

A work session, two public hearings and the regular meeting of the Farr West City Council was held on Thursday, April 5, 2012 at 7:00 p.m. at City Hall. Council Members present were Mayor Jimmie Papageorge, Lee Dickemore, Tom Burkland, Tim Shupe, Ava Painter and Paul Dinsdale. Lindsay Stratford, Deputy Paul Babinsky, Lt. Merv Taylor, John Cardon, Sean Lambert, Dave Bunderson, Rob Spronk, Mick Holmes, Shauna Jensen, Lou Best, Ken Phippen, Christian Facer, David Neilson, Candis Tippets, Jay Larsen, Chris Webb, Paul Hitzelberger, Kevin Pope, Terrie L. Stephenson, Tommy Fields, John Stewart, Dan Miller, Merlin Ward, Von Haacke, Tayden Gibson, Holden Steed, Garrett Steed, Mike Beal and Bonnie Beal were also present.

### **Budget Work Session**

6:00 p.m. - Mayor Jimmie Papageorge called the work session to order.

John Cardon stated with the budget as is, there is \$14,000 to spare. John then commented the roads are cheaper than anticipated so we'll have a little more money to work with. John then commented there were employees from the different departments to see what their budget needs are. Dave Bunderson first stated he felt travel and training expense budget needs to go up to \$8,000. Dave commented he felt because of the light winter we have had now, the snow removal budget could stay the same. Dave then stated the engineers estimate for the roads came in cheaper than anticipated and recommended putting \$200,000 in the budget, \$90,000 cheaper than currently in the budget. Dave then commented that the parks and recreation maintenance need to increase to \$20,000 because of the increase in fertilizer. Lindsay Stratford stated the copier in Andrea's office is getting old and worn out. Lindsay stated bids for a new copier came in at \$6,539 for a black and white copier and \$9,009 for a color printer. The council discussed the higher price to maintain and print with a color copier. John stated he already put \$10,000 in the budget for this expense. Lindsay then commented we need a sound system in the council chambers because the one we have now is not doing very well. John commented they have an inexpensive system at Central Weber Sewer we could look into. John then stated there would be money in the budget to cover that as well. Sean Lambert went of a fleet depreciation schedule and commented they could probably use two new trucks to replace his and Dave's trucks. Sean then went over the rest of the equipment and presented the council with a replacement schedule. Sean then stated that with his MS4 permit from the state regarding storm water management, we have to show we have the funds to maintain our storm water system. Sean suggested that in the future, he felt it would be necessary to impose a monthly storm water utility fee of \$3.00 to residents, and figure out a schedule for commercial properties. Sean commented most surrounding cities impose these storm water utility fees. Paul commented this extra revenue would bring in approximately \$72,000 to put toward purchasing of equipment, street sweeping and other storm water needs. Ava Painter recommended having another work session to discuss the utility fee. Sean then commented he would like to see some money put in the budget for summer help. Sean commented they would use them for 30 weeks, from about April to October and would probably need approximately \$15,000 in the budget. Mick Holmes stated he could use a vehicle for recreation needs. Mick commented he spends a great deal of time going back and forth to the different parks transferring equipment and getting everything ready for the ball games. Mick commented there is a lot of commuting needed for the different sports programs. Mick commented now this is all done in his personal vehicle. The council discussed the possibility of using Dave's truck once a new one is purchased. Mick commented that would be

