cardon, Dave Bunderson and Attorney Ryan Shaw. Visitors present were: see attached list.

Mayor Lee Dickemore called the meeting to order. Ava Painter led in the Pledge of Allegiance. Paul Dinsdale offered a prayer.

#### #1 – Public Comments

Merlin Ward thanked the council for providing the public a pulpit to stand at during meetings.

City Recorder Lindsay Afuvai stated she had met with the Weber County Election office about vote by mail elections, commenting it is the direction the county office is looking at going in the future. Lindsay stated she would like to have Jennifer Morrell from Weber County come give a brief presentation on vote by mail and the city's options for the upcoming election.

Shauna Jensen thanked the city council for their support with the Senior Center.

#### #2 – Report from Planning Commission

John Stewart reported the Planning Commission held public hearings and recommended approval of a conditional use permit for Brent Davis for a meat slaughtering and cutting business on Higley Road and the re-zone of the Hales Property located at approximately 2400 West 2400 North. The commission then tabled preliminary approval of the Hales Estates Overall Subdivision until the drainage system can be more fully studied by our engineer. The commission then set public hearings for a conditional use permit request for a kennel license, a re-zone and conditional use permit request from Bill Fox, request to vacate an easement for Andy McCrady and the general plan. The commission also recommended final approval of Edgewood Estates Phase 3 and preliminary approval of the John Chugg subdivision. The commission tabled site plan approval of Farr West Motors but recommended the council extend their business license until February when that site plan can be reviewed. The commission then recommended reappointment of John Stewart, Phil Owen and Milt Austin to the Planning Commission.

#### #3– Follow-up and Approval of Minutes dated January 8, 2015

**TOM BURKLAND MOTIONED TO APPROVE MINUTES DATED JANUARY 8, 2015.  
PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#### # 4 –Mayor's Make a Difference Award

Mayor Dickemore stated that because sometimes the city council and Mayor deal with a lot of negativity he would like to focus more on the positive things happening in the city. Lee stated he would like to see a Mayor's Make a Difference Award now put on the agenda's and wanted to start today by honoring Judy Rowe for her dedicated service in the Senior Center since it opened and in spite of recent health problems. Ms. Rowe was presented a pin and award from the Mayor and received a standing ovation from the audience.

#5 – Approval of Business Licenses – Spartan Mechanical LLC – David Terry  
Coal Creek – Robert Thayn

Annette Garcia was present seeking a business license for Spartan Mechanical LLC. Ms. Garcia stated they are a HVAC company based out of South Ogden will use the shop in Farr West as storage for their drivers to get materials from.

**PAUL DINSDALE MOTIONED TO APPROVE THE BUSINESS LICENSE FOR SPARTAN MECHANICAL LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

Robert Thayn was present seeking approval of a business license for Soldier Creek Construction. Mr. Thayn commented he used to work with different construction companies as a consultant but would like to do it on his own now. Boyd Ferrin asked if there would be any impact on traffic, Mr. Thayn commented there would only be his vehicle.

**TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR SOLDIER CREEK CONSTRUCTION. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Temporary Renewal of Farr West Motors Business License

**AVA PAINTER MOTIONED TO GRANT TEMPORARY RENEWAL OF THE FARR WEST MOTORS BUSINESS LICENSE UNTIL THE END OF FEBRUARY WHEN THE PLANNING COMMISSION HAS BEEN ABLE TO READDRESS THE SITE PLAN. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Discussion/Action – Revocation of Business License – WISCO Inc.

**PAUL DINSDALE MOTIONED TO REVOKE THE BUSINESS LICENSE FOR WISCO INC. UNTIL SUCH TIME HE BECOMES COMPLAINT WITH SITE PLAN. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

Mayor Dickemore commented that he believes Mr. Wilkes does great work and hopes to see the things completed so he can continue with his business in Farr West. Boyd Ferrin commented the

city council is not trying to put Mr. Wilkes out of business and would like to see the site plan come into compliance so he can continue with his work.

