

Farr West City Council held its regular meeting on January 18, 2024, at 6:30 p.m. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Katie Williams, Bob Blind, David Jay and Tim Shupe.

Planning Commission members present were Genneva Blanchard and Lyle Earl.

Staff present was Andrea Zweifel and City 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

Tim Shupe led in the Pledge of Allegiance.

b. Prayer

David Jay offered a prayer.

#2 – Comments/Reports

a. Public Comments

Debbie Veldhuizen addressed the City Council regarding affordable housing for her aging parents and asked the City Council to consider stand alone accessory dwelling units. Mayor Phippen stated the new chair on the housing committee will look into this. Boyd Ferrin asked if patio home communities in the area could be a viable option. Ms. Veldhuizen stated with their budget, it would not be an option. Katie Williams encouraged the public to attend general plan meetings which is where these topics are studied and addressed.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission have been working diligently on the Subdivision Ordinance and stated it will be sent to the City Council for approval the first meeting of February. Genneva state the Planning Commission held a public hearing and made a recommendation for approval of a new accessory building behind the Knight building on 2000 West. The Planning Commission also held a public hearing on a proposed 4000 square foot accessory building at a resident's home. The Planning Commission also held a public hearing to amend the general plan to allow for future commercial zoning potential of several lots on 2000 W at approximately 1400 North. Genneva reported the Planning Commission recommended approval of a re-zone for the Beal Family trust property from A-1 to C-2 at 1407 N. 2000 West. The Planning Commission changed their meeting times to 6:30 pm for a trial period. She

reported the Planning Commission will be holding another work session next Wednesday at 5:30 to finish the subdivision ordinance.

#3 – Consent Items

a. Assignments and direction for Planning Commission

Mayor Phippen asked that the Planning Commission finish the subdivision ordinance and assign two members to the land use authority committee.

b. Consider approval of minutes dated January 4, 2024

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 4, 2024. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated January 17, 2024

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED JANUARY 17, 2024. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business license – Reed’s Creamery LLC

Potro’s Kustoms

Blue Sky Energy Corporation

Kylie Reed was present requesting a business license for Reed’s Creamery LLC.

DAVID JAY MOTIONED TO APPROVE A BUSINESS LICENSE FOR REED’S CREAMERY LLC, KATIE WILLIAMS ADDED THE CONDITION OF OBTAINING AND PROVIDING A HEALTH DEPARTMENT PERMIT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Adan Meza was present requesting a business license for Potro’s Kustoms. Mr. Meza stated they closed the business down due to a partnership break-up and he is now changing the name and re-opening the business. Katie Williams clarified that the conditional use permit notes there is a limit of 25 cars for sale. Mr. Meza stated he has 12 personal vehicles. Mr. Meza stated sometimes he has events and wondered about a permit for such events. Boyd Ferrin asked what type of event he would be holding. Mr. Meza stated he may have a small car show. Tim Shupe told Mr. Meza he needs to make sure there are no cars interfering with

traffic and parked for patrons to safely attend. David Jay stated if the vehicles are there for a one-day event he doesn't see a problem with it.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR POTRO'S KUSTOMS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

No one was present on behalf of Blue Sky Energy Corporation requesting a business license. (A representative arrived at the meeting after the motion for approval had already been addressed).

BOB BLIND MOTIONED TO APPROVE A BUSINESS LICENSE FOR BLUE SKY ENERGY CORPORATION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider business license renewal and conditional use permit review of Farr West Auto Inc.

No one was present on behalf of Farr West Auto Inc. David Jay asked if anyone had spoken to Mr. Maes since the last meeting.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF THE BUSINESS LICENSE RENEWAL FOR FARR WEST AUTO INC UNTIL A REPRESENTATIVE CAN BE PRESENT AT A CITY COUNCIL MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

A representative arrived at the meeting after the motion to table approval was already addressed.

BOYD FERRIN MOTIONED TO RE-OPEN THIS ITEM FOR CONSIDERATION. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

Office Manager Brittany Olivas was present on behalf of Farr West Auto as the rest of the employees were out with covid. Mayor Phippen stated he has had some conversations with Mr. Maes about coming into compliance with the limit of cars allowed by the conditional use permit. Boyd Ferrin stated even with the combination of two businesses they are out of compliance and the lot does not look appealing. Boyd stated that per the conditional use permit, only 25 sellable vehicles are allowed on the front lot. Katie Williams stated there were commitments made that have not been upheld and since 2021 the property has continued to increase the number of vehicles on site, so she is hesitant to approve this business license. David Jay stated he feels they can't approve the business license until some compliance has been obtained. Boyd Ferrin stated he feels there should be visible improvement within 45 days.

