

Farr West City Council and Community Reinvestment Agency held a joint meeting on Thursday, October 16, 2025, at 6:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Tim Shupe, Katie Williams, Bob Blind and David Jay.

Staff present were McKinzie Tams. Planning Commission members present were Lyle Earl. City Attorney Liam Keogh was also present.

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

Mayor 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

Lyle Earl reported that the Planning Commission recommended approval of a monument sign for Farr West Family Dental as well as held public hearings regarding the Park Plaza Court Development Agreement and request of a re-zone of the Westside Investments Property from the C-2 zone to the Mixed-Use zone. Lyle reported the Park Plaza Court Development was unanimously recommended for approval but that the re-zone was recommended for denial, with a three-two vote. Mr. Earl stated the Commission also approved their meeting minutes and reported on assignments before adjourning the meeting.

#### #3 – Consent Items

##### a. Assignments and directions for Planning Commission

There we no new assignments given.

- b. Consider approval of minutes dated October 2, 2025

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 2, 2025. DAVID JAY SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of bills dated October 15, 2025

**TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED OCTOBER 15, 2025. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.**

#### #4 – Business Items

- a. Public hearing to consider the request to vacate a public utility easement for Michael Craig at 2941 West 3500 North

Michael Craig was present requesting approval for vacation of 10' public utility easement to replace his current storage shed with a larger one.

**TIM SHUPE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR MICHAEL CRAIG AT 2941 WEST 3500 NORTH. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

There were no public comments.

**BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING AND ENTER BACK INTO THE REGULAR MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Consideration of Ordinance No. 2025-10, vacating the public utility easement for Michael Craig at 2941 West 3500 North

**KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2025-10, VACATING THE PUBLIC UTILITY EASEMENT FOR MICHAEL CRAIG AT 2941 WEST 3500 NORTH. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES.**

- c. Consideration of a monument sign for Farr West Family Dental at 1407 North 2000 West – Desert Dog Signs

Justin Westmoreland was present requesting approval for a larger monument sign for Farr West Family Dental.

**TIM SHUPE MOTIONED TO APPROVE A MONUMENT SIGN FOR FARR WEST FAMILY DENTAL LOCATED AT 1407 NORTH 2000 WEST. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.**

- d. Consideration of purchasing three new fleet trucks (per approved budget) and a Polaris Ranger

**KATIE WILLIAMS MOTIONED TO APPROVE THE PURCHASE OF THREE NEW FLEET TRUCK AND A POLARIS RANGER. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES.**

- e. Consideration to surplus equipment: three 2024 Chevrolet Silverado's and 2014 Polaris Ranger

**TIM SHUPE MOTIONED TO SURPLUS THREE 2024 CHEVROLET SILVERADO'S AND A 2014 POLARIS RANGER WITH THE MINIMUM BID TO BEING AT THE ORIGINAL PURCHASE PRICE. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.**

#### #5 – Mayor/Council Follow-up

- a. Report on Assignments

Boyd Ferrin reported on the Fire District open houses & training center.

David Jay reported that the Youth City Council will participate in the upcoming Trunk- Or-Treat event and the ribbon cutting ceremony for the disc golf course. He also reminded youth members of their attendance responsibilities.

Bob Blind Provided an update on a recent walkability meeting held with parents, Weber School District officials, and the Mayor of Plain City regarding Silver Ridge Elementary. The group discussed school zone safety and possible traffic-calming solutions, including a mini-roundabout pilot and mobile speed signs. He also shared a report on emergency coordination meetings in regards to a possible break in the Pineview Dam.

Mayor Ken Phippen reported on the WACOG meeting. Ken also reported the city received the Official Declaration of Compliance on the Moderate-Income Housing Report that was submitted. Mayor Phippen reported the transfer station budgets are decreasing due to local competition with the Ogden Transfer Station, which could affect what services they offer. Ken then reported on the Wasatch Front Regional Council transportation committee and the regional growth committee meetings.

#6 – Adjourn City Council Meeting and enter into the Community Reinvestment Agency Meeting

**AT 7:09 PM., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING AND ENTER INTO THE COMMUNITY REINVESTMENT AGENCY MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.**

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McKinzie Tams, Clerk

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Mayor Ken Phippen

Date Approved: \_\_\_\_\_