

The regular meeting of the Farr West City Council was held on Thursday, May 17, 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. Andrea Zweifel, Lou Best, Ken Phippen, Bill Malone, David Jay, Chris Walker, Monica Romney, Kenny McFarland, Jamilia McFarland, Tyler Nielson, Jeff Hales, John Stewart, Dan Miller, Merlin Ward, Merlin Ward, Tommy Fields, Terrie Stephenson, Mike Beal, Bonnie Beal, Michael Windley, Lurlene Westergard and Emeretta Westergard were also present.

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

#1 - Public Comments

No public comments were made.

#2 - Follow-up and Approval of Minutes dated April 25, 2012, April 26, 2012 and May 3, 2012

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED APRIL 25, 2012, APRIL 26, 2012 AND MAY 3, 2012. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

Lou Best was present to report the Planning Commission discussed the preliminary approval of Miya Meadows Phase 5. They recommended preliminary approval with the recommendation that sidewalk on the south side be addressed. The planning commission approved a Conditional Use Permit for Wahlquist Junior High School. They also discussed a proposed development on the Jim Randall property. They reported on their assignments and adjourned.

#4 - Motion - Approval of Home Occupation Business License - Certified Hood Cleaners and More

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR CERTIFIED HOOD CLEANERS AND MORE. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion - approval of Business Licenses - Olympus Fireworks Kenny McFarland Farms LLC

Monica Romney was present seeking approval of a business license for Olympus Fireworks. Ms. Romney stated they sold fireworks at the C-A-L Ranch parking lot last year and want to move to the Arby's parking lot this year. Paul Dinsdale asked if they are far away from anything that can burn. Ms. Romney stated there is a container to house the extra fireworks and there will be someone on site 24/7. Tim Shupe asked when they will be setting up. Ms. Romney stated they are starting on June 28th, but it is all dependant on when Diamond Rental sets up their tent. Ava Painter asked when the fireworks will be delivered to the location. Ms. Romney stated this

will be one of the last ones to be delivered since their supply is in B.D.O.

LEE DICKEMORE MOTIONED TO APPROVE A BUSINESS LICENSE FOR OLYMPUS FIREWORKS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

Jamalia McFarland was present seeking approval of a business license for Kenny McFarland Farms LLC. Ms. McFarland stated this will be a temporary produce stand on 2700 North on the lot just East of 7-11. She stated they will be selling sweet corn, melons and tomatoes. She stated they would like to set up a 10' x 20' tent. Ms. McFarland indicated the landowner has approved it. She stated they will be open as soon as corn comes on, which is approximately July 4th and they will close near the end of August. Mayor Papageorge asked if there is enough parking. Ms. McFarland stated there is plenty of parking on the lot and they will discourage patrons from parking on 2700 North. Ms. McFarland indicated they will have a 4' x 4' A-Frame sign on the property.

LEE DICKEMORE MOTIONED TO APPROVE A BUSINESS LICENSE FOR KENNY MCFARLAND FARMS LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion - Preliminary Approval of Miya Meadows Phase 5 located at approximately 2450 West 2700 North - Cecil Satterthwaite/Drew Wilson

Jeff Hales was present seeking preliminary approval of Miya Meadows Phase 5. Mr. Hales stated that one of the issues that hasn't been resolved is the sidewalk on the south side of 2700 North. He stated they are not opposed to putting sidewalk in and asked for the Council's opinion. Tim Shupe stated that he eventually foresees that as being sidewalk. Tim Shupe stated he doesn't feel it needs to be put in right now, but there should be some sort of agreement for the future. Tom Burkland stated his opinion is that we can agree there needs to be a sidewalk there and move on or table it and wait for a study. Mr. Hales stated he doesn't see a point in tabling it and would rather just set up a deferral agreement and put it in when the development crosses the canal. Mr. Hales stated he believes the School District has agreed to widen the bridge. Tom Burkland stated he likes the configuration of the school and athletic fields and sees an opportunity to discuss whether a bowery could be put on the property and have some co-sharing with the City. Mr. Hales stated some of the areas are public so this may be a possibility. Ava Painter stated she feels there will be more discussion when it comes to the site plan approval.

