

A Public Hearing and the regular meeting of the Farr West City Council were held on Thursday, November 21, 2013 at 7:00 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 Ken Phippen. Staff present was Andrea Ortgiesen, Ryan Shaw and Sean Lambert. Visitors present were: see attached list.

Mayor Lee Dickemore called the meeting to order. Tim Shupe led in the Pledge of Allegiance. Tom Burkland offered a prayer.

Public Hearing as Advertised – Receive input on, and consider approval and adoption of, (1) the proposed Sanitary Sewer, Storm Drain and Parks & Recreation Capital Facilities and Impact Fee Facilities Plans, (2) Sanitary Sewer, Storm Drain and Parks & Recreation Impact Fee Analyses and (3) Ordinance #13-09 containing proposed revisions to Farr West City Code regarding Impact Fees, and (4) updates to the affected impact fees charged by Farr West City

Tenille Tingey and Dean Ayala presented information regarding the capital facilities plans and impact fee studies for Parks and Recreation, Storm Drain and Sanitary Sewer. Ms. Tingey stated the proposed fees will be \$1694.00 for Parks, \$0.65 per square foot for Storm Drains and \$603.00 per ERU for Sanitary Sewer. Tom Burkland thanked Mr. Ayala for his work on this project. Mayor Dickemore thanked Ms. Tingey for her work as well. Boyd Ferrin asked how these fees compare to surrounding cities. Ms. Tingey stated the Sanitary Sewer is lower, the parks are comparable and due to differing units of measure, it is hard to tell on the storm drain.

#1 – Motion – Close the Public Hearing and Proceed with Regular Meeting

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#2 - Public Comments

Lou Best read a letter addressing concerns for the potential park on the Smith Property. Ken Phippen stated he was recently able to put the Farr West History authored by Brian Taylor on the City Website. Ava Painter thanked Ken for doing that.

#3 - Follow-up and Approval of Minutes dated November 7, 2013

TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 7, 2013. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from Planning Commission

John Stewart reported the Planning Commission held two public hearings regarding the proposed re-zone and conditional use permit for Northern Utah Leasing. He stated they recommend the

Council approve both of those items. John stated they reviewed the Site Plan for the same property, but tabled it for the property owner to provide further information on the plan. John reported they granted preliminary approval to the Blakley Acres Subdivision and set a Public Hearing for December 12th on the new curb, gutter and sidewalk ordinance.

#5 – Motion – Approval of a Temporary Business License – Infinity Sales – Victoria Moreno

Victoria Moreno was present seeking a temporary business license for Infinity Sales. Ms. Moreno stated she would like to sell blankets, rugs and comforter sets and they would be setting up next to 7-11 for the month of December.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR INFINITY SALES. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Approval of Ordinance #13-09 – Adopting a Capital Facilities Plan for Parks & Recreation, Sanitary Sewer, Storm Drain; And Impact Fee Facilities Plans & Impact Fee Analyses for Parks & Recreation Sanitary Sewer, Storm Drain; Providing for the Calculation and Collection of such Fees; Providing for Appeal, Accounting & Severability of the same & other related matters

TIM SHUPE MOTIONED TO APPROVE ORDINANCE #13-09 ADOPTING A CAPITAL FACILITIES PLAN FOR PARKS AND RECREATION, SANITARY SEWER, STORM DRAIN; AND IMPACT FEES FACILITIES PLANS AND IMPACT FEE ANALYSES FOR PARKS AND RECREATION, SANITARY SEWER, STORM DRAIN; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS, WITH THE STORM WATER FROM \$3385 TO \$2827.50, AND NON RESIDENTIAL USE FROM .78 TO .65 PER SQUARE FOOT. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 - Discussion/Action – Re-Zone Application for Northern Utah Leasing, LLC, Parcel # 15-004-0053 located at 1357 North 2000 West from an A-1 Zone to a C-2 Zone – Parker Venable

Jared Montgomery was present seeking approval of a re-zone of the Northern Utah Leasing property.

TOM BURKLAND MOTIONED TO GRANT APPROVAL OF THE RE-ZONE FOR NORTHERN UTAH LEASING, LLC, PARCEL #15-004-0053 LOCATED AT 1357 NORTH 2000 WEST FROM AN A-1 ZONE TO A C-Z ZONE. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Discussion/Action – Application for Conditional Use Permit for Northern Utah Leasing located at 1357 North 2000 West – Parker Venable

Jared Montgomery was present seeking a conditional use permit for Northern Utah Leasing. Tim Shupe asked what conditions were imposed. John Stewart stated the percentage of property available to use for raw storage material.

