

The regular meeting of the Farr West City Council was held on June 6, 2019 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Josh Blazzard, Matt Gwynn, and David Jay. Planning Commission Members present were Ted Black, Lyle Earl, Steve Hurd, and Lou Best. Staff present was Whitney Black, Ryan Shaw, and John Carbon. Visitors present were: see attached list.

## **Regular Meeting**

### #1 – Call to Order – Mayor Dickemore

Mayor Dickemore called the meeting to order.

### #2- Opening Ceremony

#### a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

#### b. Prayer

David Jay offered a prayer.

### #3 – Presentation of Youth Leadership Awards

Youth Leadership awards were presented to peer leaders from Pioneer Elementary and Farr West Elementary, as well as Wahlquist Junior High 9th Grade Officers.

### #4 – 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.*

Robert DeFries thanked the city council for getting dog disposal bags at the Mt. View Park. Mr. DeFries also asked about the Storm Sewer fee that the residents pay each month on the Bona Vista bill. John Cardon stated he could put together the information of where the money in that account goes. Boyd Ferrin reminded Mr. DeFries that these are public records that need to be asked for through a GRAMA request.

Gale Cameron asked about 4000 North and the new subdivision going in, and if sidewalk would be put in. Ken Phippen stated that there is a project to develop pathways on that road. Ms. Cameron also asked about the bridge over there on 4000 North and the dangerous drop off. Mayor Dickemore assured her that it would be fixed.

Gavin Crawler thanked the city council for all of their hard work and reminded the council that the kids' recognized tonight and their siblings are instant internet users.

b. Report from Planning Commission

Chairman Ted Black reported that the Planning Commission held their regular scheduled meeting on May 23<sup>rd</sup> at 7pm at city hall. Ted also reported that the Planning Commission held a public hearing to consider the request of a conditional use permit for a 2,400 square foot accessory building for Matthew Chugg located at approximately 2265 North 2475 West. After the public hearing the Commission motioned to recommend approval of the conditional use permit with the condition that the building never become a dwelling and that no business be conducted in the building until the time a home is constructed on the lot and an appropriate Home Business License is obtained. Ted then reported there was a discussion about the general plan and moderate income housing.

#5 – Business Items

a. Approval of Business Licenses

Oh Sew Impressive

Danica Francom was present seeking a business license for Oh Sew Impressive. Ms. Francom stated that she would like to teach sewing lessons to kids in her neighborhood. She stated that right now she has three weeks of lessons planned. Ken Phippen clarified that there would be no signs and that it would be contained within the home. David Jay asked about traffic. Ms. Francom stated that about 50% of the kids walk and 50% get dropped off. Ms. Francom also stated there would be approximately 8-10 kids per class.

**MATT GWYNN MOTIONED TO APPROVE A BUSINESS LICENSE FOR OH SEW IMPRESSIVE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

Drive Motor Garage

Stefanie Wells and Shaun Carr were present seeking a business license for Drive Motor Garage. Ms. Well stated that Drive Motor Garage is a business where they restore classic cars and trucks. Ms. Wells continued to comment that they are currently located in Brigham City and would like to relocate to Farr West. Ms. Wells also stated that they current business at this location does something similar to what they are looking to do. Boyd Ferrin asked if this business would be in the back area of this property. Ms. Wells stated that yes; they would be in the back part of the property. Boyd asked how things would change. Mr. Carr stated that they are looking to acquire all of the pervious business's equipment, like the paint booth and other materials that have been approved for use. Boyd said that there

were some stipulations when the pervious business was approved. Mr. Carr stated that eventually they would like to purchase the whole property and use the front part as customer parking and a showroom. Boyd stated that there is a conditional use permit attached to this property. Mr. Carr asked if they could get a copy of that to make sure they are in compliance. Whitney Black stated she would put a copy of the conditional use permit in with the license when she mailed it out. Mayor Dickemore invited Ms. Wells and Mr. Carr to enter some of their classic cars and trucks into this year's Freedom Festival Parade.

