Farr West City Council and Community Reinvestment Agency held a joint meeting on Thursday, August 21, 2025, at 5:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, David Jay, Tim Shupe, Bob Blind, and Katie Williams. Boyd Ferrin was excused.

Staff present was Lindsay Afuvai, Jen Weiss and Liam Keogh. Visitors present were: see attached list.

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

5:30 P.M. – CRA MEETING

#1 - Opening Ceremony

a. Opening Prayer

Bob Blind offered a prayer.

b. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

#2 – Business Items

a. Consider approval of minutes dated June 5, 2025

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED JUNE 5, 2025. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Doug Larsen gave a brief history of the survey/project area, stating we have been discussing this project and tax increment needs for approximately a year now. Mr. Larsen presented the proposed development plan, which includes a major retail anchor with more retail anchors on the center and west side and proposed apartments on the far north end of the project area. The city is proposing to use the tax increment, which is the difference between the current market value and the proposed market value after the development is put in, for the next 15 years at 75% to be used strictly for the development and public infrastructure reinvestment and reimbursements.

b. Public Hearing to Consider a Community Reinvestment Project Area Plan for a development project area consisting of approximately 50 acres of land and improvements

KATIE WILLIAMS MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER A COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR A DEVELOPMENT PROJECT AREA CONSISTING OF APPROXIMATELY 50 ACRES OF LAND AND IMPROVEMENTS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

Justin Scott stated he believes the Mayor and Council care about what is best for the city but has major concerns with the proposed Farr West Landing development, specific to the apartments. Mr. Scott stated he would like to see owner-occupied housing as part of the development rather than apartments. Mr. Scott then thanked the Mayor and Council for their transparency.

Rob Bollin stated he agreed that something needs to be done with this land and that he would save his traffic concerns for a later date. Mr. Bollin then stated he had concerns about the minimum number of parking stalls included in the residential portion of the development, commenting he felt we should do more. Mr. Bollin then asked that more time be spent reviewing this plan to make sure it is done right.

KATIE WILLIAMS MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

<u>#3 – Adjourn the CRA meeting and enter into the regular City Council meeting</u>

AT 6:01 P.M., TIM SHUPE MOTIONED TO ADJOURN THE CRA MEETING AND ENTER INTO THE REGULAR CITY COUNCIL MEETING. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE.

<u>#4 – Comments/Reports</u>

a. <u>Public Comments</u>

There were no public comments.

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

Lyle Earl reported that the Planning Commission held a work session to discuss updates to the general plan as well as updates to ongoing site plan and projects. Lyle went over the changes to the general plan, commenting they would like to have a joint meeting with the City Council as soon as they can, with the hopes of holding an open house in October and approving the updated General Plan in November.

c. <u>Report from the Traffic Committee</u>

i. <u>*Recommendations for addressing known safety concern areas*</u>

Jason Anderson presented a summary on the three priority actions for review, including 2575 West limited sight distance safety, data-driven sheriff monitoring request and a development safety standards initiative. Jason proposed three different options from the traffic committee on the areas of concern on 2575 West, including an all-way stop at 2825 North and different crosswalk and speed management signs options.

ii. *Date summaries from speed reminder signs and suggested next steps*

Jason Anderson reported we have five signs in the city that we can collect data from and presented the data from those signs, commenting they would like to see more monitoring from the Sheriff's office as well as more proactive measures from the city.

Jason then stated they would like to establish code requiring proven safety measures in new developments for specific scenarios such as limited sign distance locations, and streets with high pedestrian activity. Mayor Phippen stated he felt a work session with the City Council and the traffic committee would be appropriate with consideration for action on the agenda that follows.

#5 – Consent Items

a. Assignments and directions for Planning Commission

Katie Williams followed up on the request to see a standard procedure created for consideration of development agreements.

b. Consider approval of minutes dated August 7, 2025

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED AUGUST 7, 2025. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.

c. Consider approval of bills dated August 20, 2025

BOB BLIND MOTIONED TO APPROVE AND PAY THE BILLS DATED AUGUST 20, 2025. DAVID JAY SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.

#4 – Business Items

a. Consider approval of business licenses – NMR Properties, LLC – *Nate & Michelle Rackham*
Car Shine Pros, LLC – *Jason Bolte*

Nate Rackham was present requesting approval of a business license for NMR Properties, LLC, commenting they are a flooring business that has just moved into a location across from Smith & Edwards.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR NMR PROPERTIES, LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jason Bolte was present requesting approval of a business license for Car Shine Pros, LLC. Mr. Bolte stated it is a mobile detailing business, commenting that most of their business is done at the client's homes with an occasional job done at his home. Mr. Bolte stated all of his equipment is stored in his garage.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR CAR SHINE PROS, LLC. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. <u>Consider the request to vacate public utility easements for Ryan Smith located at 2639 West 2500 North</u>

