

The regular meeting of the Farr West City Council was held on September 7, 2023, at 7:00 p.m. at City Hall, with a work session beginning at 5:30 p.m. Council members present were Mayor Ken Phippen, David Chugg, Boyd Ferrin, Katie Williams and Janele Leatham. Josh Blazzard was excused.

Planning Commission members present were Lou Best, Greg Pierce, Brandon Whitesides, Jason Anderson and Greg Baptist. Staff present was Andrea Zweifel and Attorney Liam Keogh. Visitors present were: see attached list.

5:30 p.m. Work Session to discuss Conditional Uses in the A-1 and A-1-R Zones, and Farr West City Employee Policies and Procedures Manual

Lou Best presented changes he made to the draft of the conditional uses in the A-1 and A-1-R zones. There was a discussion on selling products that aren't produced on the property, signs allowed for agricultural businesses, and possibly requiring a city business license.

City Attorney Liam Keogh asked the City Council members to ask the questions they have about the policy. He stated he received Katie's but had not seen David's. Each section of the policy was addressed. The work session was suspended at 6:50 p.m. to hold the regular meeting.

The work session was resumed at 7:48 after the regular meeting. The work session concluded at 9:19 p.m.

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

Janele Leatham offered a prayer.

#2 – Comments/Reports/Presentations

a. Introduction of new Senior Center Director Roberta Hudson – Mayor Phippen

Mayor Ken Phippen introduced Roberta Hudson to the City Council as the new Senior Center Director. Ms. Hudson asked the City Council to help serve dinner at the next event. Mayor Phippen introduced Katie Williams as the City Council Liaison to the Senior Center.

b. Public Comments

Mike Beal commented that he has been a resident of Farr West for 22 years and stated he is moving soon to Farmington and wanted to come say farewell to the City Council. Mayor Phippen thanked Mike for his service to the city.

c. Report from Planning Commission

Geneva Blanchard thanked the City Council for the joint work session this evening. She reported that the Planning Commission held a work session on a possible mixed-use development. The Planning Commission held a public hearing and recommended approval of a re-zone of the property at 1246 North 2000 West. The Planning Commission recommended final approval of Hart Subdivision, Phase 4. The Planning Commission approved minutes, reported on assignments and adjourned. David Chugg asked if there are any concerns about the items passed on to the City Council for this evening. Geneva explained the progress made on Hart Subdivision and the issues from the engineer being addressed.

#3 – Consent Itemsa. Assignments and direction for Planning Commission

Katie Williams asked about the Planning Commission looking into the best way to identify and document interior dwelling units. Geneva stated they will be working on the potential mixed-use development for several months and may need input from the City Council.

b. Consider approval of minutes dated August 17, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED AUGUST 17, 2023. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated September 6, 2023

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED SEPTEMBER 6, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Itemsa. Consider approval of business license – Black Watch Armory – Matt Werthmann

Matt Werthmann was present seeking a business license for Black Watch Armory. Mr. Werthmann stated his business will be firearms transfers. Katie Williams asked Mr. Werthmann to explain what that is. Mr. Werthmann stated if someone purchases a firearm online, he is the transfer agent who runs the background check and initiates the transaction of legally transferring the firearm. Boyd Ferrin verified the business will not impact the neighborhood. Mr. Werthmann stated he doesn't plan on running a large operation and it won't impact the neighborhood. Mr. Werthmann stated the buyer would come to his home to pick up the firearm. He stated they would be at his home for 30 minutes to an hour.

DAVID CHUGG MOTIONED TO APPROVE THE BUSINESS LICENSE FOR BLACK WATCH ARMORY. BOYD FERRIN SECONDED THE MOTION, A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

Asphalt Construction and Excavating Company – Clayton Monahan

Clayton Monahan was present seeking a business license for Asphalt Construction and Excavating Company. Mr. Monahan stated he will have a paver, roller, and equipment. He stated he is leasing property from Ogden City so none of the equipment will be at his home.

KATIE WILLIAMS MOTIONED TO APPROVE THE BUSINESS LICENSE FOR ASPHALT CONSTRUCTION AND EXCAVATING COMPANY. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

TEK Systems Solutions – Scott Chandler

Scott Chandler was not present.

