Farr West City Council held its regular meeting on January 2, 2025, 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. The Planning Commission member present was Lou Best.

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. Opening Prayer

   Timothy Shupe offered a prayer.

b. Pledge of Allegiance

   Mayor Ken Phippen led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

   Kevin Taylor stated that he maintains and plants flowers on the sign as you enter Cotton Wood Drive. However, the previous construction at that location has caused some damage. Mr. Taylor would like to see it get fixed. Mayor Phippen advised he would discuss it with the Public Works Department.

b. Report from the Planning Commission

   Lou Best reported that the Planning Commission held a work session and discussed the PD Overlay and ADU ordinances. They held two public hearings. One for a kennel license for Sophonie Parkin and another for a conditional use permit for Steve Petersen's Accessory Building. Both applications were recommended for approval. The Planning Commission approved minutes, reported on their assignments, and adjourned.

   Mayor Phippen asked if there were any conditions placed on the conditional use permits. Lou Best stated, the kennel license was recommended for approval, given the understanding that the business must comply with all required city ordinances and if not, the license is subject to being revoked.

#3 – Consent Items

a. Assignments and direction for Planning Commission

Due to the New Year, Mayor Phippen reminded Lou Best that the Planning Commission is required to complete four hours of training.

b. Consider approval of minutes dated December 5, 2024

DAVID JAY MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 5, 2024. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated December 31, 2024

KATIE WILLIAMS MOTIONED TO APPROVE AND PAY THE BILLS DATED DECEMBER 31, 2024. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Consider approval of the 2025 Business License Renewals

The City Council discussed the business licenses that are up for renewal for 2025. The following business licenses were recommended for follow up on site plan, conditional use permit, and zoning compliance before approval.

Site Plan-

Pacific Tri-Star Company
Associated Foods Inc.
Bellas Fresh Mexican Grill
Non-Typical Excavation
Mountainland Supply LLC
Rocky Mountain Fence, Inc
Farr West Auto Inc.
Utah Structures LLC

Residential Business with Sign-

Farr West Barbershop
Thoro-Clene LC

Commercial Business with Non-Conforming Sign-

Reed's Creamery LLC

Katie Williams voiced concern about several residences having multiple businesses with the same address. She stated J&G Automotive had been denied a license and continues to run a business.

David Jay wondered about the license for Fisher Family Homestead Assisted Living because there is no building yet.

BOYD FERRIN MOTIONED TO APPROVE THE 2025 BUSINESS LICENSE RENEWALS EXCEPT THE BUSINESSES THAT WERE VERBALIZED IN THE MEETING. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

e. Consider approval of the council assignments and board appointments

BOYD FERRIN MOTIONED TO APPROVE THE COUNCIL ASSIGNMENTS AND BOARD APPOINTMENTS. TIMOTHY SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business license – Peak Power CC LLC – Chance Clarke

No one was present to represent Peak Power CC LLC.

BOYD FERRIN MOTIONED TO TABLED THE BUSINESS LICENSE FOR PEAK POWER CC LLC UNTIL THEY ARE IN ATTENDANCE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider approval of a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West

Sophonie Parkin was present seeking a conditional use permit for a kennel license at her home. She stated she listed a maximum of four dogs but usually has no more than two dogs at a time. Bob Blind asked where the pets would be housed. Sophonie stated dogs are typically familiar with her family, as they are repeat customers. The dogs will be kept in the home and only outside within the fenced yard. Boyd Ferrin advised that any residential business should not interrupt other residents.

KATIE WILLIAMS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR SOPHONIE PARKIN LOCATED AT 2318 NORTH 2300 WEST WITH THE CONDITIONS THAT THE STAYS NOT EXCEED SEVEN DAYS, NO MORE THAN FOUR DOGS AT A TIME, AND BOARDED DOGS CANNOT BE OUTSIDE WITHOUT SUPERVISION. TIMOTHY SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIMOTHY SHUPE, KATIE WILLIAMS, BOYD FERRIN, AND DAVID JAY VOTING AYE. MOTION PASSES.

c. <u>Consider approval of a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road</u>

Steve Petersen was present seeking a conditional use permit for an accessory building at his home.

BOYD FERRIN MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING FOR STEVE PETERSEN LOCATED AT 2444 W TAYLOR ROAD. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE VOTING AYE. MOTION PASSES.

d. <u>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, 15-031-0077, 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</u>

Katie Williams gave reasons why she felt that the re-zone is incompatible with what is stated in the General Plan.

