



FARR WEST CITY COUNCIL AGENDA

October 2, 2025 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council and Community Reinvestment Agency of Farr West City will hold a joint meeting at 6:30 p.m. on Thursday, October 2, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

Regular Meeting

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated September 18, 2025
 - c. Consider approval of bills dated September 30, 2025
4. Business Items
 - a. Set a public hearing for October 16, 2025 at 6:30 p.m. to consider the request to vacate a public utility easement for Michael Craig at 2941 West 3500 North
 - b. Consideration of Econo Waste request for annual increase- Consumer Price Index and Fuel Surcharge
 - c. Consideration of Ordinance No. 2025-09, creating a Transportation Utility, Implementing Transportation Utility Fees and establishing a Transportation Utility Enterprise Fund
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjourn City Council Meeting and enter into Community Reinvestment Agency meeting

CRA MEETING

1. Business Items
 - a. Consider approval of minutes dated September 18, 2025
 - b. Enter into a closed session to discuss the Farr West Landing Participation Agreement
 - c. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on September 27, 2025.

Lindsay Afuvai
Recorder

APPLICATION			
Date Submitted: <u>9-16-2025</u>		Fees (office use)	
Type of Vacation or Modification Request:			
<input checked="" type="checkbox"/> Easement _____ Road _____ Subdivision _____ Subdivision Lot			
APPLICANT CONTACT INFORMATION			
Name of Applicant: <u>Michael Craig</u>			
Mailing Address: <u>2941 W 3500 N Furr West UT 84404</u>			
Phone: <div style="background-color: black; height: 20px; width: 100%;"></div>		Email: <div style="background-color: black; height: 20px; width: 100%;"></div>	
PROPERTY INFORMATION			
Property Address <u>2941 W 3500 N Furr West UT 84404</u>		Land Serial Number	
Subdivision Name: <u>Remuda Subdivision to Golf Course</u>		Lot Number <u>267</u>	
Description of Project or Requested Action: <u>Place a portion of my new shed in the public Easement in the back of my Lot.</u>			
Included Documents:			
_____ Petition <input checked="" type="checkbox"/> Approval Letters _____ Amended Plat			
Signature of Applicant: <u>Michael Craig</u>			Date <u>9-16-2025</u>

ECONO WASTE, INC.

P.O. BOX 106

ROY, UT 84067

PHONE: (801)627-2680 EMAIL: econowaste@hotmail.com



September 10, 2025

Farr West City
1896 N 1800 W
Farr West, UT 84404

RE: Request for Annual Increase - Consumer Price Index and Fuel Surcharge

Dear Mayor and City Council,

As stated in our agreement with Farr West City we would like to request a price increase according to the consumer price index (CPI-U). For this last year the CPI increased 3.5 in transportation we would like to ask for the 3.5 percent. The increase would be .17 cents each month per container. This would be effective 10/7/2025.

Current rates:

Trash containers - \$4.78 per month
Trash Fuel Surcharge - \$.33 per month
Blue Bi-weekly containers - \$4.78 per month
Blue Bi-weekly Fuel Surcharge - \$.33 per month

New Rates:

Trash containers - \$4.95 per month
Trash Fuel Surcharge - \$.33 per month
Blue Bi-weekly containers - \$4.95 per month
Blue Bi-weekly Fuel Surcharge - \$.33 per month

Please let me know if you have any questions. We appreciate and thank you for supporting your locally owned and operated waste hauler.

Sincerely,

Val Sanders
Econo Waste, Inc.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF FARR WEST CITY ENACTING TITLE 3 CHAPTER 40 OF THE FARR WEST CITY MUNICIPAL CODE CREATING A TRANSPORTATION UTILITY, IMPLEMENTING TRANSPORTATION UTILITY FEES, AND ESTABLISHING A TRANSPORTATION UTILITY ENTERPRISE FUND.

