

The regular meeting of the Farr West City Council was held on February 5, 2015 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Matt Gwynn, Boyd Ferrin, Tom Burkland and Paul Dinsdale. Ava Painter was excused. Planning Commission Members present were John Stewart, Milt Austin, Joe Markland, Bruce Allen and Bonnie Beal. Staff present was Andrea Ortgiesen, John Cardon, Dave Bunderson and Attorney Ryan Shaw. Visitors present were: see attached list.

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

#1 – Public Comments

Lynn Leavitt commented on a large building on her block and wanted to know how the city can justify a “one size fits all” zoning code for such a diverse community. She stated she feels, even if this building complies with city code, it is too large for their subdivision. She stated she appreciates the support and resolution that has been reached. Ms. Leavitt also gave a letter from a neighbor to the Mayor.

Martin Nay commented on the prospective meat processing plant on the agenda. Mr. Nay stated he owns a plant in Southern Utah. Mr. Nay had several questions regarding the business. He addressed the smell and flies associated with this type of business. Mr. Nay also addressed increased traffic, sale of the animal hides and surrounding property values. Paul asked how many animals Mr. Nay slaughters. Mr. Nay stated approximately 25 head per month.

#2 – Report from Planning Commission

John Stewart reported the Planning Commission held a work session on the general plan.

#3– Follow-up and Approval of Minutes dated January 22, 2015

**BOYD FERRIN MOTIONED TO APPROVE MINUTES DATED JANUARY 22, 2015.
PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

4 –Mayor’s Make a Difference Award

Mayor Dickemore presented the February 2015 Make a Difference Award to Harold Rogers. Mayor Dickemore stated Mr. Rogers has certainly been seen by most residents of Farr West City. Mr. Rogers is recognized as a dedicated and an inspiration to many. Mayor Dickemore presented an anonymous gift to Mr. Rogers of new shoes and a warm-up to wear with pride during his 10-mile walk/run through the City. Mr. Rogers thanked everyone for their support. Alan Franke agreed that Mr. Rogers is an inspiration and wished he had the stamina that Mr. Rogers does. Ryan Shaw stated he has been able to get to know Harold a little bit and stated his perseverance

isn't just about running, it is about his life and his dedication and can teach us all a wonderful lesson.

#5 – Approval of Business License – Pegasus Taxi-Cab – Rodrigo I. Tirado

Rodrigo Tirado was present seeking a business license for Pegasus Taxi-Cab. Paul Dinsdale asked if this is being run from his home and how many cars he will be using. Mr. Tirado stated he will be starting with just his car. Mr. Tirado stated he is waiting on the business license approval to obtain his insurance. Boyd Ferrin asked where he will be driving. Mr. Tirado stated everywhere. Matt Gwynn confirmed Mr. Tirado has his taxi endorsement on his driver license. Matt asked if the vehicle will be marked. Mr. Tirado stated there are required decals and markings that will be on the vehicle. Matt stated he has looked at some other cities ordinances and doesn't feel comfortable approving a license without having an ordinance in place. Paul stated he feels Mr. Tirado looks to be willing to comply with all state regulations and feels comfortable approving this license with proof of proper licensing and insurance. Boyd asked if Mr. Tirado does metering for the rate or if it is a negotiated rate. Mr. Tirado stated he would run a metering app off his cell phone. Tom asked Matt what the ordinance would cover. Matt stated it would cover markings, rates, licensing, insurance, etc. Boyd Ferrin asked who is regulating his taxi cab license. Paul stated he understands what Matt is saying, but sees minimal impact with this business and would like to see him be able to make a living while we work on an ordinance.

PAUL DINSDALE MOTIONED TO APPROVE THE BUSINESS LICENSE FOR PEGASUS TAXI-CAB CONTINGENT UPON OBTAINING INSURANCE, PROVING THE CITY WITH HIS VALID LICENSE ENDORSEMENT AND PROPER MARKING ON HIS VEHICLE. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE, WITH THE EXCEPTION OF MATT GWYNN WHO VOTED NAY.

