

The regular meeting of the Farr West City Council was held on September 21, 2023, at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, David Chugg, Josh Blazzard, Boyd Ferrin, Katie Williams and Janele Leatham.

Planning Commission members present were Genneva Blanchard, Lou Best and Lyle Earl. Staff present was Lindsay Afuvai 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

David Chugg 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 to continue M-1 and C-2 revisions, held a public hearing and recommended approval of the senior housing residential zone ordinance. The Commission then recommended preliminary approval of the Farr West Business Park subdivision, denied a request for a sign for Murray Insurance and recommended approval of amendments to conditional uses in the A-1 and A-1-R zones.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There were no new assignments given.

b. Consider approval of minutes dated September 7, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 7, 2023. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated September 20, 2023

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED SEPTEMBER 20, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of business license – TEK Systems Solutions – Scott Chandler
Connmann Creative LLC – Eric Conn
Wasatch La Sal Adventure Rentals LLC – Brady Kohli
Aesthetics by Eliza – Belizabeth Casetaneda

Scott Chandler was present requesting a business license for TEK Systems Solutions. Mr. Chandler commented he was a consulting company. Boyd Ferrin stated that when residential businesses are approved, we want to make sure the business does not change the feel of the neighborhood. Mr. Chandler stated it would not.

DAVID CHUGG MOTIONED TO APPROVE THE BUSINESS LICENSE FOR TEK SYSTEMS SOLUTIONS. KATIE WILLIAMS SECONDED THE MOTION, A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

Connmann Creative LLC – Eric Conn

Eric Conn was present requesting a business license for Connmann Creative LLC. Mr. Conn reported he does freelance writing on guns and ammo from his home and that there should be no effect on the neighborhood.

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

Wasatch La Sal Adventure Rentals LLC – Brady Kohli

Brady Kohli was present requesting a business license for Wasatch La Sal Adventure Rentals LLC. Mr. Kohli stated he rents out a side-by-side UTV. Katie Williams stated that within the residential business license ordinance no signs are permitted, commenting that she had noticed a sign on the trailer of the side by side in front of his home. Liam commented that because the sign is on the trailer and not the property, it does not violate the sign ordinance.

KATIE WILLIAMS MOTIONED TO APPROVE THE BUSINESS LICENSE FOR WASATCH LA SAL ADVENTURE RENTALS LLC WITH THE CONDITION THE SIGN REMAIN ON THE TRAILER OF THE SIDE BY SIDE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

Aesthetics by Eliza – Elizabeth Castaneda

Elizabeth Castaneda was present seeking a business license for Aesthetics by Eliza.

DAVID CHUGG MOTIONED TO APPROVE THE BUSINESS LICENSE FOR AESTHETICS BY ELIZA. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing to consider the request of a residential facility for persons with a disability for North Eastern Services located at 1631 West Harrisville Rd

David Carlson was present on behalf of North Eastern Services commenting that this would be a home for people with disabilities that would have staffing available to help them with safety needs. Josh Blazzard asked how many people would be living in the home. Mr. stated there would be 4 with a rotating staff.

DAVID CHUGG MOTIONED TO SET A PUBLIC HEARING FOR THURSDAY, OCTOBER 5, 2023 AT 7:00 PM TO CONSIDER THE REQUEST OF A RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY FOR NORTH EASTERN SERVICES LOCATED AT 1631 WEST HARRISVILLE RD. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider final approval of the Ben Lomond Business Park Subdivision located at 1500 West 2350 North – Black Pine, LLC

Daniel Stephens was present requesting final approval of the Ben Lomond Business Park Subdivision. Katie Williams asked where half of the street is in Weber County and the remaining half is in Farr West City, who would maintain the street and plow the roads. Nate Carver commented it would be a dedicated city street, but it was still being discussed who would plow the streets, but that maintenance would be by the city. Katie asked Genneva to try and tie up the plowing issue during the site plan approval.

KATIE WILLIAMS MOTIONED TO GRANT FINAL APPROVAL OF THE BEN LOMOND BUSINESS PARK SUBDIVISION LOCATED AT 1500 WEST 2350 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration and action on preliminary approval of the Farr West Business Park Subdivision located at approximately 1246 North 2000 West – Jordan Watson

Jordan Watson was present seeking preliminary approval of Farr West Business Park Subdivision.