fine because the use will be minimal compared to what it is used for now. Mick then commented the rec center was in need of two new treadmills and two spin bikes. Mick stated the tv in the kids room needs replacing and commented he would like to have money in the budget to maintain the equipment. Shauna Jensen commented two classrooms in the Senior Center need updating with work stations and cupboards. Paul commented he thought they would need \$6,000 to finish the upgrade. Paul then stated he would like for Shauna to get a purchase card in order to streamline all their purchases. John commented he was ok with that as long as they are following a purchasing policy. Paul then presented the Council with a compensation survey for Senior Center Directors and commented Shauna would need an increase in order to be comparable to surrounding cities. John Cardon stated he talked to Lindsay about joined an organization that would conduct compensation surveys and help in determining where we are in comparison to different cities. Paul then commended the Mayor on the efficient way Farr West is ran. Dave Bunderson then discussed getting gasoline cards which would save us anywhere from \$0.50 to \$1.00 a gallon by avoiding paying taxes. Dave commented there is a 2% to use the service, but feels overall it would save money. John Cardon commented he has been in discussion with Weber Animal Control and with increased charges from them, he will increase the budget from \$13,000 to \$40,000. John also commented we will need to create a budget for the Freedom Festival and recycling program. John stated there are excess funds in this year's budget so we could look into purchasing a truck and doing the cabinets in the Senior Center now. John mentioned the health insurance increase was minimal but retirement went up 16%, costing the city an additional \$6,000 or \$7,000. John then commented the budget is looking pretty good but recommended holding an additional work session. Lee Dickemore stated he would like to meet before the Planning Commission meeting next week.

### **REGULAR MEETING**

Mayor Papageorge called the meeting to order. Paul Dinsdale led in the Pledge of Allegiance. Tom Burkland offered a prayer.

#### **First Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to Approve the Fee Schedule Ordinance**

Lou Best stated the Planning Commission has spent some time going through the municipal code finding fees throughout the code. Lou commented the Commission felt it would be beneficial to construct a fee schedule where all the fees would be consolidated. Lou stated the intent is to review the schedule annually and update as necessary. Tom Burkland stated the Planning Commission has done a great job consolidating those fees.

#### **Second Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to Approve the Residential Facilities for the Elderly and Persons with a Disability Ordinance**

Lou Best stated after being approached by developers seeking assisted living facilities, it became necessary to have an ordinance regarding residential facilities in place. Lou stated city attorney Ryan Shaw facilitated a draft ordinance on this ordinance that became a working document with the Planning Commission. Lou stated they later discovered such an ordinance is required by the state of Utah. Lou commented the ordinance provides safeguards for both the city and the

person with disabilities. Lou stated any facility much comply with city zoning regulations and department of health licensing. There was no public comment.

#1 - Motion - Close Public Hearings and Proceed with Regular Meeting

**LEE DICKEMORE MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#2 - Public Comments

There were no public comments from the audience.

#3 - Follow-up and Approval of Minutes dated March 14, 2012 and March 29, 2012

**LEE DICKEMORE MOTIONED TO APPROVE THE MINUTES DATED MARCH 14, 2012 AND MARCH 29, 2012. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#4 - Report from Planning Commission

Lou Best reported the Planning Commission granted preliminary approval of the Weber Industrial Park, West Additional amended subdivision plat, and site plan approval of Del Taco. The commission then canceled their regularly scheduled work session to attend land use training in South Ogden. Lee Dickemore stated he would like to hold a work session with the Planning Commission out and about throughout the city. The council agreed and decided to meet at 6:00 p.m. on April 26, before the Planning Commission's work session.

#5 - Motion - Approval of Home Occupation Business Licenses - Delightful Images  
Mille's Salon

**LEE DICKEMORE MOTIONED TO APPROVE BUSINESS LICENSES FOR DELIGHTFUL IMAGES AND MILLE'S SALON. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#6 - Motion - Approval of Business Licenses - Precision Plating, Inc. - Christian Facer  
Packsaddle LLC - Dustin Neilson

Christian Facer was present seeking approval of a business license for Precision Plating, Inc. Mr. Facer stated it is a light fabrication shop in the North View Business Plaza. Mr. Facer stated the average number of vehicles would be two, one for himself and his son.

**PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR PRECISION PLATING, INC. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.**

David Neilson was present seeking approval of a business license for Packsaddle LLC. Mr. Neilson stated it is a sales and marketing business with an average number of four employees. Mr. Neilson stated they work directly with small grocery stores and convenience stores and that sample products are delivered through UPS.

