



FARR WEST CITY COUNCIL AGENDA

August 17, 2023 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a Public Hearing and its regular meeting at 7:00 pm on Thursday, August 17, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
2. Comments/Reports
 - a. Presentation of Farr West City vs. Guns & Hoses Softball Trophy
 - b. Public Comments (*2 minutes*)
 - c. Report from the Planning Commission
3. Consent Items
 - a. Assignments and direction for Planning Commission
 - b. Consider approval of minutes dated August 3, 2023
 - c. Consider approval of bills dated August 16, 2023
4. Business Items
 - a. Consider approval of Business License – Black Watch Armory – Matt Werthmann
 - b. Public Hearing to Consider approval of a Boundary Adjustment between Marriot-Slaterville and Farr West City.
 - c. Consider approval of Ordinance No. 2023-09 approving the adoption of a new boundary with Marriott-Slaterville
 - d. Consideration of Ordinance No. 2023-10, amendments to Section 12.04.200 of the Farr West Municipal Code – Existing Utilities
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 11, 2023.

Andrea Zweifel, Clerk

Application for Residential Business License



Application date: 10 Aug 2023

Owner Name: Matt Werthman

Owner Address: 2587 W 2750 N City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Black watch Armory LLC DBA: Black watch Armory

State Sales Tax ID # [REDACTED] State License # [REDACTED]

If a daycare of preschool, number of own children: [REDACTED]; number of other children: [REDACTED]

Describe your type of business in detail: Firearm transfers } to include potential
Firearm sales.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # [REDACTED] or check if not applicable [REDACTED]

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ The business will not cause an increase in vehicular traffic.
- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
\$30.00

**Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Is this business conducted entirely within the primary residence? yes

If no, is it conducted in a garage and/or accessory building? _____

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: [Signature] Date: 16 Aug 2023

For office use only:

Amount paid: No Fee Date paid: N/A Receipt Number: N/A

City Council Date: 08/17/2023 Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

ORDINANCE NO. _____

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING SECTION 12.04.200 OF THE
FARR WEST CITY MUNICIPAL CODE**

WHEREAS, Chapter 12.04 “Excavations and Tunnels” of the Farr West City Code of Ordinances provides for the proper repair and replacement of excavations and utilities across and/or along city street rights of way in effort to promote the safety and health of persons using and traveling the rights of way; and

WHEREAS, Section 12.04.200 “Existing Utilities” specifies regulations that apply for the repair relocation of existing utilities; and

WHEREAS, the Farr West City Public Works has requested an update to Section 12.04.200 to require contractors or the applicable party to provide proof to Farr West City (“City”) in a manner acceptable to the City that their excavation work has not damaged or impaired other existing utilities; and

WHEREAS, the Farr West City Council desires to update Section 12.04.200 “Existing Utilities”; and

NOW THEREFORE, be it ordained by the Farr West City Council that Title 12 Section 12.04.200 shall be amended to read as follows:

12.04.200: EXISTING UTILITIES:

A. General:

1. A "utility" is defined as an irrigation canal, irrigation ditch, drain ditch, pipeline, culvert, easement, franchise or right of way owned by any person, group of persons, religious orders, corporations, municipalities or towns, which crosses or parallels, over or under a city street right of way, said right of way being established by formal conveyance or as a result of long accustomed use.

2. Existing utilities shall apply to all public and privately owned utilities.

B. Crossing Over Or Under: Any changes in designed grades made necessary by having to cross over or under an existing utility will be approved by the building inspector. The applicant will assume perpetual responsibility for maintenance of outfall ditches or other problems which may be caused by irregular crossings over and/or under existing utilities.

C. Relocation:

1. Any person owning, managing or operating a utility within, under, along, over or across a city street right of way, shall hereafter have full responsibility for the repair, replacement or relocation of the utility where same is damaged, or a relocation is needed as a result of reconstruction or realignment of the city street, by the city road department.

2. Any relocation of existing facilities made necessary by work performed under an authorized excavation permit, shall be done at the sole expense of the applicant and/or his or her contractor. The owner of the utility to be relocated will be contacted by the applicant and/or his or her contractor, and approval of the owner must be obtained before any relocation work is performed.

D. Damage And Repair: Damages may be caused accidentally or of necessity. All repairs to the damages will be made by the applicant and/or his or her contractor in a good workmanlike manner, and the utility shall be restored to its original state of serviceability at no expense to the owner of the utility or to Farr West City. All repairs are subject to final approval of the utility, and the approval shall be given before backfilling or covering of the repaired section is accomplished. (Ord. 81-6 § 20)

E. Prior to work beginning, the applicant must locate and inspect, or cause to be inspected, all sewer laterals and storm drains in the work area. The applicant must document the condition of the condition of the sewer laterals and storm drains in a manner that is acceptable to the City. The manner of proof required by the City may include video camera footage, verified photos, visual inspection, or other means of proof as determined by the City.

F. The applicant and/or his or her contractor shall provide proof to the City in a manner satisfactory to the City that no other utilities were damaged, impaired, or compromised during any activity of the applicant and/or his or her contractor or that any damage has been appropriately repaired. The manner of proof required by the City may include video camera footage, verified photos, visual inspection, or other means of proof as determined by the City.

This Ordinance supersedes all prior ordinances and policies of Farr West City to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect 15 days after publication or posting by the City Council of Farr West City, Utah.

Dated this _____ day of _____, 2023.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

Recorder
Farr West City, Utah

Vote of City Council

Yes	No	
___	___	Council Member Leatham
___	___	Council Member Blazzard
___	___	Council Member Ferrin
___	___	Council Member Chugg
___	___	Council Member Williams