Farr West City Council held a 6:00 p.m. work session and its regular meeting on January 16, 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 Genneva Blanchard, Lyle Earl, Greg Baptist and Lou Best.

Staff present was Lindsay Afuvai, Cody Cardon and City Attorney, Liam Keogh. Visitors present were: see attached list.

<u>6:00 p.m. – Work Session, Open and Public Meeting and Ethics training – Liam Keogh, City Attorney</u>

City Attorney Liam Keogh presented the City Council with Open and Public meeting training, including changes in laws regarding open meetings. Liam then went over new laws regarding ethics. Liam stated there have been significant changes to the requirements for conflict-of-interest forms and provided updated conflicts of interest forms that need to be filled out and returned to Lindsay by January 31st so they can be posted on our website.

REGULAR MEETING

<u>Call to Order – Mayor Ken Phippen</u>

Mayor Ken Phippen called the meeting order.

<u>#1 - Opening Ceremony</u>

a. <u>Opening Prayer</u>

   Boyd Ferrin offered a prayer.

b. <u>Pledge of Allegiance</u>

   Katie Williams led in the Pledge of Allegiance.

<u>#2 – Comments/Reports</u>

a. <u>Public Comments</u>

   There were no public comments.

b. <u>Report from the Planning Commission</u>

   Genneva Blanchard reported the Planning Commission held a work session to discuss the PD overlay ordinance and detached accessory dwelling units. The Commission then recommended to the City Council approval of a wall sign for Honey Bucket as well as setting public hearings to consider a general plan amendment and the re-zone request of the C-3 2700 North Regional Commercial Zone for the Farr West Land Properties. The

Commission then confirmed the date and times of their meetings, approved their minutes, reported on assignments and adjourned.

c. Financial Report – Cody Cardon

City Treasurer Cody Cardon presented the current financial report to the City Council.

#3 – Consent Items

a. Assignments and direction for Planning Commission

Katie Williams stated she would like to see a documented process for how we handle development agreements, starting with some sort of application, commenting it would be nice to have a formalized process for that.

b. Consider approval of minutes dated January 2, 2025

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 2, 2025. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated January 15, 2025

KATIE WILLIAMS MOTIONED TO APPROVE AND PAY THE BILLS DATED JANUARY 15, 2025. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business license – Peak Power CC LLC – Chance Clarke
Wasatch Compressor Pump & Valve – Dustin Smith

No one was present to represent Peak Power CC LLC. Mayor Phippen commented that the business owner sent an email with information regarding his business because he was unable to be here.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR PEAK POWER CC LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Dustin Smith was present requesting a business license for Wasatch Compressor Pump & Valve. Mr. Smith commented their residence will mostly be used for bookkeeping and for some inventory. Boyd Ferrin stated that we do not want his business to change the look or feel of his neighborhood and asked if that would be a problem. Mr. Smith stated that it would not.

BOB BLIND MOTIONED TO APPROVE A BUSINESS LICENSE FOR WASATCH COMPRESSOR PUMP & VALVE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider approval of a wall-sign for Honey Bucket located at 2990 North 2000 West – Davis Signs Utah

Robin Stout was present requesting approval of a wall-sign for Honey Bucket. Boyd Ferrin stated he felt the Planning Commission had verified and vetted that the sign is compliant with city code.

DAVID JAY MOTIONED TO APPROVE A WALL-SIGN FOR HONEY BUCKET LOCATED AT 2990 NORTH 2000 WEST. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIMOTHY SHUPE, KATIE WILLIAMS, BOYD FERRIN, BOB BLIND AND DAVID JAY VOTING AYE. MOTION PASSES.

Mr. Stout stated they are proposing other signs in this area and asked about illumination. Mr. Stout stated they are having a hard time finding a device to measure the lighting to ensure they are meeting the code requirement of three-tenths foot-candle at 300 feet. Mr. Stout asked if the City Council could reevaluate that code to make it distance from a residential area or something that might be easier to measure, commenting he does not know anyone that has a device to measure the lighting per the current code.

c. Presentation and acceptance of the 2023-2024 Fiscal Year Audit Report – Child, Richards CPA & Advisors

Ryan Child from Child, Richards CPA & Advisors presented the 202-2024 Fiscal Year Audit Report. Ryan went over several different funds and stated the city was in a good position with them all. Mr. Child then presented one state compliance finding regarding monthly financial reports for the City Council and recommended that it be done on a more regular basis.

BOYD FERRIN MOTIONED TO ACCEPT THE 2023-2024 FISCAL YEAR AUDIT REPORT AS PRESENTED BY CHILD RICHARDS CPA & ADVISORS. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOB BLIND, BOYD FERRIN, KATIE WILLIAMS AND TIMOTHY SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Tim Shupe reported that he and the mayor attended the ULCT legislative policy committee meeting and highlighted the different bills that the city should be watching during the upcoming legislative session.

Katie Williams reported the Meadows Park RAMP Grant application is about ninety-percent complete. Katie commented that this park will be broken down into different phases and we are currently seeking funding for the first phase which would include bringing in utilities, building restrooms and a storage shed, parking as well as a walking path around the property.

Boyd Ferrin reported on Weber Fire District and upcoming meetings on celebrations to start planning this year's activities. Katie Williams asked if we could tie the Easter Egg Hunt in with a grand opening for the new Mountain View Park playground.

David Jay reported on WACOG housing subcommittee meeting and the Youth City Council, commenting Jason Anderson is going to take over as the other co-advisor as Genneva has asked to step down at this time.

Bob Blind reported on CERT and Emergency Management.

Mayor Phippen reported on WACOG and the Weber Basin sustainability and strategy meeting. Mayor Phippen then reported on the business license renewals that were flagged for review and asked if the Council is ok with him releasing those licenses once they come into compliance without having to bring them back before the Council. The Council confirmed they were ok with that.

#6 – Adjournment

AT 7:28 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

____
Lindsay Afuvai, Recorder

____
Ken Phippen, Mayor

Date Approved: ____________________