

A budget work session and the regular meeting of the Farr West City Council were held on Thursday, June 6, 2013 at 6:45 p.m. at the City Hall. Council Members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Tim Shupe and Ava Painter. Paul Dinsdale was excused. Planning Commission members present were John Stewart, Bonnie Beal and Matt Gwynn, Bill Malone and Phil Owen. Staff present was Lindsay Afuvai. Visitors present were: see attached list.

Mayor Lee Dickemore called the meeting to order. John Stewart led in the Pledge of Allegiance. Matt Gwynn offered a prayer.

BUDGET WORK SESSION

6:45 P.M. - Budget Work Session Called to Order

John Cardon stated we needed \$16,000 additional dollars in the Class C Road Funds. John then went over the different adjustments that need to be made to the current year budget. Lee stated we are looking to change the ordinance regarding appeal authority process, if the change happens we will be hiring someone to handle any appeals that may come to the city. Lee asked that there be money budgeted for that possible expense. Lee then stated we are looking at hiring someone to write grants for the city and would like money in the budget to cover the cost to pay him.

REGULAR MEETING

#1 - Public Comments

Mike Beal congratulated the new members of the Planning Commission.

#2 - Follow-up and Approval of Minutes dated May 16, 2013

**TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED MAY 16, 2013.
BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#3 - Report from Planning Commission

John Stewart reported the Planning Commission held a work session and discussed the sign ordinance, commenting it is a pretty complicated ordinance but that they have started the work on it. John then commented the Planning Commission will set a public hearing in July for the appeal authority ordinance. John stated they also looked at the Good Landlord Ordinance and Moderate Income Housing plan.

#4 - Motion - Approval of Home Occupation Business Licenses - Green Seahorse LLC
On the Pond Fitness & Rentals
PNR Express

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR GREEN

SEAHORSE LLC. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ON THE POND FITNESS & RENTALS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

Peter Kaus was present seeking approval of a business license for PNR Express. Mr. Kaus stated he has a tractor truck with parking on the east side of his house. Mr. Kaus commented he will not be parked on the city street at all. Boyd Ferrin asked what times he will be coming and going, stating he wanted to make sure he does not violate any noise ordinances. Mr. Kaus stated it will vary, but that his truck is a new truck and is very quiet.

AVA PAINTER MOTIONED TO A BUSINESS LICENSE FOR PNR EXPRESS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion - Approval of Business License - Bacher Deland, LLC - Nicholas De Land

Brett De Land was present seeking approval of a business license for Bacher Deland, LLC. Mr. De Land stated they import and sell products to convenience stores. Mr. De Land stated they are located in the Northview Business Plaza. Tim Shupe asked if there was adequate parking for his employees. Mr. De Land commented there was plenty. Tom Burkland suggested getting a hold of the building inspector to make sure the building is up to code.

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR BACHER DELAND, LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

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

Jimmy Ashment was present seeking a variance to build a detached garage on his property. Boyd Ferrin asked Ryan Shaw what the Council is able to do and what they are not. Ryan Shaw stated he did not feel the Council could grant a variance, one reason is because the Council is the administrative body that makes the rules and cannot umpire themselves. Ryan stated variances are generally only granted when there are unique characteristics of a piece of land, not to conditions that are created by what a landowner has done to the property. Mr. Ashment stated he where he is in a cul-de-sac and the shape of his lot, he felt it was a unique piece of land and does not feel it is fair that he is unable to build on his property. Ryan stated the City Council is not the appeal authority. Mr. Ashment asked who the appeal authority is. Ryan stated the city would either have to reinstate a Board of Adjustments or change to the single appeal authority. Ryan commented he does not feel this request would even qualify for a variance. Ryan then stated he wanted to make sure everyone understands that there is a distinct possibility that this process may never happen, that Mr. Ashment has to meet the requirements to meet with the appeal process. Tom Burkland went over the state code and the requirements the property owner must meet in order to qualify for an appeal hearing. Ryan stated it is important to note that public input is not considered. Tom then commented that self-imposed conditions are also not considered.

BOYD FERRIN MOTIONED TO TABLE APPROVAL A VARIANCE FOR JIMMY ASHMENT TO BUILD A DETACHED GARAGE NEXT TO HIS HOME UNTIL THE APPEAL ORDINANCE IS CHANGED. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 - Discussion/Action - Request for Sewer Utility Fee Adjustment at Heritage Ranch - Andy Fishburn

Andy Fishburn was present seeking a sewer utility fee adjustment for Heritage Ranch, commenting their sewer bill doubled with new rates. Mr. Fishburn stated they water 150 horses on average every day, commenting he felt the majority of their water is being consumed, not being drained back into the sewer system, which is the opposite of most businesses. Andy stated he talked to Lance Woods at Central Weber Sewer and he agreed and suggested he get a hold of the city council to request and adjustment. Tim Shupe stated the ordinance states he is able to request an adjustment but that it requires verifiable data to justify the request. Tim then stated he does not feel the horses are drinking the majority of the water. Tim stated he felt if they metered the water, they would be able to show what is being discharged into the sewer system. Mr. Fishburn stated he did not feel he should have to pay \$20,000 to install a meter when it seems logical that because the horses are drinking the majority of the water, it is not being discharged into the sewer system. Ryan Shaw recommended that Mr. Fishburn contact other equestrian facilities throughout the state, commenting he felt if he could get documentation from those facilities regarding the sewer discharge, the city council could consider that as verifiable data. Lou Best asked if the two large dairy farms in the city are given any consideration because of the large amount of water that cows consume, and if so then why should Mr. Fishburn not get the same consideration. Tom Burkland stated their charges are based on the same formula. Mayor Dickemore stated he agreed with Ryan and suggested Andy get with other facilities and bring back some kind of paper work the Council could look at for the consideration of the adjustment.

