

The regular meeting of the Farr West City Council were held on April 16, 2015 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Matt Gwynn, Boyd Ferrin, Tom Burkland, Ava Painter and Paul Dinsdale. Planning Commission Members present were John Stewart, Joe Markland, Milt Austin Phil Owen and Bonnie Beal. Staff present was Lindsay Afuvai, Dave Bunderson, Robbie Spronk and Attorney Ryan Shaw. Visitors present were: see attached list.

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

#1 – Presentation – House Bill 362, Transportation Infrastructure Funding – Doug Larsen

Doug Larsen was present on behalf of the Weber County Economic Development Division, commenting they currently manage a local transportation fund. Mr. Larsen stated House Bill 362 acts similar to these funds. Mr. Larsen commented House Bill 362 has two components, one will occur regardless, which is a change in the tax on gas. Mr. Larsen stated the second component is a voter option sales tax increase commenting the Weber County Commission is considering putting the initiative on the ballot for this year and would like support from the cities in doing so. Mr. Larsen stated the way this sales tax component would work is it is split between transit, the cities and the county. Mr. Larsen commented the projected revenue to Farr West City would be \$93,000 per year with another approximate \$38,000 from gas tax. Lou Best asked if there are any restrictions on how the cities can spend the money. Mr. Larsen stated not necessarily, it must be used for maintenance of effort. The purpose of the funding is to spend on additional transportation needs in the city, not to take the place of already budgeted expenses. Paul Dinsdale asked if the revenue that goes to the county will be used for unincorporated county or if it will also be made available to other projects within the county. Mr. Larsen commented that has not yet been decided. Commissioner James Ebert stated that before the County puts this on the ballot, they want support from all of the cities in the form of a resolution. Mr. Ebert commented there is a large amount of underfunded projects that need to be address and this will help bridge that gap.

#2 – Discussion/Action – Approval of Resolution No. 2015-02, supporting the Transportation Infrastructure Funding bill

PAUL DINSDALE MOTIONED TO APPROVE RESOLUTION NO. 2015-02, SUPPORTING THE TRANSPORTATION INFRASTRUCTURE FUNDING BILL. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH PAUL DINSDALE, AVA PAINTER, BOYD FERRIN, TOM BURKLAND AND MATT GWYNN VOTING AYE.

#3 - Public Comments

Merlin Ward commented he would like thank Commissioner Ebert for the county's support in all we do including the progress in the park.

#4 – Report from Planning Commission

John Stewart reported the Planning Commission held public hearings on a re-zone request for Derrick Oman located at 1990 North 2000 West from the R-1-15 zone to the C-2 Commercial zone, the request for a conditional use permit for a commercial business license and storage warehouse, changes to the height and size restrictions on accessory buildings in residential zones and a changes to the conditional use permit ordinance to include a public notice requirement. The Commission then recommended the request for re-zone and conditional use permit and both ordinance changes. The Commission then tabled site plan approval of Alpine Refrigeration and final approval of Remuda Court Phases 1 and 2. The Commission then recommended the amended preliminary overall approval of the Hales Estates Subdivision, tabled site plan approval of the regulator station for Questar Gas, set a public hearing to consider the request of a site plan for a Type 1 Residential Type I Limited Capacity Assisted Living facility, held a discussion on the Bill Fox site plan and found a plan that they felt benefited all those affected.

#5– Follow-up and Approval of Minutes dated April 9, 2015

MATT GWYNN MOTIONED TO APPROVE MINUTES DATED APRIL 9, 2015. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

6 - Approval of Home Occupation Business License – RJ Olson Trucking LLC

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR RJ OLSON TRUCKING LLC. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Eagle Scout Proposal – Braxton Barker

Braxton Barker was repair and repair and refurbishment of the Farr West Farms sign and ask the city for a donation to repair and repaint the sign. Braxton stated the estimated cost of the project will be \$350 for the paint.

TOM BURKLAND MOTIONED TO APPROVE THE EAGLE SCOUT PROPOSAL FROM BRAXTON BARKER ON REBURBISHING THE FARR WEST FARMS SUBDIVISION SIGN. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Approval of the re-zone of the property located at 1990 North 2000 West, parcel number 19-040-0054, from the R-1-15 zone to the C-2 Commercial zone – Derrick Oman

Derrick Oman was present seeking approval of re-zone of his property. Mr. Oman stated he plans to build an 8,000 square foot building with a sixteen-foot door. Mr. Oman stated the building will set as far back east as he can with still meeting the city setbacks.

PAUL DINSDALE MOTIONED TO APPROVE THE RE-ZONE OF THE PROPERTY LOCATED AT 1900 NORTH 2000 WEST, PARCEL NUMBER 19-040-0054, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Approval of conditional use permit for a commercial business and storage warehouse for Derrick Oman, located at 1990 North 2000 West – Derrick Oman

AVA PAINTER MOTIONED TO GRANT APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL BUSINESS AND STORAGE WAREHOUSE FOR DERRICK OMAN, LOCATED AT 1990 NORTH 2000 WEST. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Amended preliminary overall approval of Hales Estates Subdivision located at approximately 2400 North 2400 West – Jim Flint

Brent Hales was present seeking amended preliminary approval of Hales Subdivision. Mr. Hales commented he believes that they have all the issues worked out. Tom Burkland stated the engineer have signed off on the two changes that have been made.

