

The regular meeting of the Farr West City Council was held on Thursday, May 16, 2013 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Tim Shupe and Paul Dinsdale. Ava Painter was excused. Planning Commission members present were John Stewart, Bonnie Beal, Matt Gwynn and Bill Malone. Staff present was Lindsay Afuvai. Visitors present were: see attached list.

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

#1 - Public Comments

Bonnie Beal asked about the last moratorium and whether or not it was formally closed. Paul Dinsdale commented it has not formally closed by the City Council but it has expired so it is no longer valid. Paul asked to have an item added to the next agenda to formally close the moratorium.

#2 - Follow-up and Approval of Minutes dated May 2, 2013

TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED MAY 2, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

John Stewart was present to report the Planning Commission held two public hearings, one to amend the sign ordinance to include curb signs and the other to increase the width of cul-de-sacs in the subdivision standard to 110-feet. John stated both ordinances amendments were recommended for approval. John then stated the Planning Commission set a public hearing for consideration of a conditional use for WISCO, Inc and tabled site plan approval of the same business. The Planning Commission then tabled site plan approval of the McKean Sportswest Center, recommended approval of the A&E Brown subdivision, tabled final approval of the Edgewood Estates subdivision and recommended combining two lots in the Bethany Place Subdivision. The Planning Commission then recommended to the City Council that the city move away from using a Board of Adjustments to using a single appeal authority and discontinue allowing the use of knuckles and half cul-de-sacs in subdivision developments.

#4 - Motion - Approval of Business License - Rocky Mtn Aluminum Art - Mohammed Ammar WISCO, INC - Cory Wilkes

Mohammed Ammar was present seeking approval of a temporary business license for Rocky Mtn Aluminum Art. Mr. Ammar stated it will be a temporary business where he will be doing the same thing as last year, setting up across from Maverik on 2700 North, selling Aluminum Art. Mr. Ammar stated he will be there approximately 10 days.

TIM SHUPE MOTIONED TO APPROVE THE TEMPORARY BUSINESS LICENSE FOR ALUMINUM ART. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Jim Flint was present seeking approval of a business license for WISCO, Inc. Mr. Flint commented the business license came before the Council in January where he was directed to come back after site plan approval had been approved from the Planning Commission. Mr. Flint commented they have made application and are in the process of it approved. Mr. Flint then commented that with this time of season, they are seeking a temporary or seasonal business license in order for them to sell inventory only from this location. Paul Dinsdale asked about the complaints on the dust from this location. Cory Wilkes stated gravel has put in from the gate to the back of the lot to help with the dust problem, commenting the problem with the dust has been limited. Tim Shupe stated he was not sure if the business license should be approved until the site plan approval is given. Tom Burkland stated he also felt the conditional use permit should be approved before the business license should be approved. Jim Flint asked if the gentlemen before him could be considered for a temporary license without a formal site plan application, they would like to be considered as well. Boyd Ferrin stated that with the conditional use ordinance written the way it is, he is not sure they can approve the business license. Cory Wilkes stated he was required to get a review from the engineer, which he did, commenting the review stated he recommended approval contingent upon nine items that needed to be corrected. Mr. Wilkes stated he needs to open and start moving inventory. Lee Dickemore stated in order to follow our city ordinances, a public hearing on the conditional use must be held first.

PAUL DINSDALE MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR WISCO, INC. UNTIL CONDITIONAL USE AND SITE PLAN APPROVAL HAVE BEEN APPROVED BY THE PLANNING COMMISSION. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#5 - Eagle Scout Project Proposal - Tayden Gibson

Tayden Gibson stated he loves to play soccer and has noticed the city does not have any soccer goals or a soccer field. Tayden stated his comp. team has portable soccer goals that they are getting rid. Tayden stated his intent is to refurbish the goals and donate them to the city. Tayden commented they are portable so they can be moved to wherever they are needed. Mayor Dickemore stated he met with Tayden and made a commitment to him that if he gets us the goals, the city will purchase the nets. The Council thanked Tayden and told him to go ahead with his project.

#6 - Motion - Approval of A&E Brown Minor Subdivision located at 1218 West Harrisville Rd - Lou Brown

Lou Brown was present seeking approval of the A&E Brown Minor Subdivision. Mr. Brown commented they are looking to fix a lot line problem where Mr. Fuller's driveway is currently located on the farm property and create an additional lot to deed to his sister.