#8 – Motion – Approval of a conditional use permit for Brent Davis for a meat slaughtering and cutting business located at approximately 3746 North Higley Road – Brent Davis

Brent Davis was present seeking approval of a conditional use permit for his meat cutting business. Boyd Ferrin stated he is concerned with the location because of the close proximity of residential homes in the area and the major park coming in. Boyd then commented the county has denied businesses like this based on certain land requirements, stating he does not feel he had enough information on the business. John Stewart stated they held a public hearing and discussed the only concerns were the smell, which was addressed. John commented it is in a commercial area and that Mr. Davis will have to comply with all state inspections at the site. Ryan Shaw stated he talked to someone from the state agriculture office and stated there are only two slaughtering facilities in our area, one in Corrine and one in Brigham City. Ryan Shaw asked about blood collection and how it would be handled. Mr. Davis commented that it would be contained in barrels and then hauled off daily. Mr. Davis stated they would be slaughtering twice a week, approximately 10 or 12 animals each day. Mr. Davis stated the blood and hides will be hauled away daily. Ryan stated drainage is a concern and asked if anyone had spoke to Central Weber because they have very specific rules about what can go in the drain. Ryan then commented that he felt there needs to be more questions answered before they move forward on this. Ryan commented the city needs to be careful as to what is approved, commenting we could be bringing a nuisance into the city. Paul Dinsdale commented he has personally used Mr. Davis's shop and stated it is a very clean shop. Paul then asked if it would be an undue burden for Mr. Davis to go get more information as to where the remains will go so we know it will not be going down the drains. Mr. Davis commented the only thing that will be doing down the drain would be a minimal amount of blood. Tom Burkland encouraged Mr. Davis to possibly bring back some sort of preliminary design of the building so they could see where the animals will be held and how everything will be sorted.

**BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A CONDITIONAL USE PERMIT FOR BRENT DAVIS FOR A MEAT SLAUGHTERING AND CUTTING BUSINESS LOCATED AT APPROXIMATELY 3746 NORTH HIGLEY ROAD UNTIL MR. DAVIS CAN COME BACK WITH SOME MORE INFORMATION REGARDING THE PROCESS. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#9 – Motion - Approval of a re-zone of the Hales Property LLC, parcel number 19-039-0023, located at approximately 2400 West 2400 North, from the A-1 zone to the R-1-15 zone

**BOYD FERRIN MOTIONED TO APPROVE THE RE-ZONE OF THE HALES PROPERTY LLC, PARCEL NUMBER 19-039-0023, LOCATED AT APPROXIMATELY**

**2400 WEST 2400 NORTH, FROM THE A-1 ZONE TO THE R-1-15 ZONE. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#10 – Motion – Final Approval of Edgewood Estates Phase 3 located at approximately 2225 North 2450 West – Valeo Management

Cecil Satterthwaite was present seeking final approval of Edgewood Estates Phase 3, commenting the cul de sac has been changed since preliminary approval in order to meet the new city requirements. Tom Burkland asked about the storm drain regional detention basin on this subdivision and others. Tom asked what the schedule is for that basin and what it will look like; commenting currently houses a large crop of weeds. Cecil commented he agreed it is bad, stating it has been scheduled to get done twice but got passed up by bigger jobs. Cecil stated he will see that the weeds get taken care of, even if he has to do it himself. Cecil then commented they have a back hoe there now and are just waiting on a new outlet structure box. Tom Burkland stated he feels the developer sees this regional basin very differently than the city sees it. Tom stated the layout of the property description and where the water lines come from; the water is not even inside the property description that has been provided. Tom then mentioned concern that the basin is at capacity, leaving no room for any smaller subdivisions in the immediate area. Mr. Satterthwaite commented the detention basin covers his subdivisions and does not feel they should be required to take care of other water. Tom Burkland commented we will need to come to some sort of agreement that actually puts a property boundary around this that when the property is deeded to the city, the water is contained in the boundary and now flowing onto neighboring properties. Cecil commented they will deed over however much property is necessary for the storm water. Tom commented he felt they can work it out but that the current proposed boundaries will need to be adjusted.

**PAUL DINSDALE MOTIONED TO GRANT FINAL APPROVAL OF EDGEWOOD ESTATES PHASE 3 LOCATED AT APPROXIMATELY 2225 NORTH 2450 WEST CONTINGENT UPON COMPLETION OF THE DRAINAGE ISSUE. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#11 – Motion – Preliminary Approval of John Chugg Subdivision located at approximately 1431 Harrisville Road – Jim Flint

John Chugg was present seeking preliminary approval of the John Chugg Subdivision. Mr. Chugg commented they would like to put three additional homes on the Leonard Dabb property. John commented one lot will be a flag lot with the other two using frontage on Harrisville Road. John commented they will use some frontage from the Chugg LC property. Mr. Chugg commented right now half of the Mountain View park walkway is currently located on the Dabb property with the other half on the Chugg LC property. John commented they will trade property with Chugg LC to put the entire walking path on the Dabb property, commenting that entire right

of way will all be owned by one property. Paul Dinsdale asked what parcel A would be used for, Mr. Chugg commented it will be kept the same as it is and used for scouts and family gatherings.