**DAVID JAY MOTIONED TO APPROVE A BUSINESS LICESNE FOR DRIVE MOTOR GARAGE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

b. Motion – Enter into Public Hearings

**BOYD FERRIN MOTIONED TO ENTER INTO PUBLIC HEARINGS TO DISCUSS AND/OR ACT UPON THE INTENT OF THE LEGISLATIVE BODY TO CONSIDER ADJUSTING THE 2018-2019 BUDGET, AND TO DISCUSS AND/OR ACT UPON THE INTENT OF THE LEGISLATIVE BODY TO CONSIDER APPROVAL OF THE 2019-2020 BUDGET. KEN PHIPPEN SECONDED THE MOTION ALL VOTING AYE.**

i. Public Hearing to discuss and/or act upon the intent of the legislative body to consider adjusting the 2018-2019 Budget

John Cardon explained that some big projects are currently in progress and some adjustments need to be made to the current year budget. John explained some differences in the general fund between last year's budget and this year's budget as a result of the creation of the storm water fund and the sanitation fund. John explained that most of these adjustments are in the general fund. John then went through and discussed the specific adjustments that need to be made.

ii. Public Hearing to discuss and/or act upon the intent of the legislative body to consider approval of the 2019-2020 Budget

John Cardon stated that multiple work sessions with the council and meetings with the city staff have been held discussing the next year's budget. The new budget was presented about a month ago to the city council, but there are a

few new revisions to the tentative budget. John then went through those revisions.

- c. Motion – Close public hearings and proceed with the regular meeting

**BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

- d. Motion – Approval of the Conditional Use Permit request for Matthew Chugg for a 2,400 square foot accessory building located at 2265 North 2475 West

Matthew Chugg was present seeking approval of a conditional use permit request for a 2,400 square foot accessory building located at 2265 North 2475 West. Mr. Chugg explained that the accessory building would be located on a lot behind his current home and it has been designed to include a home on the lot if needed in the future, but there are no plans to build on it currently. David Jay clarified that the yard would still be kept up. Mr. Chugg stated he intends to have the whole lot have grass on it. Ken Phippen asked if a home would be built on this property in addition to this building if the backyard percentage in the code would still be met. Mr. Chugg explained that in the future when a home is built it will be designed to meet that requirement in the code.

**KEN PHIPPEN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 2265 NORTH 2475 WEST, WITH THE CONDITIONS SET BY THE PLANNING COMMISSION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

- e. Approval of Jones & Associates bid for Impact Fee Updates and Transportation/Storm Drain Utility Fee Studies

**BOYD FERRIN MOTIONED TO APPROVE THE JONES & ASSOCIATES BID FOR IMPACT FEE UPDATES AND TRANSPORTATION/STORM DRAIN UTILITY FEE STUDIES. KEN PHIPPEN SECONDED THE MOTION.**

David Jay asked if it would be possible to get the hourly rate on these estimates included in this bid, so the city can see how the money is being spent. John Cardon stated that there will be several employees at different levels working on this project, and the city could request a list of those if the bid is approved. John also suggested including in the motion that it will not exceed the maximum bid.

**DAVID JAY MOTIONED TO APPROVE THE JONES AND ASSOCIATES BID FOR IMPACT FEE UPDATES AND TRANSPORTATION/STORM DRAIN UTILITY FEE STUDIES, WITH THE CONDITION THAT THE WORK TO BE DONE NOT EXCEED THE ESTIMATED AMOUNT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

f. Discussion/Action – Fiber Committee Recommendations

Boyd Ferrin thanked the Fiber Committee and the city attorney for all of their hard work on this project. The mayor and Ken Phippen also thanked Steve and the committee for their dedication and hard work. Steve Hurd stated that written proposals from Utopia, Connex, and Comcast were submitted to the Fiber Committee last week and then submitted to the city attorney.

**KEN PHIPPEN MOTIONED TO APPROVE THE UTOPIA OPTION. THERE WAS NOT A SECOND TO THE MOTION. MOTION DIED.**

**KEN PHIPPEN MOTIONED TO APPROVE THE FRANCHISE AGREEMENT WITH CONNEXT, WITH THE CONDITION THAT ALL PROVIDERS HAVE FEES WAIVED. BOYD FERRIN SECONDED THE MOTION.**

Ryan Shaw, the city attorney, advised the council to be careful of how the motion is worded. Ryan suggested that the motion be which option the city is going to enter into negotiations with.