BOYD FERRIN MOTIONED TO GRANT PRELIMINARY APPROVAL OF FARR WEST BUSINESS PARK SUBDIVISION, PHASE 4. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consider approval of Ordinance No. 2023-11, amendments to the zoning ordinance of Farr West City, establishing a Senior Housing Residential Zone

Katie Williams asked if we need to amend the general plan to reference this zone. Mayor Phippen stated that we would not need to, it would still fit in the “R” residential zones as referenced in the general plan.

JOSH BLAZZARD MOTIONED TO APPROVE ORDINANCE NO. 2023-11, AMENDMENTS TO THE ZONING ORDINANCE OF FARR WEST CITY, ESTABLISHING A SENIOR HOUSING RESIDENTIAL ZONE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Consider approval of Ordinance No. 2023-12, amendments to the conditional uses in the A-1 and A-1-R zones

DAVID CHUGG MOTIONED TO APPROVE ORDINANCE NO. 2023-12, AMENDMENTS TO THE CONDITIONAL USES IN THE A-1 AND A-1-R ZONES. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. Consider approval of 3100 North Storm Drain Realignment project

Nate Carver explained this project is to re-direct a main storm drain in the city to allow for better flow from Miya Meadows to Silver Ridge Elementary. Nate explained this is due to a current 36-inch pipe that is full of roots that we cannot clean, commenting this would enlarge our capacity.

JOSH BLAZZARD MOTIONED TO APPROVE THE BID FROM 3XL FOR THE 3100 NORTH STORM DRAIN REALIGNMENT PROJECT. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Consider approval of Public Works Facility Phase 2, Vehicle Storage Building

Nate Carver stated this is the second phase of the decant facility that will be used to hold snowplows and backhoes and provide more space and security.

DAVID CHUGG MOTIONED TO APPROVE THE BID FROM FOR THE PUBLIC WORKS FACILITY PHASE 2, VEHICLE STORAGE BUILDING. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

i. Discussion/Action – Flock cameras

Mayor Phippen stated he has discussed the need for additional flock cameras in the city with Lt. Horton from the Sheriff's office and he recommended the city install at least two more cameras in the city. Mayor Phippen commented Plain City has at least half of a dozen of them now. Boyd Ferrin stated the use of these cameras is being used more and are successful for many things and was in support of having more in our city. Boyd stated he felt we would need more information regarding cost and our budget before approving the purchase of more. Mayor Phippen stated he would have Lt. Horton come back with more information.

j. Consider approval of Resolution No. 2023-05, cancelling the November 2023 Local Municipal Elections

JOSH BLAZZARD MOTIONED TO APPROVE RESOLUTION NO. 2023-05, CANCELLING THE NOVEMBER 2023 LOCAL MUNICIPAL ELECTIONS. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-upa. Report on Assignments

Katie Williams reported that the Park Committee met with UYSA soccer and that they have funds available that they need to use towards soccer fields and facilities. Katie commented that our engineer, Matt Robertson is on the board of UYSA and that they approached the city with a proposal to install three soccer fields, restrooms and the parking lot. Katie stated the middle section of the plan would include a smaller field with a playground and pavilion that would be installed and maintained by the city. David Chugg stated he felt this would be a good use of this property and would like to see more details worked out as far as who would pay for and maintain what. Katie then reported that the Senior dinner went well and that she is currently planning the Veteran's Day celebration for November 11 and a Christmas celebration which would either be a "Breakfast with Santa" or a candy cane hunt.

Janele Leatham thanked the Planning Commission for their help in the ordinances we just approved and then offered help on the Trunk or Treat.

Josh Blazzard reported the Trunk or Treat will be held on Monday, October 30th and as it gets closer, he will get with the schools and local businesses requesting their attendance and asked all the Council to come with a decorated trunk. Josh then reported on Central Weber Sewer.

David Chugg reported that we will have a softball team in the tournament with Plain City. Dave then reported on Mosquito Abatement.

Boyd Ferrin reported on CERT and Weber Fire District. Boyd again voiced his support for additional flock cameras in the city.

Mayor Phippen reported on WACOG and the housing and transportation subcommittee meetings. Mayor Phippen stated he would like to form a housing committee made up of a few council members, planning commission members and staff members to meet at least quarterly to discuss housing issues and needs. Mayor Phippen reported on available funding through Wasatch Front Regional Council and the Active Transportation and Trails Committee, commenting they have been offered help to update that plan and they will work on that. Mayor Phippen then reported that Representative Blake Moore has reached out to help us work with the Bureau of Reclamation on our request to access the canal for the trails system.

#6 – Adjournment

AT 8:11 P.M., DAVID CHUGG MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____