

Farr West City Council held its regular meeting on Thursday, July 17, 2025, at 6:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, David Jay, and Tim Shupe. Bob Blind and Katie Williams were excused.

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

REGULAR MEETING

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Opening Prayer

Boyd Ferrin offered a prayer.

b. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from the Planning Commission

Genneva Blanchard reported on the June 26th Planning Commission meeting, stating that the commission held a work session to go over the Farr West Landing preliminary subdivision plat which was later recommended for approval. Genneva then reported that on their July 10th Commission meeting, reporting they held a work session to discuss the general plan updates, and the Petersen Inc. modified site plan. The Commission then recommended approval of the Camden Dale Holdings commercial site plan during their regular meeting.

c. Report on Central Weber Sewer improvement District Truth in Taxation – Bob Blind

Mayor Phippen stated Bob has asked him to report on this in his absence, stating there is a proposed property tax increase for Central Weber Sewer. Mayor Phippen stated the district will hold a public hearing on August 18th at 6:00 p.m. regarding the proposed increase.

#3 – Consent Items

a. Assignments and directions for Planning Commission

There were no new assignments given.

- b. Consider approval of minutes dated June 19, 2025

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED JUNE 19, 2025.
TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.**

- c. Consider approval of bills dated July 16, 2025

**DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED JULY 16, 2025.
BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.**

#4 – Business Items

- a. Consider approval of business licenses - Andy's Energy LLC – Andrew & Heidi Lythgoe
Clean Cans Utah LLC (Solicitor) – Braden Kohli

No one was present on behalf of Andy's Energy LLC.

**BOYD FERRIN MOTIONED TO TABLE A BUSINESS LICENSE FOR ANDY'S ENERGY
LLC. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES
UNANIMOUSLY.**

Braden Kohli was present requesting a solicitor's license for Clean Cans Utah LLC. Mr. Kohli stated he is operating a pressure washing business out of Plain City. Boyd Ferrin asked Braden to be respectful of no soliciting signs throughout the city. Tim Shupe asked where the washing would take place, Mr. Kohli stated it would be at the resident's home. Tim asked where the dirty water goes. Mr. Kohli stated he retains as much wastewater as he can and disposes of it at the sewer plant.

**BOYD FERRIN MOTIONED TO APPROVE A SOLICITOR'S LICENSE FOR BRADEN
KOHLI. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES
UNANIMOUSLY.**

- b. Consider approval of the Comcast Cable Television Franchise Agreement

Mayor Phippen stated we have had a franchise agreement with Comcast, but it has expired, this would be a new agreement update in order for us to still receive those revenues.

**BOYD FERRIN MOTIONED TO APPROVE THE COMCAST CABLE TELEVISION
FRANCHISE AGREEMENT. TIM SHUPE SECONDED THE MOTION, ALL VOTING
AYE. MOTION PASSES UNANIMOUSLY.**

- c. Public Hearing to consider the request to vacate a public utility easement for Kaylon Layne located at
2449 West 2425 North – Kaylon Layne

BOYD FERRIN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR KAYLON LAYNE LOCATED AT 2449 WEST 2425 NORTH. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Mr. Layne stated he is looking to build a utility shed closer to his property line than the easement allows.

There were no public comments.

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration of the request to vacate a public utility easement for Kaylon Layne located at 2449 West 2425 North – Kaylon Layne

TIM SHUPE MOTIONED TO APPROVE THE PUBLIC UTILITY EASEMENT VACATION FOR KAYLON LAYNE AT 2449 WEST 2425 NORTH. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOYD FERRIN AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.

- e. Consideration of the Camden Dale Holdings Commercial Site Plan located at 1309 North 1200 West – Caleb Stoker

Caleb Stoker was present requesting approval of the Camden Dale Holdings commercial site plan, reminding the council he had come in and got a conditional use permit for trades and flex space for this property. His plan is to have about a 10,000 square foot building, divided into six units, one or two of which he plans to occupy himself and then rent out the rest to other tradesmen. Caleb stated he remembered their being discussion on fencing requirements when he came in for the conditional use permit and commented there are different references to fence height requirements, one stating a six-foot fence and another referencing an eight-foot fence. Caleb stated he was under the impression that the eight-foot requirement was a carry over from another zone that should have been corrected so he has been planning to put in a six-foot vinyl privacy fence on the west and north sides of the property. Caleb commented they have also placed the detention pond there as well to provide a bit more of a buffer from the neighbors. Caleb also stated he does not plan to have any kind of parking lot lighting, just the lights on the building, which sign down and not out, according to the city code. Mr. Stoker stated he has tried to be very cognizant of the neighboring properties. Caleb stated most everything should be done within regular business hours, other than occasional loading of equipment and garbage trucks and did not anticipate noise being an issue. Genneva Blanchard stated they recommended approval knowing it was a six-foot privacy fence, commenting what was more important to them was that he met the new setback requirements and he did. Genneva also

mentioned now that they are away of the conflicting ordinance on fence height requirements, they will go back and fix it.

BOYD FERRIN MOTIONED TO APPROVE THE CAMDEN DALE HOLDINGS COMMERCIAL SITE PLAN LOCATED AT 1309 NORTH 1200 WEST. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN AND DAVID JAY ALL VOTING AYE. MOTION PASSES.