BOYD FERRIN MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR NORTHERN UTAH LEASING AT 1357 NORTH 2000 WEST WITH THE CONDITION OF A MAXIMUM OF 20% OF THE PROPERTY BEING USED FOR STORAGE OF RAW MATERIAL (DEFINED AS UNCONTAMINATED SAND, GRAVEL, ROAD BASE AND THE LIKE). TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#9 – Discussion/Action – North Park/Smith Family Park

Bill Morris presented information on the RAMP grant. He stated they will be applying for approximately \$450,000 in RAMP funds. Mr. Morris stated the first phase needs to be identified and an application turned in by January 15th. He stated the City will need to get three cost estimates for that as well. Mr. Morris stated he will work with Sean on obtaining those. Mr. Morris stated he will also obtain letters from Harrisville and Marriott-Slaterville supporting the Farr West project. Lou Best asked how the design was established. Mr. Morris stated the City Engineer drew something up based on how he felt it would be best laid out. Ava stated the RAMP funding is up for renewal in 2015, meaning if it doesn't pass, all this money goes away. John Stewart asked if there will be a Public Hearing required. Mr. Morris stated, no. Ken Phippen pointed out a conditional use permit will need to be issued. Mr. Morris stated the public hearing for that will be held after the money is secured.

#10 – Eagle Scout Presentation – Trevor Smith

Trevor Smith was present and stated he would like re-finish the score keepers box at the Farr West City Park. He stated there is some water damage there that will need new sheetrock and a broken window replaced. He stated they will re-paint it and paint the floor as well.

AVA PAINTER MOTIONED TO ACCEPT TREVOR DAVID SMITH'S EAGLE SCOUT PROJECT AS PRESENTED. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#11 – Motion – Cancel Regular Meeting for December 19, 2013

TOM BURKLAND MOTIONED TO CANCEL THE REGULAR MEETING FOR DECEMBER 19, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#12 – Planning Commission Assignments

Boyd Ferrin and Tim Shupe agreed the Planning Commission has been given plenty of assignments to work on at this time.

#13 – Report from Council on Assignments

Boyd Ferrin stated he attended the Mosquito Board meeting where a COLA and merit increase were proposed for the employees. He stated there was a report on West Nile Virus. He stated there have been several cases in the State, however, there were no confirmed cases in Weber County. Boyd stated he and Paul will be getting together to talk about the 4th of July.

Tom Burkland reported stated he attended the Drain Coalition meeting on the 14th. They did election of the treasurer and co-chair. Tom stated the Weber Morgan Health Department reported several spills or leaks, but none were in Farr West City. Tom stated he attended the Central Weber Sewer District meeting on Monday. He stated there will be a significant change in the board to due recent elections. Tom reported they reviewed the budget for the next fiscal year. Tom stated the pedestrian bridge has been placed on 2700 North and the deck has been poured as well.

Tim Shupe stated he attended the Weber Fire District Meeting. He stated they just completed their impact fee study and the fees have gone down. Tim stated they issued their official notice for a proposed tax increase.

Mayor Dickemore stated the bridge on 2700 North looks great. He stated Sean is working on getting a community mailbox for that area. Mayor Dickemore stated he had to let Fred go, He stated he was cleaning the City Hall and due to health problems could not continue. Mayor Dickemore stated we will be interviewing for that position at the end of the month. Mayor Dickemore stated he is working on collecting the funds from Bona Vista, Weber School District and U.D.O.T. Mayor Dickemore reported the seniors will be having a dinner on December 11th and asked the Council Members to plan on serving. Mayor Dickemore stated the Council needs to set a work session for Matthew Godfrey to present information on developing the Randall property.

BOYD FERRIN MOTIONED TO SET A WORK SESSION FOR DECEMBER 12TH AT 6:00 P.M. ON THE RANDALL PROPERTY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#14 – Approval of Bills

See Warrant Register dated November 20, 2013.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED NOVEMBER 20, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#15 – Adjournment

AT 8:39 PM, AVA PAINTER MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

Lee Dickemore, Mayor

Date Approved: _____