

Farr West City Council held a work session and its regular meeting on November 16, 2023, at 6:30p.m. at the City Hall. Council members present were Mayor Ken Phippen, Josh Blazzard, Katie Williams, and Janele Leatham.

Planning Commission members present were Lou Best and Lyle Earl. Staff present was McKinzie Tams. 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

Josh Blazzard 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 had a work session regarding the M-1 zone. They held a public hearing and recommended approval for a conditional use permit for an accessory building. They tabled the request for the Tesla site plan due to no representative being present. The Planning Commission set a public hearing for December 14th, 2023, to consider approval of the amendments to the M-1 zone. They then approved minutes, reported on assignments, and adjourned.

#3 – Consent Items

a. Assignments and direction for Planning Commission

No assignments were given.

b. Consider approval of minutes dated November 2, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 2, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated November 15, 2023

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED NOVEMBER 15, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of the re-zone of the Fisher Family Homestead property located at approximately 1300 North 2000 West, parcel numbers 15-004-0119, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 commercial zone

Sonia Fisher was present requesting a re-zone of her property located at 1300 North 2000 West.

KATIE WILLIAMS MOTIONED TO APPROVE A RE-ZONE OF THE FISHER FAMILY HOMESTEAD PROPERTY LOCATED AT APPROXIMATELY 1300 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0119, 15-004-0076 AND 15-004-0077, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider approval of a conditional use permit for a 2,552 square foot accessory building for Steven Sexton located at 2851 West 3375 North

KATIE WILLIAMS MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A 2,552 SQUARE FOOT ACCESSORY BUILDING FOR STEVEN SEXTON LOCATED AT 2851 WEST 3375 NORTH. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider final approval of the Farr West Business Park Subdivision located at 1246 North 2000 West

Jordan Watson was present requesting final approval of the Farr West Business Park Subdivision.

JANELE LEATHAM MOTIONED TO GRANT FINAL APPROVAL OF THE FARR WEST BUSINESS PARK SUBDIVISION LOCATED AT 1246 NORTH 2000 WEST. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of the site plan of the Farr West Business Park located at 1246 North 2000 West

Mayor Phippen stated they did get their letter from UDOT. Katie Williams put it on record that the comment from Weber Fire District about the man door is verified compliant with the building official. Jordan Watson was present requesting approval of the site plan of the Farr West Business Park.

JANELE LEATHAM MOTIONED TO GRANT SITE PLAN APPROVAL OF THE FARR WEST BUSINESS PARK LOCATED AT 1246 NORTH 2000 WEST. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, AND JOSH BLAZZARD VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consider approval of Interlocal Agreement with Weber County for Guaranteed Waste Stream

Mayor Ken Phippen explained that the transfer station wants a guarantee that Farr West City garbage will go to them. Liam advised that under state law, municipalities are required to dump waste at a facility owned by another public entity. Katie Williams asked if they didn't take the waste to the transfer station in the future could it act to our detriment in any future RFP processes. Liam advised that the only detriment would be if the city's RFP included somebody from Box Elder County or Davis County who wanted to use the transfer facility in their county. They would need to be notified that Farr West already has an agreement with Econo Waste to use the transfer station in Weber County.

JOSH BLAZZARD MOTIONED TO APPROVE THE INTERLOCAL AGREEMENT WITH WEBER COUNTY FOR GUARANTEED WASTE STREAM. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

- a. Report on Assignments

Josh Blazzard reported sewer board meetings are next week.

Katie Williams reported she is going to reach out to the senior center to offer any help with the Christmas dinner. She stated her and Janele will put their heads together and plan something for Christmas.

Janele Leatham reported on the park meeting and that progress is being made on the ADA Dock. She will be working on getting updated pricing and itemized bids for the park playground. She is reaching out to the community to see what kind of funds can be rounded up.

Ken Phippen reported on the WACOG meeting. Mayor Phippen attended the housing sub committee meeting and presented the city's strategies and progress with the proposed mixed use. He attended the Trails Foundation meeting. Ken thanked everyone for attending the Wasatch Front Regional Council they had in the Senior Center. Mayor Phippen thanked Janele Leatham and Josh Blazzard for serving on the City Council.

#6 – Adjournment

AT 7:26 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. JANELE LEATHAM SECONDED THE MOTION. ALL VOTING AYE.

McKinzie Tams, Clerk

Ken Phippen, Mayor

Date Approved: _____