**AVA PAINTER MOTIONED TO APPROVE A BUSINESS LICENSE FOR PACKSADDLE LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Motion - Approval of the Fee Schedule Ordinance

**LEE DICKEMORE MOTIONED TO APPROVE ORDINANCE NUMBER 2012-02, THE UNIFORM FEE SCHEDULE ORDINANCE. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#8 - Motion - Approval of the Residential Facilities for the Elderly and Persons with a Disability Ordinance

**AVA PAINTER MOTIONED TO APPROVE ORDINANCE NUMBER 2012-03, THE RESIDENTIAL FACILITIES FOR THE ELDERLY AND PERSONS WITH A DISABILITY ORDINANCE. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

Paul Dinsdale thanked the Planning Commission again for their work on the ordinances.

#9 - Motion - Preliminary Approval of the Weber Industrial Park, West Addition Amended Subdivision - Chasebrook Company

Christopher Webb was present seeking preliminary approval of the Weber Industrial Park, West Additional amended subdivision. Mr. Webb stated they were taking lot 12 of the Weber Industrial Park, West Addition and splitting it into two lots. Mr. Webb commented Del Taco would be taking lot 12A as the parcel for their proposed site plan.

**TOM BURKLAND MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE WEBER INDUSTRIAL PARK, WEST ADDITION AMENDED SUBDIVISION. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.**

#10 - Discussion/Action - Site Plan Approval of Del Taco located at 2618 North 1850 West - Chasebrook Company

Mr. Webb stated there were a couple of items have been rectified since the Planning Commission meeting. Mr. Webb commented the sidewalk leading from the hotel to their parcel has been added, as well as a sidewalk out to 1850 West. Mr. Webb then stated he is pleased to be presenting this project to the Council, stating Paul Hitzelberger of Del Taco will do the community much good. Tom Burkland asked about the lighting. Mr. Webb stated they are downward focused lights. Mr. Webb then stated there were questions on the off premise sign on

2700 North. Mr. Webb stated they had provided a site plan with specific dimensions and location of the sign. Paul Dinsdale asked if the Council has the authority to approve the sign because the property is not in our name. Sean Lambert stated we maintain the park and ride and believes it was the intention of the state to have it be moved into our name. Sean stated he would meet with UDOT next week and try and resolve that issue.

**PAUL DINSDALE MOTIONED TO GRANT SITE PLAN APPROVAL AND OFF PREMISE SIGN FOR DEL TACO LOCATED AT 2618 NORTH 1850 WEST. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.**

#11 - Motion - Set a Public Hearing for May 3, 2012 to discuss a Conditional Use Permit for the Proposed New Wahlquist Jr High School

Tom Burkland stated he would like to see the plans for the school before they set the public hearing. Ken Phippen stated it was under his recommendation they set the public hearing so it would not set them out another month, keeping in mind they would have the opportunity to see the plans in their upcoming meetings before the proposed public hearing. Lou Best commented there is nothing in state or our municipal code dictating how long that public hearing needs to be published for and stated it would be up to the council. It was determined they would still be able to set the public hearing for the same date after seeing the plans.

**LEE DICKEMORE MOTIONED TO TABLE SETTING A PUBLIC HEARING FOR MAY 3, 2012 TO DISCUSS A CONDITIONAL USE PERMIT FOR THE PROPOSED NEW WAHLQUIST JR. HIGH SCHOOL. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#12 - Discussion/Action - CDRA Ordinance

Tim Shupe stated Ryan has been in contact with Jones and Associates office and the map is not ready and recommended tabling approval until that map is complete. Tom Burkland stated they hoped to have the map completed next week.