TOM BURKLAND MOTIONED TO GRANT APPROVAL OF THE A&E BROWN MINOR SUBDIVISION LOCATED AT 1218 WEST HARRISVILLE RD. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#7 - Discussion/Action - Request to Combine lots 34 and 35 in the Bethany Place Subdivision - Ted Holtry

Ryan Springer was present seeking approval of combining lots 34 and 35 in the Bethany Place Subdivision. Mr. Springer stated Ted Holtry appeared before the Planning Commission and got their recommendation. Mr. Springer commented they had asked Ted to find out exactly what the County needs to combine the lots. Mr. Springer stated all they need is notice from the city to vacate the property line.

TIM SHUPE MOTIONED TO APPROVE COMBINING LOTS 34 AND 35 IN THE BETHANY PLACE SUBDIVISION. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion/Action - Request for Variance to build detached garage - Jimmy Ashment

Jimmy Ashment was present seeking approval of a variance to build a garage. Mr. Ashment stated he lives in a cul-de-sac in the Miya Meadows subdivision. Mr. Ashment stated with the odd shape of his lot, he is looking to build a detached garage next to his home. Mr. Ashment commented it does not meet the ordinance because it is not located behind his home. Mr. Ashment stated he has talked to all the neighbors that would be impacted and they are all ok with the construction of the garage. Jimmy stated his neighbors next door who will be directly impacted have offered to write a letter to the city stating they are ok with the construction. Paul commented the ordinance states accessory structures must be at least forty feet from any dwelling and seventy-five from dwellings on adjacent lots. Lindsay Afuvai commented she felt that was a misprint in the ordinances as the same requirements on all of the other zone's list that same stipulation on the forty feet and seventy-five feet only when housing animals. Paul Dinsdale stated he would like to see letters from all the neighbors and get clarification on the forty feet in the ordinances before moving forward.

TIM SHUPE MOTIONED TO TABLE THE REQUEST FOR VARIANCE UNTIL LETTERS FROM THE NEIGHBORS ARE RECEIVED. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#9 - Motion - Approval of amendment to the Sign Ordinance to include Curb Signs

BOYD FERRIN MOTIONED TO APPROVE ORDINANCE NO. 2013-03, AN AMENDMENT TO THE SIGN ORDINANCE TO INCLUDE CURB SIGNS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#10 - Motion - Approval of amendment to the Subdivision Standard Ordinance to Increase the size of Cul-de-sacs

TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2013-04, AN AMENDMENT TO THE SUBDIVISION STANDARD ORDINANCE TO INCREASE THE SIZE OF CUL-DE-SACS TO 110-FEET CURB FACE TO CURB FACE. TOM

BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#11 - Discussion/Action - Board of Adjustment Appeals Process

Mayor Dickemore asked how the Planning Commission felt about the change to a single appeal authority. John Stewart stated they were in favor of the change and are in the process of creating an ordinance to make the change to eliminate the Board of Adjustment and have a single appeal authority.

TOM BURKLAND MOTIONED TO MOVE TOWARD A SINGLE APPEAL AUTHORITY AND HAVE THE PLANNING COMMISSION MOVE FORWARD WITH THE ASSOCIATED ORDINANCES NEEDED. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#12 - Discussion/Action - Discontinue allowing Half Cul-de-sacs and Knuckles in Subdivisions

BOYD FERRIN MOTIONED TO SET A PUBLIC HEARING FOR THURSDAY, JUNE 13, 2013 TO AMEND THE SUBDIVISION STANDARD ORDINANCE TO PROHIBIT THE USE OF HALF CUL-DE-SACS AND KNUCKLES. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#13 - Discussion/Action - Laptop for Website Administrator, Meeting Projection Purposes, and Meeting Minutes

Mayor Dickemore stated we need to get a laptop for Ken Phippen to use to project at the meeting and for Lindsay and Andrea to use to take different minutes at the different engineering meetings.

PAUL DINSDALE MOTIONED TO APPROVE PURCHASE OF A LAPTOP FOR THE WEB ADMINISTRATOR, NOT TO EXCEED \$1,000.00. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#14 - Discussion/Action - Planning Commission Vacancy

Boyd Ferrin stated that with the resignation of David Hansen, which leaves one opening on the Commission and an alternate opening. Boyd recommended advertising the openings and set up interviews for before the June 6 Council meeting.