Ryan Smith stated he is looking to vacate the easements on his property to put a pole barn closer to the property line.

i. <u>*Public Hearing to consider public input*</u>

TIM SHUPE MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE PUBLIC UTILITY EASEMENTS FOR RYAN SMITH LOCATED AT 2639 WEST 2500 NORTH. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

DAVID JAY MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

ii. <u>*Consider approval of Ordinance 2025-07, vacating the public utility easements for Ryan Smith located at 2639 West 2500 North*</u>

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE 2025-07, VACATING THE PUBLIC UTILITY EASEMENTS FOR RYAN SMITH LOCATED AT 2639 WEST 2500 NORTH. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, DAVID JAY AND BOB BLIND ALL VOTING AYE.

c. <u>Consideration of Community Musical Funding Request – Stacey Dixon</u>

Bob Blind stated this request has been brought to the City Council before and the question is whether the City Council is able to contribute to this request. Bob stated there was a request for $5,000 for funding but that an actual amount was never determined. Mayor Phippen stated he confirmed with the treasurer that the money has been budgeted for and is available. Katie Williams voiced concerns with donation requests for these community events, stating we are setting a precedent and that we are backing ourselves into a corner with future requests. David Jay stated he echoed Katie's concerns

and stated he had concerns with the email from Ms. Dixon. Stacey Dixon was present on behalf of the community musical. Bob Blind asked Ms. Dixon to explain what the funds will be used for and justify the need for it. Ms. Dixon stated the money could be used as reimbursements for costs associated with the musical or as a lump sum donation made to North Ogden City. David Jay stated there are concerns because this venue is in North Ogden and it is hard to see how it benefits the residents of our community. Tim Shupe stated that as representatives of the citizens of Farr West, there is accountability on our part to ensure that this support of the arts does benefit the residents of Farr West City. Katie Williams stated that we receive many requests for funding for very good and valid causes but that she is very apprehensive to support private entities. Ms. Dixon stated this isn't being held in Farr West because there is not a venue for it, but that it is being held at the closest venue to us. Ms. Dixon stated that it has already been advertised that Farr West City is sponsoring the production based on her previous discussion with the City Council and the determination to include it in the budget. Mayor Phippen stated that we got this far because the City Council decided to include it in the budget and encouraged the City Council to act on the request.
Tim Shupe asked the City Attorney if he had any concerns with the city contributing to this production. Liam Keogh stated that because the funds would be disbursed to North Ogden City rather than a single person or private entity, he did not have any concerns about it and that it is within the rights of the City Council to do so.

KATIE WILLIAMS MOTIONED TO DENY THE REQUEST FOR FUNDING FOR A COMMUNITY MUSICAL. The motion did not receive a second, motion dies.

BOB BLIND MOTIONED TO APPROVE A DONATION OF $5,000 FOR A COMMUNITY MUSICAL WITH THE POSSIBILITY OF BEING REIMBURSED. DAVID JAY SECONDED THE MOTION WITH A STIPULATION THAT WE RECEIVE A LEDGER OF EXPENSES FROM NORTH OGDEN CITY SHOWING HOW THE FUNDS WERE SPENT AND THAT, IF POSSIBLE, THE CITY BE REIMBURSED. A ROLL CALL VOTE WAS TAKEN TIM SHUPE, DAVID JAY, AND BOB BLIND VOTING AYE. KATIE WILLIAMS VOTED NAY. MOTION PASSES.

<u>#5 – Mayor/Council Follow-up</u>

a. <u>Report on Assignments</u>

Tim Shupe reported on the parks committee meeting, commenting there is a proposed disk golf course going in and that the city is seeking sponsors for holes and proposed that the City Council members all contribute $100 and become a sponsor. Tim then reported on a housing summit he attended stating it was geared toward roadblocks on getting more housing approved for developers. Tim reported that currently the state has non-lapsing funds of 1.5 billion dollars which is a potential advantage for them to use on obtainable income housing.

Katie Williams also reported on the parks committee stating the materials for the deck on the ADA dock have arrived and will soon be installed by the public works department. Katie then commended Lyle on all his work in obtaining grants for this project. Katie then stated we are short of about $1,900 in sponsorships for baskets to complete the disk golf course. Katie also reported on the traffic committee, stating she will collaborate with them on upcoming WFRC funding opportunities.

David Jay also reported on the housing summit he attended with Tim Shupe.

Bob Blind asked for information on special events at the parks as they come up. Bob then reported emergency management and the traffic committee and the new school crossing signs. Bob then reported on the Central Weber Sewer truth in taxation, stating the tax increase has been approved.

Mayor Phippen reported on the Wasatch Front Regional Council Active Transportation committee meeting, LPC Housing Advisory subgroup as well as the new school crossing on North Plain City Road.

#6 – Adjournment

AT 7:35 PM., BOB BLIND MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

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Lindsay Afuvai, Recorder

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Mayor Ken Phippen

Date Approved: ____________________