DAVID CHUGG MOTIONED TO TABLE APPROVAL THE BUSINESS LICENSE FOR TEK SYSTEMS SOLUTIONS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

The White Rose Events – Roberto Molina

Roberto Molina was present seeking a business license for The White Rose Events. Mr. Molina stated they will be hosting small events such as weddings, corporate events, etc. They are located in the NorthView Business Plaza and the space holds approximately 150 people. Katie Williams asking about serving food or alcohol. Mr. Molina stated they will not be doing either. He stated patrons can have catering provided if they choose. Boyd Ferrin asked if the Fire District has inspected the premises. Mr. Molina stated he will get that taken care of.

BOYD FERRIN MOTIONED TO APPROVE THE BUSINESS LICENSE FOR THE WHITE ROSE EVENTS CONTINGENT UPON INSPECTIONS FROM THE BUILDING OFFICIAL AND WEBER FIRE DISTRICT. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration and action on final approval of the Farr West Station Subdivision – Dominion Energy

Kevin Mulvey with Dominion Energy was present seeking final approval of the Farr West Station Subdivision. Mr. Mulvey stated they have addressed the issues from the City Engineer. Mayor Phippen asked if this takes over the railroad right of way. Mr. Mulvey stated there is still legal action on that, and this will not be recorded until it is settled. Janele Leatham and Katie Williams stated they are concerned about not having the 10' public utility easement not being included on the plat. Mr. Mulvey stated this needs to be a secure facility due to the nature of the facility. He stated they would consider the easement, but if someone needed to access it, they would need to escort them. Geneva Blanchard stated Matt Robertson from Jones and Associates reported there are no utilities currently in that easement. Boyd Ferrin stated he is more concerned about the security of the pipeline than a public utility easement.

BOYD FERRIN MOTIONED TO GRANT FINAL APPROVAL OF THE FARR WEST STATION SUBDIVISION. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. DAVID CHUGG ABSTAINED DUE TO A CONFLICT OF INTEREST. MOTION PASSES.

- c. Consideration and action on the request for re-zone of the Cameron Watson property, parcel number 15-770-0001, located at approximately 1246 North 2000 West from the R-1-15 zone to the C-2 zone – Jordan Watson

Jordan Watson was present seeking approval of a re-zone of the Cameron Watson property. Mr. Watson stated they are making this parcel part of the adjoining commercial property to clean up the development. Katie Williams asked about the previously approved conditional use permit. Geneva explained it was tied to the other parcel and may be changed during the process.

BOYD FERRIN MOTIONED TO APPROVE THE RE-ZONE OF THE CAMERON WATSON PROPERTY, PARCEL NUMBER 15-770-0001, LOCATED AT APPROXIMATELY 1246 NORTH 2000 WEST FROM THE R-1-15 ZONE TO THE C-2 ZONE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration and action on final approval of Hart Sudivision, Phase 4 – Cecil Satterthwaite

Cecil Satterthwaite was present seeking final approval of Hart Subdivision, Phase 4. Mr. Satterthwaite stated Geneva explained the situation well with 2900 North being wider than required in exchange for the smaller lots. Katie Williams asked about the future bridge connection.

DAVID CHUGG MOTIONED TO GRANT FINAL APPROVAL OF HART SUBDIVISION, PHASE 4. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL

VOTE WAS TAKEN WITH DAVE CHUGG, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Dave Chugg reported he is working on getting players for the Angus Blossom softball tournament.

Boyd Ferrin reported he will be meeting with Lou Waikart about the CERT inventory and storage.

Katie Williams reported she spoke with Matt Robertson about the 2700 North property RFP and asked about meeting with a new prospect at the next park meeting. She stated she can attend the WFRC grant meeting that the mayor emailed about today.

Mayor Ken Phippen asked if the city will be holding the trunk or treat this year. Boyd stated he thought Josh was over that. Mayor Phippen stated he will confirm with Josh. They discussed a preferred date. Katie stated they discussed doing it on Friday, October 27th.

#6 – Adjournment

AT 7:41 P.M., DAVID CHUGG MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____