The regular meeting of the Farr West City Council was held on June 15, 2023 at 7:00 p.m. at City Hall. Council members present for the work session were Mayor Ken Phippen, David Chugg, Katie Williams and Janele Leatham. Boyd Ferrin participated electronically through Webex. Josh Blazzard was excused.

Planning Commission member present was Lyle Earl and Lou Best. Staff present was Lindsay Afuvai, Cody Cardon 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

Janele Leatham led in the Pledge of Allegiance.

b. Prayer

David Chugg offered a prayer.

#2 – Comments/Reports/Presentations

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Lyle Earl reported the Planning Commission held a work session where they discussed the animal ordinance and the A-1 conditional uses, held public hearings and recommended approval of conditional use permits for an accessory building for John Harris and warehousing for the property north of Maverik. The Planning Commission then reported on assignments and adjourned.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There were no new assignments for the Planning Commission.

b. Consider approval of minutes dated June 1, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED JUNE 1, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated June 8, 2023

JANELE LEATHAM MOTIONED TO APPROVE THE BILLS DATED JUNE 8, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business licenses – Gray Mountain Mechanical LLC – Mitchell Schumm
Markay Johnson Construction of Utah
RKDO Productions, LLC – Joshua Rocha

Mitchell Schumm was present requesting approval of a business license for Gray Mountain Mechanical LLC. Mr. Schumm stated he is starting his own heating and air conditioning business. Boyd Ferrin asked how the business will look for him, commenting that we do not want to have businesses change the feel of the residential area. Mr. Schumm stated there will only be a truck parked in the driveway with equipment in it.

DAVID CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR GRAY MOUNTAIN MECHANICAL LLC. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There was no one present on behalf of Markay Johnson Construction of Utah.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR MARKAY JOHNSON CONSTRUCTION OF UTAH. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Josh Rocha was present requesting approval of a business license for RKDO Productions, LLC. Mr. Rocha stated they will be in the Northview Business Plaza, commenting they are an automotive dealership that specializes in classic or unique vehicles. Mr. Rocha stated they will have very low volume of vehicles as they are very specific in what they will purchase and sale. Katie Williams asked if there was a conditional use permit on this property as this proposed use is a conditional use. Recorder Lindsay Afuvai stated she did not believe there was one on the property. Katie then explained the need for a conditional use for this business prior to a license being approved. Boyd Ferrin stated we have had problems with these types of businesses in the past, with them growing beyond what they originally proposed and agreed that a conditional use permit should be in place.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR RKDO PRODUCTIONS, LLC UNTIL A CONDITIONAL USE PERMIT IS OBTAINED. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider the request of a conditional use permit for a 4,000 square foot accessory building for John Harris located at 3188 North Pelican Drive

There was no one present on behalf of Mr. Harris. There was some discussion the fact that Mr. Harris was working with UDOT to get an access from 2000 West. Lyle commented he has preliminary approval for construction of the building for that access and is working towards permanent access. Lou Best commented Mr. Harris was well aware of the need of UDOT approval in order to use 2000 West as an access. Boyd Ferrin stated this is an acre lot and did not have any concerns with the proposed size or location of the building.

JANELE LEATHAM MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR A 4,000 SQUARE FOOT ACCESSORY BUILDING FOR JOHN HARRIS LOCATED AT 3188 NORTH PELICAN DRIVE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider the request of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjelsted located at approximately 2700 North 1900 West

There was no one present on behalf of Jared Boyer or David Fjelsted. Lyle Earl stated the property owners indicated they were intending to put flex space on the property. Boyd Ferrin stated that flex space was what the re-zone to the M-1 was approved for. Katie Williams stated she would prefer to be able to ask the questions of the developer and be able to add any conditions to it as necessary. Lou Best asked what questions she would have of them, as it is listed under conditional uses and this is what our understanding was that it would be used for when the property was re-zoned, what additional questions would be asked that would have a bearing on a conditional use. David Chugg stated he agreed with Lou, that the specific questions would be more of a process when a business license application is made. Dave stated he did not have any specific questions for the proposed use in this zone.