**LEE DICKEMORE MOTIONED TO TABLE APPROVAL ORDINANCE NUMBER 2012-04, AN ORDINANCE CREATING THE FARR WEST CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY UNTIL THE NEXT MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#13 - Motion - Set Any Additional Budget Work Sessions

**LEE DICKEMORE MOTIONED TO SET AN ADDITIONAL BUDGET WORK SESSION FOR THURSDAY, APRIL 12, 2012 AT 6:00 P.M. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#14 - Discussion/Action - Approval of a Temporary Regulation to impose a 6-month moratorium on approval of residential, subdivision plats, and new commercial development under Utah Code, Title 10, Chapter 9a, Temporary Land Use Regulations

Paul Dinsdale stated there has been some individual's approach the city about putting apartments and storage units on some prime real estate on 2700 North. Paul stated he contacted Meg Ryan at the Utah League of Cities and Towns who provided him with a sample moratorium ordinance and suggested hiring a planner in order to protect that land. Paul stated he would recommend approving a moratorium so we can get a plan in place for the property east of the freeway and the Jim Randall property. Paul commented he has been in contact with John Jansen, a planner who has worked with surrounding cities and is familiar with the area. Paul stated he is available to meet with the Council before the next meeting on April 19. Tim Shupe asked if we need to stop any and all developments throughout the city or if we could only apply it to those areas near 2700 North. Paul commented we could adjust it accordingly to fit our needs. Tom Burkland commented if we finish our plans before the six-month period, we can rescind that ordinance. Lou Best stated he has some concerns stopping all developments because there are several projects in the works. Paul Dinsdale stated anything applied for is vested and this moratorium would not apply to them. Lou Best stated he would like the Planning Commission to be involved in the planning process.

**AVA PAINTER MOTIONED TO APPROVE ORDINANCE NUMBER 2012-04, AN ORDINANCE ESTABLISHING TEMPORARY REGULATION PERTAINING TO RESIDENTIAL, SUBDIVISION AND COMMERCIAL DEVELOPMENT WITHIN THE MUNICIPALITY OF FARR WEST CITY. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.**

#### #15 - Report from Council on Assignments

Lee Dickemore reported on nuisances, stating he got a letter sent out taking care of a situation in Remuda. Lee then reported Sean, Dave and Robbie are doing a great job on the parks. Lee then stated he felt it is necessary that we try and alleviate the phone calls and visits the Mayor receives at his home. Lee stated he felt between the girls in the office and the Council's new assignments, there is no reason for anyone to be meeting with Jimmie at his home.

Tom Burkland stated he attended the drains coalition meeting on the March 15 where they had a presentation by contractor that work on soil stabilization. Tom then commented there will be a water fair held on the 17 and 18 at the Golden Spike fairgrounds. Tom stated this is an educational event put on for school children to explain what happens to water when it goes down the drains. Tom commented this event is open to the public as well. Tom then commented he attended the Central Weber Sewer board meeting on the 19<sup>th</sup> and commented they are getting ready to wrap up on the expansion project. Tom commented they also discussed a new outfall line to BDO which would be a 18 million-dollar project by the time they are done.

Ava Painter stated she received the lengthy report from Chief Anderson that was discussed at their previous meeting. Ava provided each member of the council with a copy of that report. Ava then stated she had a conversation with John Stewart about grants, and felt she needs to reiterate the possibility of CDBG grants. Ava stated we need to be proactive and have a project in mind when going for this grant. Ava commented in order to apply, this project needs to be part of our capital improvements plan and then part of a regional plan. Ava suggested coming up

with a plan and moving forward with the grant process.

Paul Dinsdale stated he is working on 4<sup>th</sup> of July celebration, commenting he has met Lt. Staheli on the Community Covenant Program. Paul stated they looked into combining with Harrisville, but their celebration will not be until August so we will move forward with the signing celebration during the Freedom Festival. Paul then commented Ava has volunteered to put together a city council booth for the 4<sup>th</sup> of July, requesting each member of the Council take shifts at the booth. Paul then commented the Seniors recently completed installing cabinets in one of their classrooms for their growing activity needs.

Tim Shupe stated he was unable to attend the WACOG meeting, but will get the information and report back.

#16 - Approval of Bills

See Warrant Register dated April 4, 2012.

**LEE DICKEMORE MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 4, 2012. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#17 - Adjournment

**AT 8:22 P.M., LEE DICKEMORE MOTIONED TO ADJOURN THE MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Stratford, Recorder

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Jimmie Papageorge, Mayor

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