

A Work Session, a Meet the Candidates Night and the regular meeting of the Farr West City Council was held on Thursday, October 17, 2013 beginning at 5:00p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Ava Painter, and Tim Shupe. Paul Dinsdale was excused Planning Commission Members present were John Stewart . Staff present were Andrea Ortgiesen, Lindsay Jorgensen and John Cardon. Visitors present were: see attached list.

Lee Dickemore called the meeting to order. Tom Burkland led in the Pledge of Allegiance. John Cardon offered a prayer.

5:00 p.m. - Work Session – Discussion – Results of Impact Fee Studies for Sanitary Sewer, Storm Water and Parks – Dean Ayala, Jones & Associates

Dean Ayala and Tenille Tingey were present to discuss the results of the Impact Fee Studies for Sanitary Sewer and Parks. Dean stated the impact fee study on the Storm Sewer is not complete. Dean presented information regarding the different future projects for the City that go into figuring out the impact fees. Tom Burkland asked what the time frame is on these projects. Dean stated this includes all foreseeable projects at this time. Tenille presented the proposed impact fees. She stated the sewer fee will be coming down from \$1650 to \$603 and the parks will be going up from \$876 to \$1690. Tim Shupe asked if there is a minimum time required between impact fee reviews. Tenille stated two to three years is about the target.

6:00 p.m. – Meet the Candidates

A Meet the Candidates Night was held regarding the upcoming election for Mayor and two City Council Members. Candidates were allowed to introduce themselves and questions were then taken from the audience.

7:00 p.m. – Regular Meeting of the Farr West City Council

#1 - Public Comments

Mike Beal stated that he is glad to see everyone at the meeting. He stated that there is a rumor that in the next 25 years, there will be a 65% population increase in Utah. He is wondering how many people will be in our city if we will only allow a 4% increase in our city.

Shauna Jensen wanted to thank everyone who has been supporting them at the senior center.

Ava Painter stated that Bonnie Beal had asked about her neighboring home with the dirt being hauled into the lot, and was wondering about the status on that. Lee Dickemore replied that the dirt they hauled in was dirt coming from the service station. It is clean, and there is no problem, but they've been told they have to have a permit to continue to do that. They came to planning commission and were approved to do so.

Bonnie Beal wanted to comment on the road on 2000W. She asked if they knew what they were going to do when they started, if they knew that they were going to make it three lanes. Lee Dickemore stated that they never talked to them. There have been complaints about the rocks and things getting into businesses. They are in the process of sweeping.

Abbie Bunderson wondered about the park that Farr West was planning to build. Lee said that there was about 27 acres that Smith and Edwards donated to the city. They are working on writing grants to develop the park, in three phases. The city is looking at putting recreation facilities in the park. Lee Dickemore continued to state that that particular area of the city is where we need a park the most. He talked with the Smiths to come up with the name of the park, since they've so generously donated the land.

### #2 - Follow-up and Approval of Minutes dated September 19, 2013

Boyd Ferrin wondered about a motion; a name was left out of who made the motion. Boyd Ferrin stated that Paul Dinsdale was the one to make the motion.

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATE SEPTEMBER 19, 2013. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

### #3 - Report from Planning Commission

John Stewart reported about Northern Utah Leasing, in regards to the 2 acre property that was brought up by Ava Painter, in which dirt was being hauled in. He reported that the dirt was being tested. John told them that they needed a conditional use permit. They have set a public hearing for November 14<sup>th</sup> for the rezone. The conditional use permit is in order to store equipment and some materials there between jobs, and would eventually like to set up an office. John told them that they can store dirt between jobs, but not process it. The commission is going to put them on next week's agenda before our work session.

The next item John Stewart reported on was site plan approval for Big Carpets. He stated that additional drawings that were needed to be on the sign, but the commission felt that they needed more information about the type of sign, so they have tabled it. If they get the info to the commission by tomorrow, they will put them on the agenda for next week. John Stewart reported on the detention basin at Heritage and Edgewood, stating that there was concern that they approved the subdivision with storm water going into a detention basin. It was originally temporary, but would become permanent. The commission had a meeting today with the people from Plain City. The developers are pushing for regional detention thing in Plain City, so our water would flow directly into Plain City. Decided that they are going to detain our storm water on our side, and our water is going to be moved back to the channel. John stated that they did what they thought was best for Farr West, and we can go ahead and start building that.

John continued to report that Milt had sent him a letter and is concerned about some of the yards in Farr West and listed four addresses. John decided to go visit these places and

see if the nuisance ordinance applied to these properties. He said they have a great nuisance ordinance, but they need to figure out how we are going to enforce it. Lee Dickemore stated that those same residents who need improvements will have to be reminded again.

Tom Burkland asked if there was a discussion about dust control. John Stewart replied that they are going to store it on site and use it in the next job, and that it's just for storage.

#### #4 - Motion – Approval of Senior Center Advisory Board Member

Shauna Jensen introduced Shirley Miller who has accepted to be the secretary.

