

The regular meeting of the Farr West City Council was held on August 3, 2023 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Katie Williams and Janele Leatham. Josh Blazzard was excused.

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

Mayor Ken Phippen led in the Pledge of Allegiance.

b. Prayer

Dave Chugg offered a prayer.

#2 – Comments/Reports/Presentations

a. Public Comments

Sherry Stevens with the Governor’s Office of Economic Opportunity came to introduce herself and inform the City Council of some funding opportunities available to Utah Cities as well as some training opportunities.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a work session where they discussed the 55 and older development ordinance. The Planning Commission set a public hearing regarding a re-zone of the Watson property located at 1246 North 2000 West from the R-1-15 zone to the C-2 zone. The Planning Commission recommended approval of the Farr West/Pleasant View Road Dedication Subdivision. The Planning Commission also recommended approval of the amendments to the noise ordinance as well as the new 55+/senior housing ordinance. Genneva stated there still needs to be a joint work session on the A-1/A-1-R conditional uses and signs. The Planning Commission tabled final approval of Hart Subdivision, Phase 4 due to some issues from the engineer still needing to be addressed. The Planning Commission then approved bills, 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 July 20, 2023

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED JULY 20, 2023. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated August 2, 2023

DAVE CHUGG MOTIONED TO APPROVE THE BILLS DATED AUGUST 2, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of a temporary business license – Rocky Mountain Aluminum Art – Jaeb Ammar

Jaeb Ammar was present seeking approval of a temporary business license for Rocky Mountain Aluminum Art. Mr. Ammar stated they sell metal statues yearly at the corner of 1800 North and 2000 West. Boyd Ferrin stated he was concerned about the construction and just wanted to make sure Mr. Ammar was aware.

DAVE CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR ROCKY MOUNTAIN ALUMINUM ART. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider approval of Ordinance No. 2023-07, amendments to Chapter 8.12 of the Farr West Municipal Code, Noise

Dave Chugg asked if section E was completely new. Genneva Blanchard stated it is. Janele Leatham stated she likes this better in the noise ordinance than in the animal ordinance.

DAVE CHUGG MOTIONED TO APPROVE ORDINANCE 2023-07, AMENDMENTS TO CHAPTER 8.12 OF THE FARR WEST MUNICIPAL CODE, NOISE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, DAVE CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of Ordinance 2023-08, amendments to Chapter 2.24 of the Farr West Municipal Code, Compensation of Elected and Statutory Officers

Andrea Zweifel explained that each year the Administrative Office of the Courts provides a required pay range for the city to pay the Justice Court Judge. She stated the city was recently notified there was an error in the pay range, so the City Council needs to make that change.

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE 2023-08, AMENDMENTS TO CHAPTER 2.24 OF THE FARR WEST MUNICIPAL CODE, COMPENSATION OF ELECTED AND STATUTORY OFFICERS. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, BOYD FERRIN, KATIE WILLIAMS, JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration and action on Preliminary Approval of the Farr West/Pleasant View Road Dedication Subdivision – Farr West Pointe LLC/Colmena Group

Dave Chugg asked what the developers are contributing to this project. Mayor Phippen stated they are doing the road and Genneva Blanchard clarified they needed to record the plat and in the process dedicate the roadway to the respective cities.

BOYD FERRIN MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE FARR WEST/PLEASANT VIEW ROAD DEDICATION SUBDIVISION. DAVE CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, DAVE CHUGG, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consider approval of Ordinance No. 2023-09, Deleting Chapter 2.08 of the Farr West Municipal Code, Personnel Policies and Procedures

City Attorney Liam Keogh stated this is to remove the policies and procedures from the ordinances and make it a stand-alone document. He stated it is not required to be in the ordinance and is easier to change when needed. He stated it does need to be a publicly available document.

DAVE CHUGG MOTIONED TO TABLE APPROVAL OF ORDINANCE NO. 2023-09, DELETING CHAPTER 2.08 OF THE FARR WEST MUNICIPAL CODE, PERSONNEL POLICIES AND PROCEDURES. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Consider approval of Resolution No. 2023-05, Establishing a Farr West City Employee Policies and Procedures Manual

Dave Chugg stated he would like to table this item and have a work session before approving it. Boyd Ferrin suggested holding it at the first meeting in September.

DAVE CHUGG MOTIONED TO TABLE APPROVAL OF RESOLUTION NO. 2023-05, ESTABLISHING A FARR WEST CITY EMPLOYEE POLICIES AND PROCEDURES MANUAL AND SET A WORK SESSION FOR SEPTEMBER 7, 2023, AT 5:30 P.M.

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

g. Discussion/Action – Fremont 5 CTC Donation

Katie Williams stated the work that Fremont 5 CTC is doing is worthy of a donation and stated they are a good community partner. Janele Leatham stated they have been very visible in the community and have been a beneficial resource.

KATIE WILLIAMS MOTIONED TO DONATE \$1000.00 TO THE FREMONT 5 CTC. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Janele Leatham stated she got the Moderate-Income Housing report submitted last week and thanked Mayor Phippen and everyone else who helped with that. She reported on the parks committee meeting and stated they are waiting on some pricing on the ADA dock for Smith Family Park. Janele stated the fishing club will be starting up soon. She also reported the committee talked about what projects they will be submitting RAMP Grant applications for. Janele spoke about having a farmers' market at Smith Family Park.

Katie Williams stated she is working on a community booth for the Weber County Fair. She stated there is another entity interested in putting a proposal together for the 2700 North property.

Boyd Ferrin stated the fire board meeting is next Tuesday. He stated fireworks restrictions have been posted on the city website. Boyd stated he needs to get with Lou Waikart on some CERT items.

Dave Chugg stated he would be happy to help with the fair booth or any grant applications.

Mayor Phippen reported on the transportation sub-committee and stated a bunch of letters of intent have been submitted. He stated he attended the Trails Foundation of Northern Utah, and they are still promoting the "Peak Challenge". Mayor Phippen spoke about the new land use authority and suggested it be comprised of two Planning Commission Members, a couple public works employees, the City Engineer, and City Recorder. He stated he feels it would be beneficial to review the moderate-income housing items way ahead of when the report is due. He stated he attended a legislative policy committee meeting today and they discussed third party inspectors, and most cities are opposed to this idea. Mayor Phippen stated the 2700 North property will be smoothed out soon and will look more appealing. He reported on the food truck nights on Wednesdays at Smith Family Park and stated they are well attended so far. Mayor Phippen stated there is a new online form for residents to report violations for code enforcement. He also reported on the Bona Vista board

meeting and stated we are looking good with our water allocation. Mayor Phippen also attended a meeting today regarding transportation and funding for those projects.

#6 – Adjournment

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

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____