City Attorney Liam Keogh stated they need to define what drastic changes means to the city. Boyd Ferrin stated he would define it as only having 25 sellable cars in the front within 30 days and compliance on the full lot within 45 days. Bob Blind brought up the condition of all vehicle work being done inside. Boyd asked Mr. Keogh if the city can hold the business license until that 30 and 45 day progress. Mr. Keogh stated they could renew the license as conditional or they could withhold the license, but Farr West Auto couldn't proceed with business to help them come into compliance. Tim Shupe informed Ms. Olivas that this is not just an issue with the 5 people on the council, they represent the citizens of the city and consider the health and welfare and complaints they receive. David Jay stated there was some good intention at the beginning, and he believes Mr. Maes will do everything he can to come into compliance.

BOYD FERRIN MOTIONED TO GRANT A CONDITIONAL BUSINESS LICENSE FOR 45 DAYS TO FARR WEST AUTO WITH THE STIPULATION THAT THE FRONT LOT NEEDS TO BE COMPLIANT WITH A MAXIMUM OF 25 SELLABLE VEHICLES ON THE FRONT LOT WITHIN 30 DAYS AND FULL COMPLIANCE ON THE BACK LOT IN AN ADDITIONAL 15 DAY (45 TOTAL DAYS). KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West

David Jay clarified that this amendment also includes the two parcels adjacent to 1407 N. Mayor Phippen stated yes. Boyd Ferrin asked if anyone lives in those homes. Geneva stated there are people in the 2 houses adjacent to 1407 N. Lou Best stated one of those residents was concerned their property was being re-zoned. It was explained to them, that this is the potential zoning for future use.

TIM SHUPE MOTIONED TO AMEND THE GENERAL PLAN TO ALLOW FOR THE COMMERCIAL ZONE AT 1407 NORTH 2000 WEST AND THE 2 ADJACENT LOTS. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KEN PHIPPEN, KATIE WILLIAMS AND TIM SHUPE VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of the request to re-zone the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone

Brad Butterfield was present requesting a re-zone of the property at 1407 North 2000 West. Dr. Butterfield stated he is a dentist currently practicing out of Sam Knight's building and is looking to convert the Beal home into a dental office. Boyd Ferrin asked if there was any

concern with the neighbors. Genneva stated no, they weren't concerned with it. Katie Williams clarified that Dr. Butterfield will need to obtain a conditional use permit for a dental office. Dr. Butterfield acknowledged that and stated the neighbor asked about keeping a shared drive and asked about fencing requirements. Boyd Ferrin stated there was a potential for required fencing, but it can be addressed at site plan approval.

BOYD FERRIN MOTIONED TO RE-ZONE THE BEAL FAMILY TRUST PROPERTY, PARCEL NUMBER 15-442-0002, LOCATED AT 1407 NORTH 2000 WEST, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Discussion/Action – Vision Insurance

Andrea Zweifel presented information regarding the possibility of adding vision insurance to the employee benefits. The council had some questions regarding total cost, coverage, open enrollment, and minimum participation. Andrea stated she will follow up with the PEHP representative and email the information to the Council as soon as possible. This item will be placed on the February 1st agenda for further consideration.

f. Approval of Ordinance No. 2024-04, amending city attorney and prosecutor wages

Mayor Phippen stated the city retained Gage Arnold and Liam Keogh a year ago as City Prosecutor and City Attorney, respectively. He stated they did not receive a pay increase at mid-year when the employees do. Mayor Phippen stated they have been doing an excellent job and the City Council should consider an increase.

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2024-04, AMENDING CITY ATTORNEY AND PROSECUTOR WAGES TO \$1,000 PER MONTH EACH, LISTING EACH POSITION SEPERATELY. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Liam Keogh addressed the council and stated he spoke with Gage Arnold and they both very much appreciate the increase. Mr. Keogh also stated they both feel the thing that makes their job easy and rewarding is the group of people they get to work with at the City.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind reported the Central Weber Sewer District meeting will be Monday where he will be sworn in as a board member. Bob stated he is Learning about roads and snow removal and stated our crews are phenomenal and they are doing the best they can with the resources available.

David Jay discussed the forming of a Youth City Council. Boyd Ferrin stated he feels it should be right away with the Easter Egg Hunt and 4th of July ahead of the new school year. Katie Williams suggested incentivizing the positions.

Boyd Ferrin reported on the Weber Fire District meeting and stated they ordered a new firetruck which takes about 2 years to receive. He stated they are also working on obtaining an ambulance for station 61.

Katie Williams reported she is working on getting a Freedom Festival kick-off meeting set up. She reported on the mosquito board meeting and the parks committee meeting held today. Katie stated the city does have an adopt-a-park program and public works would be grateful for help clearing out the parking lots and sidewalks at those facilities. She stated she will put something out on social media.

Tim Shupe stated he attended the parks committee meeting and was impressed by the amount of desire and information that has been put together for these efforts. Tim stated the Planning Commission is doing a great job and he encourages them to keep it up.

Mayor Phippen reported on the WACOG meeting as well as his subcommittees. Mayor Phippen stated he will be meeting with Iris on how to best proceed with code enforcement. Mayor Phippen polled the Council on holding another work session with Black Pine. It was decided it would be beneficial. Mayor Phippen stated he will email the council with a date and time.

#6 – Adjournment

AT 8:03 P.M., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____