**KEN PHIPPEN AMENDED HIS MOTION TO BE; KEN PHIPPEN MOTIONED TO ENTER INTO NEGOTIATIONS ON THE FRANCHISE AGREEMENT WITH CONNEXT, WITH THE OPTION OF OPEN ACCESS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.**

g. Discussion/Action – Central Weber Sewer connections

Boyd Ferrin stated that the city received a letter from Central Weber Sewer advising the city to stop any new connections. Boyd explained that there have been several meetings and communication with Central Weber. Central Weber has been made aware of all of the new subdivisions that are in progress and the number of homes expected to connect. Boyd commented that Central Weber has a plan that is several

years out, but that the city has suggested installing a pressurized line in the easement. Central Weber liked the city's suggestions and will be working with the city. Lance Wood from Central Weber has communicated with Boyd and said that Central Weber advises the city to be cautious about connections, but that Central Weber will support the city. There was a discussion about sump pumps. According to Nate Carver, the building official 18 homes have corrected their illegal sump pumps. Boyd stated that there will be door knockers or flyers going around stating that residents have six months to fix their incorrect sump pumps or there could be the potential for fines. Boyd and Ken Phippen also commented that since 2016 all sump pumps are required to be correctly installed and hooked up as part of the required inspections. Mayor Dickemore commented that Nate Carver, the building inspector, takes pictures of the sump pump correctly installed and keeps them on file for each home he inspects.

**BOYD FERRIN MOTIONED TO ALLOW HART SUBDIVISION PHASE 2 TO PROCEED WITH THE SUBMITTAL AND APPROVAL PROCESS. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.**

**BOYD FERRIN MOTIONED TO REMOVE THE CONDITION OF SEWER CONNECTIONS FROM THE HAPPY DAYS SUBDIVISION PRELIMINARY APPROVAL. MOTION DIED.**

Ted Black stated that this could create some challenges if a subdivision were to come in and go quickly through the process and receives approval before Happy Days. Ted then commented he does not believe the city should be approving any sewer connections without final approval of the subdivision. Matt Gwynn asked what happens if there was a hiccup in the sewer district's installation of the line, then what happens. There was further discussion about Happy Days and when or if and how the condition of the sewer connections should be removed.

**JOSH BLAZZARD MOTION TO TABLE ACTION ON SEWER CONNECTIONS AND THE HAPPY DAYS SUBDIVISION. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

h. Discussion – Fines on incorrect sump pump connections

Boyd Ferrin presented some suggestions about incorrect sump pump connections. Boyd suggested giving residents 6 months to correct their illegal sump pumps. Boyd asked the council if after those 6 months a fine should be given for incorrect sump pumps. Boyd also suggested offering assistance up to \$1000 per home to help fix the

incorrect sump pumps. David Jay asked how much the possible fine would be. Mayor Dickemore asked that this be an action item on the next council meeting agenda.

#6 – Consent Items

- a. Approval of minutes dated May 16, 2019

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED MAY 16, 2019. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

- b. Approval of payment of bills dated June 3, 2019

See Warrant Register dated June 3, 2019.

**MATT GWYNN MOTIONED TO APPROVE AND PAY THE BILLS DATED JUNE 3, 2019. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

- c. Smith Family Park Update and Approval of Bids

Boyd Ferrin reported that part of this year's grant is to install lighting at various areas of the park. Boyd commented that Cache Valley Electric has given approximately \$16,000 work in kind and Line Side Electric has done about \$10,400 in kind, saving the city a lot of money. These two companies are working together on the lighting at the park. Cache Valley has bid their work at approximately \$26,421 and Line Side Electric has bid their work at approximately \$56,888. Boyd further reported that they are still working on getting grass out at the park.

**BOYD FERRIN MOTIONED TO APPROVE THE BIDS FROM CACHE VALLEY ELECTRIC AND LINE SIDE ELECTRIC FOR LIGHTING PROJECTS AT THE SMITH FAMILY PARK. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.**

Ken Phippen reported the final four fit stations will be installed tomorrow. Ken also commented that Saturday is free fishing day, and that the pond will be stocked with a lot of fish for this event. Ken also reported that DWR is giving the city a boat to help with the maintenance of the pond.

#7 – Mayor/Council Follow-up

a. Report on Assignments

Matt Gwynn reported on the fishing club, Communities that Care Coalition, and the fire district.

Josh Blazzard reported on the Freedom Festival.

Boyd Ferrin reported on mosquito abatement,

David Jay reported on Weber County Animal Control.

Ken Phippen reported on trails and the Active Transportation meeting, and that they will be having a booth at the Freedom Festival. Ken informed the council about Trail-Fest for Weber County on June 22<sup>nd</sup>. Ken also stated that several citizens have asked about a green waste program and would like the city to look into such a program.

Mayor Dickemore reported on the WACOG meeting, the Weber County Fair, the Rec Center. The mayor thanked and complimented Mick Holmes on his hard work on the recreation baseball program. The mayor also reminded the council about the senior dinner on June 19<sup>th</sup> and that they will begin cooking at 4:00pm.

#8 – Adjournment

**AT 8:57 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

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Whittney Black, Deputy Clerk

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Lee Dickemore, Mayor

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