BOYD FERRIN MOTIONED TO TABLE THE REQUEST FOR THE ADJUSTMENT THE SEWER UTILITY FEE ADJUSTMENT AT HERITAGE RANCH UNTIL THE BUSINESS OWNER CAN PROVIDE VERIFYABLE DATA TO THE CITY COUNCIL. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion/Action - Appoint New Members to Planning Commission

Boyd Ferrin stated a meeting was held to interview the applicants for the Planning Commission, commenting Joe Markland was selected as a full member of the Planning Commission to fill the vacancy left by David Hansen, and Ken Phippen was selected as an alternate member to the Commission.

TOM BURKLAND MOTIONED TO APPOINT JOE MARKLAND AS A FULL MEMBER TO THE PLANNING COMMISSION TO FILL DAVID HANSEN'S VACANCY AND TO APPOINT KEN PHIPPEN AS AN ALTERNATE MEMBER. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#9 - Discussion/Action - Utilizing Carte Designs for City Website

TOM BURKLAND MOTIONED TO TABLE APPROVAL OF UTILIZING CARTE DESIGNS FOR THE CITY WEBSITE UNTIL WE HAVE MORE INFORMATION FROM PAUL DINSDALE. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#10 - Motion - Close Previous Land Use Moratorium on Residential, Subdivision Plats and New Commercial Developments

TIM SHUPE MOTIONED TO ACKNOWLEDGE THE EXPIRATION ON THE LAND USE MORATORIUM ON RESIDENTIAL, SUBDIVISION PLATS AND NEW COMMERCIAL DEVELOPMENTS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#11 - Presentation - June Special Election, Vote by Mail Process and Controls - Weber County Clerk/Auditor, Ricky Hatch

Ricky Hatch was present to discuss the bond election for the special June election on the Weber County Library Bond. Ricky stated every active registered voter was mailed a ballot, commenting the voter has three options to return that ballot; one is to put the ballot back in the mail, which is prepaid by the county. Mr. Hatch commented there are also ballot drop locations throughout the county where they can be dropped, or that the third option is to vote at the County Building on Election Day, which is June 25, 2013. Ricky then went over the counting process and addressed the secrecy of the ballot. Tom Burkland asked if this voting process is something they are looking to use in the future. Mr. Hatch stated it is still undecided, commenting the cost is higher but that voter turnout is generally higher as well.

#12 - Planning Commission Assignments

There were no new assignments given.

#13 - Report from Council on Assignments

Tim Shupe reported the Weber Fire District is hard at work trying to figure out how to replace the Fire Marshall and Fire Warden. Tim also reported he has been working on the recycling program, commenting that when we initially started the program, Econo Waste was only accepting plastics numbers one and two. Tim stated other cities that feed into the same system are accepting plastics numbers one through seven. Tim stated he would like to verify the data with Econo Waste and then put out another flyer to the citizens as a reminder on the recycling and include the new acceptable materials. Tim then stated he would like to see the city hire a code enforcement officer, commenting he will be working on getting more information on that. Tom Burkland asked if it could be someone that we could share with surrounding cities, Tim stated he thought it could. Matt Gwynn asked if it would be complaint driven or if it would be someone who is proactive and looking for the violations. Tim commented that is something we

would have to look at.

Tom Burkland reported the Central Weber Sewer Board met and discussed filing for an eminent domain easement on the BDO line on seven different pieces of property, commenting the majority of the property is behind Toad's Golf Course in Marriott-Slaterville City. Tom then reported he attended a Wasatch Front Regional Council meeting on the Transportation Regional Plan. Tom stated if anyone else is interested in attending one of their meetings, the next one is June 10th at Ogden City. Tom commented he spent 45 minutes with the general manager of Wasatch Front Regional Council going over the different issues in Farr West City.

Boyd Ferrin reported the Mosquito Abatement Board met and opened up bids for a new building. Boyd then stated the Freedom Festival flyer went out so hopefully everyone will receive theirs soon. Boyd then went over some of the different activities on the schedule, including the movie in the Park which will be held on Monday, July 1 at Mountain View Park.

Mayor Dickemore reported he attended the WACOG meeting, commenting they approved giving Pleasant View City \$400,000 for a shortage in their budget on their road project. Lee stated he approached the person over that fund in the WACOG budget about getting some money for our 2700 North project, commented he stated we do not meet the criteria. Lee stated he did say he would look into helping get some funding. Lee then stated he has found a gentlemen willing to write grants and work closely with Ava Painter for Farr West, commented he has brought millions of dollars into the cities he has worked with. Lee then stated he met with Bert Smith regarding the future park. Lee commented Bert would like to have a small committee to work with on the plans as they develop. Lee commented it will be a long process and we will work slowly to make sure everything is done properly. Lee then reported they met with an agent representing a property owner in Marriott-Slaterville city who is willing to put in a feeder street on southwest boundary of Farr West, allowing access to other end of Cottonwood Drive. Tom commented it meets both the Farr West and Marriott-Slaterville master plans. Tom commented it sounds like there are still in negotiations with other property owners, but it sounds like they are willing to put the road in at their expense and deed the road back to Marriott-Slaterville City in order to access their commercial property. Lee commented he has been in contact with the property owners on the Farr West side and is keeping them informed of the developments.

#14 - Approval of Bills

See Warrant Register dated June 6, 2013.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED JUNE 6, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#15 - Adjournment

AT 8:31 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Z. Lee Dickemore, Mayor

Date Approved: _____