- f. Consider approval of the Farr West Landing Commercial Subdivision Preliminary Plat located along 1900 West between 2775 North and 2725 North – Woodsonia Real Estate

Brady Morris was present requesting approval of the Farr West Landing Commercial Subdivision Preliminary Plat. Boyd Ferrin asked about the drain ditch to the east, the western drain. Genneva did remind the council that this is just the preliminary plat, so the developer does have their homework set out on some secondary water sources. Mr. Morris stated they are in the process of putting in a secondary water system, commenting there are water shares available through one of the current property owners and they are working on designing a holding pond and a pump system that they can utilize for secondary water irrigation on site.

BOYD FERRIN MOTIONED TO APPROVE THE FARR WEST LANDING COMMERCIAL SUBDIVISION PRELIMINARY PLAT LOCATED ALONG 1900 WEST BETWEEN 2775 NORTH AND 2725 NORTH. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOYD FERRIN, AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.

- g. Public hearing to consider incorporating a Transportation Utility Fee (TUF) in Farr West City

Zac Burk from Jones and associates presented information regarding the proposed Transportation Utility Fee. Mr. Burk commented that street maintenance is the background and purpose of the proposed fee, stating a street typically has a life span of 20 years, commenting it is most economical to repair roads rather than reconstruct them. Zac commented that if we utilize only our current funding resources which include Class C Roads funds and sales tax, we are doing something but it's not really keeping up with the degradation of the volume of roads we have. Zac went over the differences in taxes versus fees, stating this would be an equitable utility fee, equitable based on estimated use of the streets. Zac stated they used the ITE trip generation data to analyze Farr West City, commenting this is a nationally recognized database for trips generated by properties. Zac explained that the fees would be based on ERUs, equivalent residential units, commenting that businesses or multi-family housing are evaluated and assessed based on size.

BOYD FERRIN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER INCORPORATING A TRANSPORTATION UTILITY FEE (TUF) IN FARR WEST CITY.

TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Tony Merrill from Associated Foods requested a copy of the full report. Mr. Merrill also asked what determined the ERU. Zac stated it is based on building square footage, not property size.

Allen Whittman from Associated Foods also asked for more in-depth information to go over.

Dave Bolos asked if it had been thought through or considered companies that are accessing our roads, like Nilson Homes, who are utilizing the city on a temporary basis for new development. Zac stated there really isn't a way to put that into the study, commenting those types of developments are bringing in new roads and are contributing by way of impact fees. David Jay stated there are parameters that we cannot do anything about including cross traffic from Plain City and Pleasant View but all we can do is work within our own boundaries. Zac Burk pointed out that we did not include any state roads in our inventory of our street area.

Caleb Stoker commented that after reviewing the information it looks like the businesses are paying the majority of the ERU's and that we need to keep that in mind as new businesses come into the city, are they going to avoid coming to Farr West City to avoid that fee?

Tony Merrill readdressed the Council asking about developments such as Black Pine, with Big D Construction heavily utilizing the roads without any construction of new roads, is that addressed anywhere. Nate Carver stated the city is currently doing a study for transportation impact fee which would be specific to that and added to building permits. Mr. Merrill stated he would like to see information on that study as well to compare it to the TUF study.

TIM SHUPE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Consideration of a 4-way stop at 2575 West 3100 North

Mayor Phippen stated that for Silver Ridge Elementary, there is a certain parameter of distance that they are currently bussing students, but they are no longer going to do that as it is considered within the walkabout distance. The route for these children to use is through our Happy Days subdivision and into Plain City, commenting we have already painted the first crosswalk at 2575 West 3100 North. Mayor Phippen stated that with the changes to the school transportation, they are proposing a four way stop at the intersection of 2575 West 3100 North.

BOYD FERRIN MOTIONED TO APPROVE A 4-WAY STOP AT 2575 WEST 3100 NORTH. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN AND DAVID JAY ALL VOTING AYE. MOTION PASSES.

#5 – Mayor/Council Follow-upa. Report on Assignments

David Jay reported on the housing committee, commenting they are working on the moderate-income housing plan.

Boyd Ferrin reported we are going to be seeing a lot of proposed tax increases coming up for vote, as Weber Fire is also proposing an increase due to all the growth in the county. Boyd then thanked everyone for their help with the Freedom Festival, commenting it was a great celebration. Boyd then reported on personnel, stating we need to hold a public hearing to make some budget adjustments to reallocate some funding for personnel.

Ken Phippen read from Katie Williams council report which included updates from the parks committee, trails and active transportation and Mosquito Abatement.

Mayor Phippen reported on the Freedom Festival stating it was a success and commented he would like to go big for next year's semi quincentennial. Ken then reported on the housing subcommittees, vandalism at the Northview Park and code enforcement, commenting that all the complaints we have been receiving have been forwarded to Iris with Weber County code enforcement. Mayor Phippen then reported on Bona Vista Water, the CRA and the participation agreement updates. Mayor Phippen then thanked Vanisha for all she has done and wished her luck.

#6 – Adjournment

AT 7:52 PM., DAVID JAY MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

Lindsay Afuvai, Recorder

Mayor Ken Phippen

Date Approved: _____