DAVID CHUGG MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR WAREHOUSING & DISTRIBUTION IN THE M-1 ZONE FOR JARED BOYER/DAVID FJELSTED LOCATED AT APPROXIMATELY 2700 NORTH 1900 WEST. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, DAVID CHUGG, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Treasurer Cody Cardon gave a brief overview of the budget prior to the public hearings, including the amendments to the current budget which included an adjustment to the sales tax and offsets, and changes to refuse collection. Mr. Cardon then went over a summary of changes to the 2024 budget which included changes to property and sales tax, animal control, snow removal, clean up of the sewer budget and storm water off set changes. Cody then explained the proposed changes to the fee schedule, which included changes to the garbage and recycling rates as well as the commercial sewer rates, commenting the new rates will be based on actual usage. Cody then stated the property tax rate went up .000005%.

d. Public hearing to consider adjustments to the 2022-2023 budget

KATIE WILLIAMS MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER ADJUSTMENTS TO THE 2022-2023 BUDGET. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

DAVID CHUGG MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER ADJUSTMENTS TO THE 2022-2023 BUDGET. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANMIOUSLY.

e. Public hearing to consider approval of the final 2023-2024 budget

KATIE WILLIAMS MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2023-2024 BUDGET. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

DAVID CHUGG MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2023-2024 BUDGET. KATIE WILLIAMS SECONDED THE MOTION. MOTION PASSES UNANIMOUSLY.

f. Public hearing to consider amendments to the consolidated fee schedule

KATIE WILLIAMS MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE AND PROCEED WITH

THE REGULAR MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. Consider approval of the adjustments to the 2022-2023 budget

David Chugg and Katie Williams both stated they felt they had enough work meetings and everything was prepared for and explained thoroughly from Cody Cardon and thanked him for his work on the budget.

DAVID CHUGG MOTIONED TO APPROVE THE ADJUSTMENTS TO THE 2022-2023 BUDGET. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Consider approval of the Certified Tax Rate

KATIE WILLIAMS MOTIONED TO APPROVE THE CERTIFIED TAX RATE OF .000354%. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, DAVID CHUGG, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNAMIOUSLY.

i. Consider approval of the final 2023-2024 budget

JANELE LEATHAM MOTIONED TO APPROVE THE FINAL 2023-2024 BUDGET. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

j. Consider approval of Ordinance No. 2023-05, amendments to the consolidated fee schedule

DAVID CHUGG MOTIONED TO APPROVE ORDINANCE NO. 2023-05, AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, DAVID CHUGG, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

k. Consider approval of the Fraud Risk Assessment from the Office of the State Auditor

Cody Cardon stated our score is the same as last year and that we will work with the city attorney, Liam to incorporate some new policies to help increase our score for next year. Cody explained that our insurance company is requiring a higher score in the future to continue to provide coverage for certain things which can be accomplished by adopting new policies.

DAVID CHUGG MOTIONED TO APPROVE THE FRAUD RISK ASSESSMENT FROM THE OFFICE OF THE STATE AUDITOR. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

l. Discussion/Action – Fremont FFA Junior Livestock Program

Casie Joiner stated she is the FFA advisor and was present on behalf of the Fremont FFA Junior Livestock Program. Three students introduced themselves and discussed the benefits of the FFA program. Ms. Joiner stated they have requested funding from the County Commissioners who have committed to a $10,000 donation if they have matching funds from the cities. Ms. Joiner stated they are requesting a $1,000 donation from each city. Katie and Janele both voiced their support of the FFA and Junior Livestock Program and asked what the funding would cover. Ms. Joiner stated historically the county had provided facilities for free but have broken them off and had them create their own board and entity so in the future, the WJLA will have several costs to run the program in the future. Boyd Ferrin also voiced his support of the program and commented he felt it was a good thing to support them.

BOYD FERRIN MOTIONED TO APPROVE A $1,000 DONATION TO THE FREMONT FFA JUNIOR LIVESTOCK PROGRAM. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, JANELE LEATHAM, KATIE WILLIAMS AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Boyd Ferrin reported on Weber Fire District, commenting things are going well with them and encouraged the city to utilize them in all of our events as they are happy to be involved and support us.

Katie Williams reported the parks committee reviewed the one response we received on the RFP for the library property, which came from SWAT Soccer. Katie commented there will be more back and forth coming to see if we can come up with something that will be beneficial to both the city and SWAT. Katie then reported that the Fremont CTC reached out and would like to sponsor the event in the amount of $1,000. Katie then asked both the City Council and Planning Commission members to come and ride on the City Council float and help decorate the night before.

Janele Leatham reported on the Planning Commission and the Freedom Festival, commenting she is busy working on the parade.

Mayor Phippen reported on WACOG and the subcommittee meetings, including transportation funding. Ken stated the city submitted five projects for road project funding, commenting there will be a 10% match required if chosen. Ken then reported on the emergency access on Farr West Drive, commenting they took a fire truck through it and it worked. Ken then reported on the Farr West Freedom Festival planning progress.

Lyle Earl showed progress on the ADA Ramp at the pond at Smith Family Park.

#6 – Adjournment

AT 8:15 P.M., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: ____________________