WHEREAS, the Farr West City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of Farr West City (the "City"); and

WHEREAS, the City engaged a consultant to conduct a study of the City's streets in order to determine the current condition of the streets throughout the city and to determine how to provide sufficient revenue to continue to maintain the City's streets, develop proportional and cost-based rates that reflect customer and system characteristics, and reflect prudent financial planning criteria including funding renewal and replacement needs; and

WHEREAS, the City's consultant studied key issues such as how to adequately fund annual operating expenses and provide sufficient annual maintenance, renewal and replacement funding; and

WHEREAS, deferred maintenance of the City's streets and related facilities ultimately results in increased maintenance, renewal, and replacement costs; and

WHEREAS, the City's consultant reviewed and analyzed the key issues using accepted responsible methodology; and

WHEREAS, the City's consultant presented the results of the study to the Council; and

WHEREAS, the Council, at a public meeting, considered the results of the study and the City's needs; and

WHEREAS, the City Council finds that failure to provide regular maintenance, upkeep, improvement, and repair of the City's streets and related facilities poses a hazard and significant risk to public health, safety, and welfare; and

WHEREAS, the City has authority under the Utah Municipal Code, Utah Code § 10-8- 84(1) to "pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city;" and

WHEREAS, the Utah Supreme Court has held that "[r]epairing streets that are in poor condition - and are headed toward a 'very poor to failing state' - unquestionably falls within a municipality's general power to provide for the public safety and welfare. And we generally give latitude to local governments in creating solutions to problems, especially in meeting the challenges and needs caused by accelerated urban growth" (*Larson v. Pleasant Grove*, 2023 UT 2 ¶ 18); and

WHEREAS, the City Council hereby determines that enacting a transportation utility, authorizing a transportation utility fee, and establishing a transportation utility enterprise fund as shown in "Exhibit A," which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of Farr West City.

NOW THEREFORE, BE IT ORDAINED, by the Farr West City Council as follows:

SECTION 1. Enactment. Title 3 Chapter 3.40 is hereby adopted, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of Farr West City conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon its adoption and publication or posting by the City Council of Farr West City.

Dated this _____ day of _____, 2025.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

Recorder
Farr West City, Utah

Vote of City Council

Yes No

___	___	Council Member Ferrin
___	___	Council Member Williams
___	___	Council Member Shupe
___	___	Council Member Blind
___	___	Council Member Jay

DRAFT

EXHIBIT A

FARR WEST CITY CODE TITLE 3 CHAPTER 3.40

3.40.010 - Policy and purpose.

The City has determined and hereby declares that the use of the City's streets and related facilities benefits and services all property within the incorporated limits of Farr West City and that the public necessity to provide maintenance, upkeep, improvement, and repair of the City's streets and related facilities within the rights-of-way protects the health, safety, and welfare of the city and its residents, businesses, and visitors by reducing hazards to life and property and by reducing undesirable street, right-of-way, or other easement conditions through regular maintenance.

3.40.020 - Definitions.

For purposes of this Chapter the following definitions apply:

"Base rate" means the standard transportation utility user's fee set forth in the consolidated fee schedule for Farr West City.

"City" means Farr West City.

"Council" means Farr West City Council.

"Customer" or "person" means any individual; public or private corporation and its officers; partnership; association; firm; trustee; executor of an estate; the state or its departments, institutions, bureaus, agencies; county; city; political subdivision; or any other governmental or legal entity recognized by law.

"Dwelling Unit" means a single unit that provides living space for one or more people. One Dwelling Unit is the standard measure of an Equivalent residential unit.

"Equivalent residential unit" or "ERU" for purposes of the Transportation utility fee means the standard trip ends for a dwelling unit adjusted for axle weight.

"Street" or "Streets" means any street, avenue, boulevard, road, lane, parkway, viaduct, alley, or other way for the movement of vehicular traffic, or a street or way shown upon a plat, heretofore approved, pursuant to law or approved by official action; and includes the land between street lines, whether improved or unimproved, and may comprise pavement shoulders, gutters, parking areas, and other areas within the rights-of-way.