**Tim Shupe MOTIONED TO APPROVE ?? AS A SENIOR CENTER ADVISORY BOARD MEMBER. Boyd Ferrin SECONDED THE MOTION, ALL VOTING AYE.**

#### #5 - Motion – Approval of 2013 Municipal Election Poll Workers and Polling Location

Boyd Ferrin read the list of Poll Workers.

**TIM SHUPE MOTIONED TO APPROVE THE 2013 MUNICIPAL ELECTION POLL WORKERS AND POLLING LOCATION. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#### #6 - Discussion – 4-Way Stop 2700 West 2325 North – Brian Savitt

Brian (Jay) Savitt explained his concern with the intersection at 2700 West and 2325 North. He stated that people are speeding excessively through that area, and that the problem is getting worse. He stated that there are 12 children who live in the area, and some of them have had a close call. He would like a proactive approach in handling the situation.

Janice Eaterholm said that she has noticed that the traffic has increased a lot. She feels that if there was a 4-way stop there, cars will slow down. She strongly feels that something needs to be done.

Neil Alice wanted to reiterate the seriousness of this request.

Jill Flint lives on the corner, wanted to reiterate that something needs to be done because she is concerned about her children.

Lou Best asked how much of this increase is there excluding the construction.

Tom Burkland stated that it is difficult to see over because there is a hill right before the intersection.

Officer Findlay stated that they went out there this afternoon and put up their radar. He feels that the city needs to look into it. He believes that there needs to be more of a formal study about the traffic on that street. He feels that there are several options. Until that time, he agrees that there can be extra patrol in that area.

Boyd Ferrin asked about the issue of missing the stop sign because of the hill. Tim Shupe stated that in Box Elder county, they have a similar situation, where they put a flashing sign before their intersection that said 'stop ahead. Boyd Ferrin stated that we should move forward with the study, and Ava Painter stated that she strongly agreed.

#### #7 - Discussion – Fencing of Property – Mike Naegle

Lee Dickemore stated that he has met with Mike Naegle has been great to work with. Mike stated that he understands that they would like him to move his fences on Heritage Ranch drive. Mike then discussed his plan for moving the fence, as well as gave his timeline for getting this project done. He continued to explain that he will have to move the sprinkling system, and will spray both sides for weeds. He also has to make arrangements for his animals so that they don't get out. He wants to complete this in 3 phases. He would like to have half of the work done by April. By August, he will have the entire project finished.

Lee Dickemore stated that Mike has a great facility. Mike has some health problems so Lee thought that his 3-phase plan is reasonable. Lee is sure that it will be done well and correctly.

Tim Shupe and Ava Painter stated that the city does not always get this kind of cooperation from people, and they all appreciate his willingness to work with them and inform them of his plans.

Boyd Ferrin stated that they could put together a work force to help, making it a community project.

Boyd Ferrin motioned that they accept the plan. Tim Shupe seconded the motion.

#### #8 - Planning Commission Assignments

Matt Gwynn asked about an email in regards to cart design. Boyd Ferrin stated that we get that on the agenda for the next meeting on November 7<sup>th</sup>.

#### #9 - Report from Council on Assignments

Ava Painter reported that she hasn't had any further progress on her capital improvement plan. They are still working on it, and there is no immediate rush to get it done. She stated that she went to a workshop yesterday that was very informative. Ava mentioned that at the workshop, they showed the rating system for grants. After hearing this information, she feels that the city is in a good position in moving forward.

Tim Shupe talked about the meeting with the fire district last week. He stated that they have received the completed study on impact fees that the fire district charges. Tim continued that this will not affect those already living in Farr West, but those who are moving in and building homes. The impact fees will lower. They found that they no longer need to charge such a high impact fee. He also mentioned that the fire district is involved with the development of the Summit Committee, who is wanting to build a

private gated community, which would require us to provide some kind of fire protection in that community. They are working on meeting those needs in a way that the fire district does not have to use the citizens' tax money.

Tom Burkland reported that they had a coalition meeting last week. There is an offer from WSU that will provide some intern assistance with their graduate students.

Boyd Ferrin stated that he has nothing to report.

Lee Dickemore reported that he met with the mayor of Marriot-Slaterville about some concerns about the grant writer that we have on contract. He reassured their mayor that there would be no competition between the cities. Lee stated that they will be meeting with Bona Vista on a preconstruction meeting on Monday about bridge.

In Remuda, a developer wants to put in 30 homes, and wanted to use our roads. Lee stated that he does not have a problem being a neighbor to the city, but if they get past 30 homes, they will need another source of access.

Lee reported that the recreation complex assignment. This will be taken care of next month.

#10 - Approval of Bills

**BOYD FERRIN MOTIONED TO APPROVE AND PAY THE BILLS DATED OCTOBER 16, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#11 - Adjournment

**TIM SHUPE, AT 7:51P.M., MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Jorgensen, Recorder

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Lee Dickemore, Mayor

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