AVA PAINTER MOTIONED TO GRANT PRELIMINARY APPROVAL OF MIYA MEADOWS PHASE 5 LOCATED AT APPROXIMATELY 2450 WEST 2700 NORTH. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion - Approval of Wahlquist Jr. High Conditional Use Permit

LEE DICKEMORE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR WAHLQUIST JR. HIGH SCHOOL. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion/Action - CDRA Ordinance

Attorney Ryan Shaw reported that we did get a plat back from Kent Jones. He stated it was submitted to the County Surveyor who recommended some changes. Mr. Shaw stated that the law has now changed and the requirements for the map are different. He stated the Council is okay to move forward with approving this ordinance.

TIM SHUPE MOTIONED TO APPROVE ORDINANCE NUMBER 2012-05, AN ORDINANCE CREATING THE FARR WEST CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.

#9 - Discussion/Action - 2700 North Development Plan

Paul Dinsdale stated he is proposing the City Council approve to contract with John Jansen to start items #1 and #2 which would cost around \$17,000. Tom Burkland stated he likes the content of the study and asked if there are time lines associated with each step. Paul Dinsdale stated the whole process would be about a year, but he will get with Mr. Jansen and find out a time frame for each phase. Tom Burkland stated he would like to have an end date on this.

PAUL DINSDALE MOTIONED TO APPROVE FUNDING FOR PHASE 1 AND 2 OF THE PLAN SUBMITTED BY JOHN JANSEN, CONDITIONAL UPON A COMPLETION DATE OF NO LATE THAN OCTOBER. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#10 - Discussion/Action - Development Moratorium; Top 5 Priorities List

Paul Dinsdale stated the list has now increased to 8 items. Each Council Member was given a priority list.

#11 - Motion - Appoint a Chair for Interviewing Committee for Planning Commission Applicants

TOM BURKLAND MOTIONED TO APPOINT COUNCILMAN LEE DICKEMORE AS A CHAIR OF THE INTERVIEWING COMMITTEE FOR PLANNING COMMISSION APPLICANTS. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#12 - Report from Council on Assignments

Lee Dickemore reported there were weeds in Farr West Farms on Marler's ground. He stated Sean cut the weeds yesterday and will spray and clean the gutters. Lee reported there was a problem with a trailer just outside Meadowlark Subdivision that the Sheriff's Office took care of. Lee reported on the mosquito abatement meeting. He stated they have had the plane out. He also informed the attendees that they breed fish for peoples ponds to alleviate the mosquito problems. Lee discussed the possible annexation of properties on 2700 N. Lee reported that he has had Sean pull down several signs in the City that are placed illegally and causing problems. Lee

reported the sidewalk at Massengale's will be fixed starting June 16th.

Tom Burkland reported the Central Weber Sewer District will be holding an open house on May 23rd for the municipal officials. Tom reported the drain coalition meeting was at the same time as the UTA transportation fair so Sean went to the drain meeting and he attended the transportation fair.

Tim Shupe reported the fire district still only has one truck of the two that were purchased. Tim stated he will be emailing each member of the Council a spreadsheet tomorrow regarding the data he has gathered on the recycling program. He stated it is not as much as difference as we'd like to see but it does show some difference.

Paul Dinsdale reported on the Mt. View monument and stated it will be fixed the second week of June. Paul reported there are some issues with insurance for the 4-wheeler rodeo so it will be scratched from the schedule this year. He stated the golf tournament is scheduled at Remuda. He stated they are throwing in prizes. Paul reported on the storm sewer map update and said Dave and Robbie have done a good job of redlining that. Paul stated he will review that tomorrow morning with Kent Jones. Paul addressed concerns with the City needing an Internet and Facebook acceptable use policy.

#13 - Approval of Bills

See Warrant Register dated May 16, 2012.

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 16, 2012. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#14 - Adjournment

AT 8:06 P.M., LEE DICKEMORE MOTIONED TO ADJOURN THE MEETING. PAUL DISNDALE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Jimmie Papageorge, Mayor

Date Approved: _____