"Transportation utility fund" means the fund created by this ordinance to receive Transportation utility user fees and operate, maintain, repair, and improve the city's streets, rights-of-way and related facilities.

"Transportation utility" means the utility created by this chapter which operates, maintains, regulates, and improves streets and related facilities within the city.

"Transportation utility user fee" means the fee(s) calculated pursuant to this chapter and codified in Farr West City Consolidated Fee Schedule, Title 3, Chapter 30.

3.40.030 Transportation utility.

- A. Creation. There is hereby created and established a Transportation utility operated by the City and funded by a service fee rate structure.
- B. Enterprise Fund. There is hereby established a Transportation utility enterprise fund ("Transportation utility fund") to record all revenue, expenses, asset, and liability information as well as other financial transactions related to the Transportation utility. All fees and other revenue collected in accordance with this ordinance shall be recorded into the Transportation utility fund accounts and shall be used exclusively for the Transportation utility. All revenue and expenses and other financial information shall be reported as prescribed by the State of Utah's Uniform Fiscal Procedures Act for Utah Cities, or its successor provisions.
- C. Administration. The Public Works Director of the City shall administer and enforce this Transportation utility ordinance, and all regulations and procedures adopted relating to the design, construction, maintenance, operation, and alteration of the streets and associated facilities unless otherwise designated by the Mayor.

3.40.040 Transportation utility user fee.

- A. Fee Imposed. All users of City utilities not expressly exempted by this Chapter shall pay the Transportation utility fee as established herein.
- B. Base Rate. The council, by ordinance or resolution, shall establish, and periodically adjust, the base rate for the Transportation utility to ensure adequate revenues to fund the costs of street maintenance and management. The base rate shall be set forth in the Farr West City Consolidated Fee Schedule, available at Title 3, Chapter 30.
- C. Amount of Charge. The Transportation utility user fee rate imposed shall be established based on the intensity of use as shown by a study commissioned by the City and overseen by the Public Works Director. The Public Works Director shall present the findings of the study to the Council who will then establish the rate by ordinance in the Farr West City Consolidated Fee Schedule, available at Title 3, Chapter 30.
- D. Property Owners Responsible for Charges. The property owner of record is responsible for the Transportation utility user fee and retains all obligations for payment of those fees.

- E. Policies. The City may adopt policies and rules to assist in applying, administering, and interpreting any other provisions related to the Transportation utility.
- F. Appeals. Any person or property owner who is aggrieved by the provisions of this chapter, or the application and calculation of the service charge to their property may appeal to the City pursuant to the procedures established in Farr West City Code of Ordinances Title 2 Chapter 2.28.

3.40.050 Billing and collection.

A. The City shall bill users of City utilities for the Transportation utility user fee via a separate line item on existing utility bills or a separate invoice. Charges and fees shall be considered delinquent if not paid as determined by rules, policies, and procedures established by the City. Such delinquent fees shall be subject to recovery, with any assessed delinquent charges and fees, by civil action or otherwise allowed by law.

B. Alternative Billing Arrangement. Owners may assign the payment of the Transportation utility user fee to non-owners by signing an "alternate billing agreement" with the City.

3.40.060 Annual report.

The City's Public Works Director shall develop an annual report on the Transportation utility, to be made available to the Council and Transportation utility Customers each year by the first Council meeting in October. This report shall summarize the financial activities of the utility and the major areas of expenditure, activities, accomplishments, and the upcoming year's priorities.

3.40.070 Severability.

If any section of this chapter is determined to be illegal, invalid, or superseded by other lawful authority, including any federal or state legislative, regulatory, or administrative action, such section shall be deemed a separate, distinct, and independent provision, and such determination shall have no effect on the validity of any other section.