

The regular meeting of the Farr West City Council was held on July 20, 2023 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Josh Blazzard, Dave Chugg, Katie Williams and Janele Leatham. Boyd Ferrin participated via Webex.

Planning Commission members present were Genneva Blanchard, Lyle Earl, and Lou Best. Staff present was Andrea Zweifel, and Attorney Liam Keogh. Visitors present were: see attached list.

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin offered a prayer.

#2 – Comments/Reports/Presentations

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a work session on conditional uses in the M-1 and C-2 Zones. The Planning Commission recommended the City Council approve the amendments to the conditional uses and signs allowed in the A-1 and A-1-R zones. The Planning Commission tabled the amendments to the animal ordinance and will be amending the nuisance ordinance instead. The Planning Commission held a public hearing for a conditional use permit for RKDO Productions. They then reported on their assignments and adjourned.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There was a request for a work session with the Planning Commission to further discuss the conditional use permits and signs allowed in the A-1 and A-1-R zones. Genneva Blanchard stated once they finish up the 55+ ordinance, they would be able to hold that work session.

b. Consider approval of minutes dated July 6, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED JULY 6, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated July 19, 2023

JANELE LEATHAM MOTIONED TO APPROVE THE BILLS DATED JULY 19, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval Consider approval of Ordinance No. 2023-07, amendments to section 17.44.180, conditional uses in the A-1 and A-1-R zones

Lou Best explained the amendments to the conditional uses in the A-1 and A-1-R zones. He stated the Planning Commission listened to input from the citizens but overall consider what will be best for Farr West City as a whole. Lou stated the Planning Commission held a public hearing with no negative comments from the public. Lou stated surrounding cities of Farr West all have virtually the same language regarding green houses and nurseries. Janele asked why the agribusiness ordinance was developed if this doesn't fit into that. Lou Best stated there is a different purpose and intent to the agribusiness ordinance. Mayor Phippen stated he asked the Planning Commission to look into this because of the unique situation with the Outdoor Garden. Katie Williams stated she feels the agribusiness ordinance is a very well thought out ordinance that is in place and feels the permitted uses language should be updated in that ordinance rather than changing the conditional uses in these zones. Lou stated again, he feels he understood the intent of the agribusiness, and this isn't the same issue. Janele stated she respects the Planning Commission's work on this ordinance and know they put a lot of thought into it. Dave Chugg asked if this comes down to allowing retail businesses in the A-1 and A-1-R zones. Janele stated she agrees with Lou that the city needs to look at the overall impact in benefit to the community as a whole. Dave Chugg stated his main question is are we going to open the floodgates in residential areas. Boyd Ferrin stated he doesn't feel that's what this is doing based on the wording of the ordinance. He stated this is promoting the roots of Farr West to raise a product from the land and give back to the community. Josh Blazzard stated he feels this is a separate issue from agribusiness and should be its own ordinance. Lou clarified the definition of "retail sales" as merchandise from another supplier rather than product developed on one's own land. City Attorney Liam Keogh agreed with Lou's definition of retail and mentioned a definition could be added to the ordinance. Lou stated he feels that is a good idea to add that into the definitions section of the ordinance. Katie asked if the city is unfairly hindering other businesses by not allowing retail sales. Lou stated a home business still doesn't have a store front which is different than a nursery or greenhouse that is drawing customers into the residential zone.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL ORDINANCE NO. 2023-07, AMENDMENTS TO SECTION 17.44.180, CONDITIONAL USES IN THE A-1 AND A-1-R ZONES AND SCHEDULE A WORK SESSION. JANELE LEATHAM SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

- b. Consider approval of Ordinance No. 2023-08, amendments to section 17.56.050 of the zoning ordinance, signs allowed in the A-1 and A-1-R zones

DAVE CHUGG MOTIONED TO TABLE APPROVAL ORDINANCE NO. 2023-08, AMENDMENTS TO SECTION 17.56.050 OF THE ZONING ORDINANCE, SIGNS ALLOWED IN THE A-1 AND A-1-R ZONES AND INCLUDE IT AS PART OF THE WORK SESSION. KATIE WILLIAM SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

- c. Consider the request of a conditional use permit for an automotive business in the C-2 zone for RKDO Productions, LLC – Joshua Rocha

Joshua Rocha was present seeking a conditional use permit for RKDO Productions, LLC. Mr. Rocha stated they are licensed only as a pre-owned automotive dealer. He stated they are very selective in the vehicles they sell. He also stated they will only have 6-7 vehicles and will sell mostly online. Mr. Rocha stated all vehicles will be inside the building. He stated the state requires 3 parking spaces, but they will not use those for sale vehicles. Boyd Ferrin state Mr. Rocha's explanation makes him feel better about the business.

BOYD FERRIN MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE BUSINESS IN THE C-2 ZONE FOR RKDO PRODUCTIONS, LLC. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, JOSH BLAZZARD, KATIE WILLIAMS, DAVE CHUGG AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of business license – RKDO Productions, LLC – Joshua Rocha

DAVE CHUGG MOTIONED TO APPROVE THE BUSINESS LICENSE FOR RKDO PRODUCTIONS, LLC. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, JOSH BLAZZARD, KATIE WILLIAMS, DAVE CHUGG, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

- a. Report on Assignments

Boyd Ferrin stated we have received one applicant for the Senior Center Director position and will be holding an interview next week. Boyd stated there are fireworks restrictions in place and they have been placed on the city website.

Dave Chugg stated there are a lot of mosquitos, but no ponds have tested positive for West Nile yet. He stated mosquito abatement has been doing a good job spraying around the city.

Josh Blazzard reported he attended the sewer board meeting last week and they will be holding their public hearing next time.

Katie Williams stated she is working on the moderate-income housing report with Mayor Phippen. Katie stated the city needs to look into finding out how many interior dwelling units are within the city so those can count towards the moderate-income housing numbers. Katie reported on the Parks Committee meeting and stated they talked about grant funding and identifying projects for those applications. Katie stated the RFP with SWAT soccer is still being negotiated.

Janele Leatham stated she also attended the Parks Committee meeting. Janele submitted a draft to Melissa Gamble of the moderate-income housing report and has scheduled a meeting with her and the Mayor to modify that in order to turn it in by August 1st.

Mayor Phippen reported there will now be a food truck night every Wednesday at Smith Family Park. He stated the Freedom Festival movie in the park from that was cancelled due to weather will be held in conjunction with one of the food truck nights. Mayor Phippen stated the interlocal agreement for code enforcement has been executed and went over the procedure for that.

#6 – Adjournment

AT 7:54 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVE CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____