BOYD FERRIN MOTIONED TO ADVERTISE THE VACANCY ON THE PLANNING COMMISSION AND SET INTERVIEWS TO FILL THE VACANCY ON JUNE 6, 2013. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#15 - Planning Commission Assignments

Boyd Ferrin stated the Planning Commission is still working on the fence and sign ordinances. Boyd stated he will have them work on the appeal authority and knuckle and half cul-de-sac

ordinance changes as well.

#16 - Report from Council on Assignments

Boyd Ferrin reported Mosquito Board met with the new director, commenting he is doing a great job. Boyd commenting they are watching the public funds closely and commented the employees seem to be happy with the new management. Boyd then reported we are moving forward with Freedom Festival planning. Boyd stated Heidi Manning will be over the parade and is coordinating with the surrounding cities to make sure we get the schools bands and cheerleaders in our parade. Boyd then reported the City Hall parking lot slurry project has been done, commenting they did a great job. Boyd then commented we will be putting out bids for the street maintenance project soon.

Tom Burkland reported he met with the Weber County Drains Coalition, commenting Sean Lambert is now the chairman of that coalition. Tom then commented he met with Sean and Dean Ayala from Jones and Associates on the impact fee study, stating it is well on it's way.

Tim Shupe stated Ted Black has left Weber Fire District for his new position with the State. Tim commented he is still covering and helping at Weber Fire during the transition. Tim then commented the Fire Warden has also left, leaving those two positions open. Tim stated the board is looking at whether or not they will fill the two positions or use those funds to hire two Battalion Chiefs, assigning one as the Fire Marshal and one as the Fire Warden.

Paul Dinsdale reported on the 2700 North project, commenting we have set a work session scheduled for May 23rd to prep ourselves for the joint meeting with Pleasant View City. Paul commented he will be out of town so Boyd will take the lead, commenting he will leave all of the information with him. Paul then stated the joint meeting with Pleasant View will be held on May 30th at 6:30 p.m. in Pleasant View. Paul then reported we will receive \$40,000 from UDOT on the safety sidewalk project on 2700 North, commenting we are also hoping to get some money on the curb match program. Paul then stated the next big step for Fourth of July preparations will be going out and asking for donations. Paul commented we will need help stringing souvlaki on Monday, July 1st. Paul then reported the Seniors have had a couple of discussions with Shauna about putting up three temporary walls outside the building in order to store equipment. Paul commented Shauna has volunteers lined up to do the majority of the work. Paul commented the Seniors have about \$4,000 left in their budget and they feel they can do this project for less than that. Paul then brought up using Carte Design for our website. Paul commented they came in a few months ago and did a presentation and was following up on what the city had decided. Paul suggested proceeding with that, asking Matt Gwynn to get the official pricing information from Carte. Paul then asked that it be put on the next agenda for approval with the pricing.

Mayor Dickemore stated he met with Bert Smith from Smith & Edwards about a future park on the north end of the city. Lee stated Mr. Smith is willing to donate 26 acres to the city. Lee commented the property is worth approximately 1.2 million dollars. Lee stated the property is located on the west side of the Willard Canal. Lee commented he would like to have a planning meeting on this and move forward. The Council set a work session to discuss the possible future

park on the Smith property for Monday, June 3rd at 5 p.m. Mayor Dickemore then reported he met with Kris Petersen at UDOT, commenting he discussed lowering the speed limit in the city to 50 mph, commenting we should be able to get that approved. Lee then commented he has a contract showing that UDOT will pay \$10,000 toward the bridge, commenting he will have Ryan review that contract before signing. Lee then stated Mr. Petersen wanted to know if we still want the park and ride in our name. The Council stated that we do want that in our name. Lee then stated he talked to Paul and he agreed that we will have Dale and Larita Chugg be the Grand Marshals for the Freedom Festival.

#17 - Approval of Bills

See Warrant Register dated May 15, 2013.

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 15, 2013. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#18 - Adjournment

AT 8:48 P.M., TIM SHUPE MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, City Recorder

Z. Lee Dickemore, Mayor

Date Approved: _____