

The regular meeting of the Farr West City Council was held on Thursday, March 21, 2013 at 7:00 p.m. at the City Hall. Council members present were Tim Shupe, Boyd Ferrin, Tom Burkland, Ava Painter and Paul Dinsdale. Mayor Lee Dickemore was excused. Planning Commission members present were John Stewart, Bill Malone and Bonnie Beal. Staff present were John Cardon and Ryan Shaw. Others present were: see attached.

Assistant Mayor Tim Shupe called the meeting to order. Tom Burkland led in the Pledge of Allegiance. Boyd Ferrin offered a prayer.

#### #1 – Public Comments

Mike Beal commented on the planning commission meeting and wondered why Milt Austin wasn't allowed to vote on the chair and vice chair. The alternates should be allowed to vote. Tim stated that it was an interesting comment. Tim turned it back to planning commission to look at their ordinances.

#### #2 – Follow-up and Approval of Minutes dated March 7, 2013 and March 14, 2013

**TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED MARCH 7, 2013 AND MARCH 14, 2013, AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#### #3 – Report from Planning Commission

Bill Malone presented the report from the Planning Commission. The final approval for the HERITAGE WEST PHASE 2 SUBDIVISION was ready for tonight. He said there are no issues, and everything looks good. The planning commission had gone through it numerous times. Farr West Storage wanted recreation use permit, a public hearing is set for April 11. A Park and Sale was proposed at 3236 N 2000 W. It was tabled, until more information was supplied. The Mixed Use Ordinance for the city is ready for the April 11 Public hearing. Nominations for chair and vice chair are before the Council tonight. Mr. Malone asked if the council has any additional questions, there were none.

#### #4 – Motion – Approval of Business License – Elite Auto Auction

Shelley Gorder was present seeking approval of a business license for Elite Auto Auction. Rocky Mountain Auto has lots of parts they want sold online. But she is a dealer and needs a city license from the actual location of the items to list online. She is from Sale Lake City, but is not moving the parts, and that keeps sales tax here. A short discussion ensued about the best option of a temporary or permanent business license.

PAUL DINSDALE MOTIONED TO APPROVE A TEMPORARY BUSINESS LICENSE FOR ELITE AUTO AUCTION.

**PAUL DINSDALE AMENDED HIS MOTION TO MAKE IT A PERMANENT LICENSE TO APPROVE A BUSINESS LICENSE FOR ELITE AUTO AUCTION. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Motion – Final Approval of Heritage West Phase 2 Subdivision located at approximately 2125 North 2700 West – Valeo Management

Cecil Satterthwaite was present seeking final approval of Heritage West Phase 2. Instead of setting up an escrow they proposed doing some of the improvements up front. Paul wanted to make sure not having an escrow was not setting a dangerous precedence. Cecil stated they can't sell lots until side walks, and all things are in place. Ryan Shaw stated that they had done similar set ups in smaller developments. The City would still have control; it's just a different option. Ryan said they still need 10 % escrow agreement to cover final improvements. Paul was concerned they still needed a written agreement

**AVA PAINTER MOTIONED TO GRANT SITE PLAN APPROVAL OF HERITAGE WEST PHASE 2 SUBDIVISION LOCATED AT APPROXIMATELY 2125 NORTH 2700 WEST. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Motion – Appointment of Planning Commission Chairman and Vice Chairman

Boyd explained that the planning commission submitted the following names. Tom asked Mr. Austin, in light of previous comment how he felt about the proposal, and he agreed.

**BOYD FERRIN MADE A MOTIONED TO APPOINT JOHN STEWART AS PLANNING COMMISSION CHAIRMAN AND BILL MALONE AS VICE CHAIRMAN. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Discussion/Action – Engineering for 2700 North Safety Sidewalk Project and Weber Basin Canal Walking Bridge

Paul showed a new proposal for an alternative bridge design. He talked with Lou Eddy and the benefits of using precast. The walking deck is a foot below the UDOT deck. UDOT will be pouring piers in the canal. Farr West could pour at the same time. He suggested a 12' thick deck on top of the precast. Bona Vista could support their 20' pipe, then drop it back into canal bank.