TOM BURKLAND MOTION TO GRANT PRELIMINARY OVERALL APPROVAL OF THE AMENDED HALES ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 2400 NORTH 2400 WEST. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#11 – Motion – Approval of Resolution No. 2015-03, the Municipal Wastewater Planning Program Resolution – Dave Bunderson

Dave Bunderson was present stating we need a resolution approving the self assessed Wastewater Report.

TOM BURKLAND MOTIONED TO APPROVE RESOLUTION NO. 2015-03, THE MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Approval of Ordinance No. 2015-05, an ordinance amending the height and size restrictions on accessory buildings

AVA PAINTER MOTIONED TO APPROVE ORDINANCE NO. 2015-05, AN ORDINANCE AMENDING THE HEIGHT AND SIZE RESTRICTIONS ON

ACCESSORY BUILDINGS IN RESIDENTIAL ZONES. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#13 – Motion – Rescind Moratorium on accessory buildings in residential zones

BOYD FERRIN MOTIONED TO APPROVE ORDINANCE NO. 2015-06, REPEALING THE TEMPORARY LAND USE REGULATION ON ACCESSORY BUILDINGS IN THE RESIDENTIAL ZONES. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#14 – Motion – Approval of Ordinance No. 2015-07, an ordinance amending the conditional use ordinance to include a public notice requirement

TOM BURKLAND MOTIONED TO APPROVE ORDINANCE NO. 2015-07, AN ORDINANCE AMENDING THE CONDITIONAL USE ORDINANCE TO INCLUDE A PUBLIC NOTICE REQUIREMENT. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#15 – Motion – Approval of purchase of snow plow for one ton truck, wood chipper and garage door openers for city shops – Robert Spronk

Robbie Spronk was present with bids for purchasing a snow plow for the new one ton truck. Rob commented they felt Wilson Lane Service had the best bid at \$5,845.00 which includes a five year warranty. Robbie then commented that now that the compost has moved to the transfer station, they feel it would be beneficial to have a wood chipper to cut down on the amount of trips to that facility. Rob stated they prefer the bid from Sunset Kubota for \$2,500 plus freight. Rob then commented they would like automatic door lifts for both the new and old shops. Rob commented Garage Door Utah had the best bid at \$3,210. Mayor Dickemore thanked Robbie for his work in getting the bids ready for the Council.

PAUL DINSDALE MOTIONED TO APPROVE THE BID FROM WILSON LANE SERVICE FOR A SNOW PLOW FOR \$5,845; THE BID FROM SUNSET KUBOTA FOR A WOOD CHIPPER FOR \$2,500 PLUS FREIGHT; AND THE BID FROM GARAGE DOOR UTAH FOR AUTOMATIC GARAGE DOOR OPENERS FOR \$3,210. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#16 – Discussion/Action – Approval of the Interlocal Cooperation Agreement between Weber County and Farr West City for Election Services

Ryan Shaw stated he reviewed the Interlocal Agreement, commenting it is pretty straight forward and is ok to approve.

BOYD FERRIN MOTIONED TO APPROVE THE INTERLOCAL COOPERATION AGREEMENT BETWEEN WEBER COUNTY AND FARR WEST CITY FOR ELECTION SERVICES. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#17 – Planning Commission Assignments

There were no new assignments to be passed on to the Planning Commission at this time.

#18 – Report from Council on Assignments

Paul Dinsdale reported he attended the Weber Fire District meeting, commenting the new medic unit is working out very well. Paul commented the Senior Citizen's social is on the calendar for June 25 at 5:30 p.m. and they have asked the council to cook for that. Paul then reported we should be seeing the final documents on the 2700 North project. Paul then commented he would like to see a contract going with Matthew Godfrey as previously discussed, commenting he has recently done huge things for Marriott-Slaterville's tax base.

Ava Painter reported the Planning Commission has been working hard with all of the members participating. Ava commented she was just recently given the assignment to follow through with Dave Wilson at the County on working through the RAMP funding.

Boyd Ferrin reported the Mosquito Abatement met and commented they are geared up and ready for the new season. Boyd then commented the Freedom Festival Committee will be meeting sometime in the next couple of weeks and thanked the employees for their work in the Easter Egg Hunt. Boyd then commented they recently met with Randy Marriott on the pond at the Smith Family Park and stated Mr. Marriott is very willing to work with us. Boyd then reported the bids are out for the 2015 street maintenance with the bid opening on May 6.

Tom Burkland reported the drains coalition met and worked on the water fair that just finished up at the fairgrounds. Tom then reported a pre-construction meeting was held on Farr West Meadows Phase 5 and a meeting was held with Cecil Satterthwaite on the regional detention basin in the Heritage West subdivision, commenting he feels they have a good plan on that.

Matt Gwynn reported the CERT committee has been talking with CERT Certified residents to get them to come in and participate. Matt then commented is waiting to see the new park layout, stating he will review the changes to the park with Sean and make sure the concerns of the design committee are addressed. Matt then reported he attended the ULCT Mid-year conference and will work on a presentation for the Council on that.

Mayor Dickemore reported the inmates came out and helped clean out some weeds along the ditch behind Westwood Village, thanking Weber County for that benefit to the city. Lee then thanked the city employees for all their hard work in the city.

#19 – Approval of Bills

See Warrant Register dated April 15, 2015.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 15, 2015. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#15 – Adjournment

AT 8:09 P.M., PAUL DINSDALE MOTIONED TO ADJOURN THE MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Lee Dickemore, Mayor

Date Approved: _____

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