

Farr West City Council its regular meeting on November 7, 2024, at 6:30 p.m. at the City Hall. Council members present were Mayor Phippen, Bob Blind, David Jay, Tim Shupe, Boyd Ferrin, and Katie Williams. Planning Commission member present was Genneva Blanchard & Lyle Earl.

Staff present was Vanisha Roybal. Visitors present were: see attached list.

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Opening Prayer

Tim Shupe offered a prayer.

b. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

Angie Fray was introduced as the new Senior Center Director.

Gavin Taylor said he lives on 1900 West and stated that he would like to be notified some other way then the internet.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission discussed the pd overlay and then allowed the last 30 min to have to bring up any questions or concerns regarding the development agreement that would be on the agenda with Liam Keough in attendance. Genneva then stated public hearings were held on the West Creek Development Agreement and the request for a re-zone from the A-1 zone to the ICZ zone with the commission recommending approval of both. The Commission then reported on assignments and adjourned.

#3 – Consent Items

a. Assignments and direction for Planning Commission

Ken Phippen requested that they work on the definitions and goals of the PD overlay.

- b. Consider approval of minutes dated October 17, 2024

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES OCTOBER 17, 2024. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated November 6, 2024

DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED NOVEMBER 6, 2024. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of the West Creek Master Development Agreement located on the south boundary line of Farr West City from Cottonwood Drive

Ken Phippen went over a brief overview of what has happened regarding this development so far. Daniel Stevens from Black Pine thanked the public for being there. Daniel went over the history of meetings they have had with both Marriott-Slaterville City and Farr West City. Jeff Beck, a partner of Black Pine spoke about how Black Pine has two focuses, one is commercial/industrial the other is place making and mixed use. He stated that he is part of the Nation Town Builders Association, and they go around looking at good places and found this great space in Farr West. A member of the public asked about the definition of place making. Jeff responded that it was a term that is used with architects and cities that are not like anywhere else that can be of mixed use.

Tim Shupe asked for more of what the concept was for the development. Daniel Stevens stated that there are many uses for this land, but they are still bound by the codes that the city has put in place. Daniel said that there would be many more meetings to come regarding exactly what would be built.

Katie Williams stated that she would like more of the studies that have been done on this development. Katie shared some feelings about her thoughts about the development.

Boyd Ferrin stated that we need more involvement from the public. Boyd stated that this project has been going on for over a year and the public needs to do a better job of coming to meetings and stating their feelings at the public meetings.

David Jay stated that he had no notifications regarding the joint meetings with Marriott-Slaterville and wanted to know what would happen if we did not agree to the development agreement today. David also wanted to know if we did not approve it if they were going to

abandon the development. Daniel Stevens stated that they are landowners and are happy to go over all the options within Farr West City code to make the development happen.

Bob Blind stated that there were many questions to ask at another time and thanked the public for showing up for their city.

Ken Phippen addressed some concerns regarding road improvements. Daniel Stevens responded regarding the issues addressed, the questions and concerns that were brought up. Mr. Stevens stated regarding the tax increment financing, it's a formal process and they have not asked to do that, but Mariott-Slaterville wanted it in agreement. Jeff Beck wanted to let everyone know they were very forthright, commenting they have spent a lot of time doing things the right way, inviting all to the meetings.

Liam Keogh had some legal comments regarding the development. Liam stated that he is not legal counsel to the developer or the public but for Farr West City. Liam clarified what should be in a development agreement, stating that there is not supposed to be anything regarding the economic benefits to the city within that agreement. He stated that the development agreement is a tool used to flex on a zone. Liam stated the requested zone is the ICZ zone and that is the controlling zone and the controlling uses of the property and when the developer would like to make changes within the zone that is where the development agreement becomes applicable. Liam stated the development agreement is only going to deviate from the zone where the Council deems it is appropriate to do so.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL OF THE WEST CREEK MASTER DEVELOPMENT AGREEMENT LOCATED ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY FROM COTTONWOOD DRIVE AND REFER IT TO A DIFFERENT BODY COMPRISED OF THE MAYOR, CITY ATTORNEY AND A CITY COUNCIL REPRESENTATIVE. BOB BLIND 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.

- b. Consider approval of the re-zone of the West Creek Master Development from the A-1 zone to the Innovation Commercial Zone (ICZ), including parcel numbers 15-001-0010, 15-031-0008, 15-031-0007, 15-031-0005, 15-001-0025, 15-031-0004, 15-001-0003, 15-004-0064, 15-030-0075, 15-030-0077, 15-031-0023, 15-031-0022, located on the south boundary of Farr West City from Cottonwood Drive

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL OF THE RE-ZONE OF THE WEST CREEK MASTER DEVELOPMENT FROM THE A-1 ZONE TO THE INNOVATION COMMERCIAL ZONE (ICZ), INCLUDING PARCEL NUMBERS 15-001-0010, 15-031-0008, 15-031-0007, 15-031-0005, 15-001-0025, 15-031-0004, 15-001-0003, 15-004-0064, 15-030-0075, 15-030-0077, 15-031-0023, 15-031-0022, LOCATED ON

THE SOUTH BOUNDARY OF FARR WEST CITY FROM COTTONWOOD DRIVE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of the bid for the 4000 North Street Improvement Project Phase 1

Tim Shupe asked when the project would be started. Ken said he believed it would be in the spring of 2025. Katie Williams asked how much the city was paying. Ken responded that it would be minimal.

BOYD FERRIN MOTIONED TO APPROVE THE BID FROM RANDY MARRIOTT CONSTRUCTION COMPANY OF \$2,499,331.92 FOR THE 4000 NORTH STREET IMPROVEMENT PROJECT PHASE 1. KATIE WILLIAMS 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.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind reported that the CERT building has blinds and a radio. Bob also reported he is in the process of going through the Utah Association of Special Districts Conference. Bob then requested that the public keep an eye out on the news and stay active in your city.

David Jay reported on the moderate-income housing report stating that they submitted five strategies to accommodate moderate-income housing and that all five were approved. David then reported we have a small Youth City Council that helped with the Trunk or Treat and that he and Genneva Blanchard are going to co-advise the youth council.

Boyd Ferrin thanked those that supported the Trunk or Treat and reminded everyone that there is the Veterans Day event on Monday. Boyd then stated that the Weber Fire District board meeting will be on Tuesday.

Katie Williams reported that she has met with the parks committee, commenting Lyle has been working on the RAMP grant and it was approved. Katie then reported the new Mountain View Park playground is almost completed and we will have an opening ceremony in the spring. Katie stated that Lyle is working hard on trying to get bids to finish up the ADA dock.

Tim Shupe reported on the Utah League of Cities and Towns meeting and reminded the public that they can reach out to their local representatives.

Mayor Phippen reported that on November 20th there will be a Weber County Housing and Infrastructure Forum with the legislators, and they would like there to be a Farr West City booth there. Mayor Phippen then reported that the Weber County housing subcommittee is looking for a list of all government owned land. Ken reported he attended a city partnership meeting with the sheriff's offices stating they currently have 17 openings for new employees and are working on increasing the pay for their deputies. Ken then reported on the Wasatch Front Regional Council meeting and reminded the council about the upcoming Christmas party as well as the CRA work session next Wednesday.

#6 – Adjournment

AT 8:09 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE.

Vanisha Roybal, Clerk

Ken Phippen, Mayor

Date Approved: _____