#6 –Discussion/Action – 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 Davis Custom Meats. Boyd Ferrin recommended holding a second public hearing. Tom Burkland stated he thinks setting a public hearing is premature and most issues could possibly be resolved depending on the review of the Planning Commission. Mr. Davis stated the outfall would be hauled away everyday. He stated there would never be animals held longer than overnight. Mr. Davis stated there would not be an issue with bullets as the animals would be killed with a knocking gun. Mr. Davis stated there would be about 20 animals per week slaughtered so there would be the potential of 40 vehicles added to the road per week.

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 FOR REVIEW BY THE PLANNING COMMISSION. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Set a pre-budget work session for 6:00 p.m. on March 5, 2015

John Cardon stated a couple council members have suggested to meet prior to the budget meetings for the council and staff to get together to suggest items or projects to be included in the budget.

TOM BURKLAND MOTIONED TO SET A PRE-BUDGET WORK SESSION FOR 6:00 P.M. ON MARCH 5, 2015. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Planning Commission Assignments

Boyd Ferrin stated he would like the Planning Commission to address site development standards in residential zones. He also asked them to look into the slaughtering business in detail.

#9 – Report from Council on Assignments

Boyd Ferrin reported they will be holding a celebrations meeting soon. He also stated the mosquito board meeting is on Monday.

Paul Dinsdale reported there was a meeting with the IBI group and WFRC meeting in Pleasant View. They will be having a follow-up meeting which will include information regarding some Federal funding available to do landscaping for cities of certain sizes that Paul will look into. Joint CDRA meeting with Weber County now have a firm definition of how to write a legal description, so that will be done this week. Paul thanked Sean for his work with the building in Mountain View Subdivision.

Matt Gwynn reported he is working on finishing up a report compiling the spending data for the last several years for Farr West City.

Mayor Dickemore reported he is working on installing the arc light at the Wahlquist Junior High crossing. He stated he has been negotiating with Rocky Mountain Power and has gotten the price lowered. He stated Weber School District and UDOT will each be putting \$3,000 towards the light and the City will do the trenching for the power and will pay the remaining \$903. He stated the light will then be guaranteed and maintained by Rocky Mountain Power. Deputy Mike Chatelain clarified that this will be an arc light, not a traffic control device. Deputy Chatelain stated he is impressed with the employees of the city and appreciates the work that they and the

Mayor have put into this issue. Deputy Chatelain stated he feels it is his job to ensure the safety of these students and feels this light will greatly reduce the possibility of a child getting hit by a car due to darkness. Deputy Chatelain stated he feels the Mayor has gone above and beyond his duties and stated he also appreciates the support from the City Council. Mayor Dickemore stated Dave Bunderson is working on removing some trees that have become a liability to the City. Mayor Dickemore stated Bona Vista de-annexed some property so North Ogden could service it. Mayor Dickemore stated Corey Wilkes from Wisco contacted him about being able to conduct a going out of business sale and wondered how the Council felt. Paul and Boyd felt comfortable with giving him 90 days. Matt Gwynn asked if he has another location. Boyd stated no, he no longer has that location. Tom Burkland asked if there has been any effort from Mr. Wilkes to get the license back in place. John Stewart stated no, he has not. Paul stated he thinks he may just be pushing for more time. Matt Gwynn stated he would like to have Mr. Wilkes on the agenda so they can address it properly. Mayor Dickemore reported on the RAMP Grant application for the Smith Park property. He thanked all those involved in the application process. Mayor Dickemore stated he received a phone call this evening and stated our application was ranked first. He stated Farr West will be receiving \$250,000 for the Smith Family Park once it is approved by the Weber County Commission.

#10 – Approval of Bills

See Warrant Register dated February 4, 2015.

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

#18 – Adjournment

AT 8:11 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

Lee Dickemore, Mayor

Date Approved: _____