BOYD FERRIN MOTIONED TO APPROVE THE RE-ZONE OF THE WEST CREEK MASTER DEVELOPMENT FROM THE A-1 ZONE TO THE INNOVATIVE COMMERCIAL ZONE (ICZ) INCLUDING PARCEL NUMBERS 15-001-0010, 15-031-0008, 15-031-0077, 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 CONTINGENT ON THE DEVELOPMENT AGREEMENT, WHICH INCLUDES RESTRICTING ACCESS ON COTTONWOOD DRIVE. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, AND TIM SHUPE VOTING AYE. KATIE WILLIAMS VOTING NAY. MOTION PASSES.

e. <u>Consider approval of the West Creek Master Development Agreement located on the south boundary line of Farr West City from Cottonwood Drive</u>

Daniel Stephens stated they agree with all terms in the development agreement except the addition of the sentence in 3.5 stating the exclusion of the wholesale and warehousing as a permitted uses. He requested that a guardrail be implemented to avoid several repercussions because the terms are too broad.

Timothy Shupe explained a concern about a facility that does not do retail, is connected to a warehouse, and generates zero revenue. He pointed out that this creates an entity without any revenue for the city to utilize to maintain the proper maintenance and surrounding infrastructures.

Liam stated they could tie those businesses to retail or change the sentence to read "Land uses in Farr West shall comply with the ICZ Zone in chapter 17.31 of the Farr West code of ordinances except that wholesale and warehousing shall not be permitted as the whole or exclusive use."

BOB BLIND MOTIONED TO TABLE THE WEST CREEK MASTER DEVELOPMENT AGREEMENT ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY FROM COTTONWOOD DR. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

The City Council further discussed some concerns about warehousing, building heights, setbacks, and if there was any benefit to the city. Upon agreements made between both parties, section 3.5 will be revised to say, "Land uses in Farr West shall comply with the ICZ zone of the Farr West code of ordinances except that in each structure wholesale and warehousing shall not be permitted as a sole or exclusive use."

BOYD FERRIN MOTIONED TO UNTABLE AND WITHDRAW THE PREVIOUS MOTION FOR WEST CREEK MASTER DEVELOPMENT AGREEMENT ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY FROM COTTONWOOD DR. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

BOYD FERRIN MOTIONED TO APPROVE THE WEST CREEK MASTER DEVELOPMENT AGREEMENT ON THE SOUTH BOUNDARY LINE OF FARR WEST CITY FROM COTTONWOOD DRIVE WITH THE VERBIAGE CHANGE ON THE MANUFACTURING AND WHOLESALE 3.5. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID

JAY, BOYD FERRIN, AND TIM SHUPE VOTING AYE. KATIE WILLIAMS VOTING NAY. MOTION PASSES.

f. Consider adoption of the USWAC Preferred BMP’s, Standard Operating Procedures, and associated documents required by U.C.A. 19-5-108.3

Liam Keogh gave a brief overview of the Utah code requiring each municipality to have standard operating procedures and forms that the city uses published on their website.

BOYD FERRIN MOTIONED TO ADOPT THE USWAC PREFERRED BMP’S, STANDARD OPERATING PROCEDURES, AND ASSOCIATED DOCUMENTS REQUIRED BY U.C.A. 19-5-108.3. KATIE WILLIAMS 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.

g. Confirm the date and times of Council Meetings as the first and third Thursday of the month at 6:30 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West, UT 84404

TIMOTHY SHUPE MOTIONED TO CONFIRM THE DATE AND TIMES OF COUNCIL MEETINGS AS THE FIRST AND THIRD THURSDAY OF THE MONTH AT 6:30 P.M. AT FARR WEST CITY HALL, 1896 NORTH 1800 WEST, FARR WEST, UT 84404. KATIE WILLIAMS 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.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind reported that 30 chairs were donated to the CERT organization.

David Jay reported on the Youth City Council.

Boy Ferrin asked Lieutenant Horton for help with implementing a VIPS program.

Katie Williams reported she will be attending the UDOT Trail Network Vision Plan workshop. She is also working on drafting a RAMP grant application focusing on the first phase of Meadows Park.

Mayor Ken Phippen reported on the housing committee meeting and the Bona Vista board meeting. He stated they have had more discussion on the transportation utility fee.

Mayor Phippen advised that the city plans to crack down on code enforcement and city email addresses will change to a .gov domain.

#6 – Adjournment

AT 7:50 P.M., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

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McKinzie Tams, Clerk

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Ken Phippen, Mayor

Date Approved: ____________________