**TOM BURKLAND MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE JOHN CHUGG SUBDIVISION LOCATED AT APPROXIMATELY 1431 HARRISVILLE ROAD. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#12 – Discussion/Action – Street Light for 2700 North Crosswalk – Dave Bunderson

Dave Bunderson stated that since the crosswalk has been moved to the east with the new Wahlquist school, we did not take the lack of lighting into consideration. Dave commented the school resource officer Mike Chatelin has brought this issue to the city's attention. Deputy Chatelin stated that state law mandates that elementary school crossing require a staffed crosswalk but that junior high school students using the same crosswalk do not have that same requirement for a crossing guard. Deputy Chatelin stated the school lights are set back off of 2700 North and there is no lighting close to the crosswalk which creates a safety hazard for the children crossing the street before the sun comes out. Deputy Chatelin then commented he has tried to be there every morning to give warnings and make people aware of the crosswalk and stated he always hears that they do not see the children. Mayor Dickemore stated he has set up a meeting with UDOT, Rocky Mountain Power and Drew Wilson with Weber School District to discuss the problem, commenting the situation will be solved. Boyd Ferrin commented he drove by at night and stated the parking lot is well lit and wondered if additional lighting pointing to the road could be added to those existing poles, or if anything, wondered if power could be ran from that existing power. Deputy Chatelin stated that the most ideal location for the light would be on the north east corner of the cross walk but commented any light will be better than the lack of lighting there now. Mayor Dickemore commented he feels they will be able to come to agreement at their meeting next week.

#13 – Consideration of December Financial Statement – John Cardon

John Cardon reported we are halfway through the budget year and felt it was a good time to make a review of where we are. John then went over the December financial statement commenting we are right on track or ahead of schedule in several revenue departments, commenting a big part of that is the construction in the city. John then commented we have only spent 36 percent of our budget in expenditures, but felt that would change come the end of the year. John stated the sewer fund and motor pool funds are doing very well.

**TOM BURKLAND MOTIONED TO ACCEPT THE DECEMBER FINANCIAL STATEMENT REPORT. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#14 – Motion – Reappointment of Planning Commission Members

**AVA PAINTER MOTIONED TO REAPPOINT JOHN STEWART AND PHIL OWEN AS REGULAR MEMBERS AND MILT AUSTIN AS AN ALTERNATE MEMBER TO THE PLANNING COMMISSION. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#15 – Planning Commission Assignments

Tom Burkland stated he would like to see the Planning Commission continue on with the general plan.

#16 – Report from Council on Assignments

Tom Burkland reported he attended the Weber County Storm Coalition meeting, commenting Sean Lambert has now moved over to the past chair and was recognized for all his efforts. Tom Burkland then reported on the Central Weber Sewer board meeting.

Boyd Ferrin reported he attended the Mosquito Abatement board meeting where Commissioner Kerry Gibson resigned from the board and Commissioner James Ebert was appointed to take his place. Boyd commented he was appointed as vice chair to the board. Boyd then reported he had previously reported he would like to hold the Freedom Festival on the 3<sup>rd</sup> of July but because of the necessary help involved from others, he commented it will need to be held on July 4, 2015.

Ava Painter reported the RAMP packets were completed and turned in, commenting it was a great effort put in by all those involved.

Paul Dinsdale reported he met with Randy Sant and Valerie Claussen from Pleasant View to discuss the next steps of the Farr West and Pleasant View CDRA. Paul then reported the second public hearing will not be held on January 29 as previously discussed, but that it will be held on Tuesday, February 17 at 7 p.m., so it conflict with any of our Thursday meetings. Paul then commented he would like to have Randy Sant on the February 5 council agenda to discuss the resolution of the CDRA by-laws and look at the RDA creation agenda. Paul then reported he met with Weber Fire District, commenting the paramedic contracts with Weber County and Ogden City are in the works and close to being in place. Paul commented the transfer of equipment is happening right now.

Mayor Dickemore commented he would like the members of City Council and Planning Commission to tour the Recreation Center facility, commenting it is a great facility and the membership numbers keep going up. Lee then reported we still are looking into creating a Youth City Council, commenting we need an advisor to be over that council. Lee asked that if anyone has suggestions for an advisor to let him know.

#17 – Approval of Bills

See Warrant Register dated January 21, 2015.

**BOYD FERRIN MOTIONED TO APPROVE AND PAY THE BILLS DATED JANUARY 21, 2015. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#18 – Adjournment

**AT 8:50 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Lee Dickemore, Mayor

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

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