Footing could be 2' wide 3' deep. Paul had a graphic displayed on the screen. He suggested about \$5000 deck, with a total estimated at \$3900 to build the walking bridge. Rather than a full span design this would be in 3 parts, and maybe it could be more decorative. Tim liked the different ideas.

Matt Gwinn asked if the height of the safety rail 36". He thought it was too short. Tim said that is state code, but they would look at other heights.

Tim would like to see 3 options presented, then discuss what is needed. It was suggested to make a list of what we want in the design, and then decide.

Paul stated that concrete is maintenance free. We need to talk to Bona Vista because this affects the height, and their pipe. Nothing can be until the water is out of the canal in October. As long as the piers are in line with UDOTS the canal will approve it. It was suggested to stick with wider path to match the 6' wide sidewalk, so do a 6' wide bridge. Boyd asked what they needed to do for the next meeting. Tim advised each member to come back next council meeting with

ideas, and then go to engineering. It will have to happen this season, or the school can't open in 2014. Since there was no further discussion, Tim said that it should be back on agenda for next month. He encouraged the council to look at bridges in the parkway, take pictures and bring back ideas they liked for month's discussion.

#### #8 – Report from Council on Assignments

Boyd Ferrin met with the Mosquito Board. The 4 hr meeting looked at 4 applicants for the director, and narrowed it down to 3. One was selected, Ryan Arcadias from Great Falls. Boyd also went with Dave today and looked around the city at roads. He and Dave discussed hiring part time maintenance workers for the season, and may be another full time person, it will be ready to discuss at the first meeting in April.

Tom Burkland attended the Storm Water Coalition and created a draft in WACOG with a proposed fee schedule. By combining resources everybody's prices will go down. They are just waiting for approval. He also attended the Central Weber Sewer Board meeting. CWSID is dealing with insurance issues from pylons slippage, and suing their own insurance. CWSID is also working on the engineering for the new BDO outfall line. They also had the new motor repaired that had exploded. CWSID's lawyer noted that we should check to make sure we are in compliance with the new SB 190 procurement codes.

Ava Painter reported on emergency planning. She talked with Lance Peterson and will be meeting with him. She had heard from CDBG to help with the sidewalk funding. Farr West City is not eligible because of too short of time period on the public hearing. She then stated that by submitting the bridge plan first will, it make a strong application next time. She will also be getting with some other people to assist in making our application stronger.

Paul Dinsdale reported on the 2700 North for retail. He has been working with John Stewart to narrow down what kind of business we want to attract to the area. Paul wanted to meet with Bruce Talbot from Pleasant View so the two cities general plans would match. He will work with the planning commission at their meeting. Paul will then set another meeting with PV Council and Planning Commission to coordinate the area. Paul then reported on Celebrations. The Easter Egg Hunt will happen March 30 It is ready to go.

The Freedom Festival is in the early stages. Paul rented the bounce house. They are looking at doing the 10 k the week before the 4<sup>th</sup> so people can participate in the other morning activities. Meetings for the Freedom Festival will start next week. The Papageorge family was not planning doing the souvalki dinner.

Tim Shupe attended the fire board meeting. All fire fighters in the west are in big demand during the wildfire season. Hundreds of hours and about 9 men are loaned out to other states. The Forest Service likes Weber firefighters, they receive remuneration. Weber County has earned \$161,000 in extra revenue. It was decided to let the men decide how to spend the extra income. They wanted a new brush truck; hopefully they can get it and use it this summer. The firemen get additional training and new equipment with this program. The firemen like it, and the board likes it as well. Legislature has made each city responsible for fire safety closings; it would be good have the city appoint the fire marshal to make that decision.

Tim then stated that they had bids from Zions for impact fee analysis. It has not been done for 6 years.

Boyd Ferrin discussed the walking path that ties in as part of trail plan. He discussed the importance of working with the school to ensure that the city can tie into the city trail system. He suggested talking to Lou about trails.

#9 – Approval of Bills

See Warrant register dated March 20, 2013.

**TOM BURLANK MOTIONED TO APPROVE AND PAY THE BILLS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#10 – Adjournment

**AT 8:04 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

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Annette Cardon, Secretary

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Tim Shupe, Assistant Mayor

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