

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

Staff present were Breanne Carter. Planning Commission members present were Lyle Earl. City Attorney Liam Keogh was also present.

Visitors present were: see attached list.

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting to order.

#1 - Opening Ceremony

a. Opening Prayer

David Jay offered a prayer.

b. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

Josh Blazard expressed his thanks and appreciation to Mayor Phippen and City Council members. Mike Lopez commented on needing weed control in the area of 3932 N 2600 W.

b. Report from the Planning Commission

Lyle Earl reported that the Planning Commission recommended approval of a modified site plan for Ogden Cycle Association and set a public hearing to consider the request of a conditional use permit for a 14,625 square foot pole barn for Steve Petersen, stating that hearing will be held at their next meeting. 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

Katie Williams commented on improving the process for development agreements. She stated she would like an application for plan sets so the City Council will receive all the information they need. Tim Shupe stated he would like to develop a water efficiency plan for secondary water.

- b. Consider approval of minutes dated October 16, 2025

DAVID JAY MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 16, 2025. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated November 5, 2025

BOB BLIND MOTIONED TO APPROVE AND PAY THE BILLS DATED NOVEMBER 5, 2025. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consideration of the request for business licenses- Bad Ass Excavation – Danny Martens
Steel Krest Construction – Kody Olson

Danny Martens was present requesting approval of a business license for Bad Ass Excavation. He states he is waiting for his contractor's license. David Jay asked what kind of equipment he has and where it will be kept. He stated it would be on the side of his driveway. David Jay asked about the business traffic that the company will have. Boyd Ferrin commented that the neighborhood needs to keep a residential look.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR BAD ASS EXCAVATION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Kody Olson was present requesting approval of a business license for Steel Krest Construction. Kody stated they currently have a leased office space and have purchased another property for construction work. David Jay asked how he would move forward without a yard or place to work right now and Kody stated they will work from the office space. He stated there is equipment currently parked on the 2656 property. He added that they are trying to clean up the property. Boyd Ferrin stated that the property needs to be clean and tidy. Katie Williams stated that the zoning for the property was updated in December 2024 and no longer includes construction. David Jay asked if there is another option for him. A discussion followed discussing options for him. Kody stated he is only requesting a business license for the leased office space right now.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR STEEL KREST CONSTRUCTION AT 1980 N 2000 W WITH THE CONDITION THAT IT IS A CONRUCTION OFFICE ONLY WITH NO CONSTRUCTION

ACTIVITY ON SITE. DAVID JAY SECONDED THE MOTION. TIM SHUPE, BOB BLIND VOTE AYE. BOYD FERRIN VOTES NAY. MOTION PASSES.

- b. Consideration of the request of a modified site plan for Ogden Cycle Association located at 2390 West 4000 North – Brad Sweet

Colton Boyd, president of Ogden Cycle Association was present requesting a modified site plan for Ogden Cycle Association. Bob Blind commented that the construction will be really close to the embankment. Tim Shupe asked how tall the tanks are and Colton responded 20 feet.

KATIE WILLIAMS MOTIONED TO APPROVE THE MODIFIED SITE PLAN FOR OGDEN CYCLE ASSOCIATION LOCATED AT 2390 WEST 4000 NORTH. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- c. Consideration of the request of the Park Plaza Court Development Agreement

Chris Johns represented the citizens that have concerns. He brought a petition that residents have signed. He stated the reasons that the residents do not want the city to move forward with the development. He suggested the issue be tabled for time to discuss with concerned citizens how the decisions were made. He is hoping the developer will receive feedback from the residents. Amy Roskelley was then asked to present the proposed plan for the Park Plaza Court Development. She also addressed the concerns of the residents. She addressed drainage issues and stated they will put in a storm drainage system and collection boxes to collect the standing water. Boyd Ferrin had a question about if the townhomes will be bought and rented. Amy stated that restrictions can be put into place, but this will give people opportunities to rent in a good community. Katie Williams asked if the solutions to the drainage issue are in the development agreement and how to enforce it. Attorney Liam Keogh stated the engineering department will include that in the site plan. Katie then asked about the intended businesses. Amy stated that the proposed businesses will be permitted use businesses and not include manufacturing or construction. David Jay stated that the development is not dependent on zoning and that not passing the mixed-use zone will not stop the development. Katie Williams stated that she referenced the city's general plan and that this area is not listed in the plan as a parcel for mixed use. She also stated her concerns for the parameters around mixed-use. Attorney Liam Keogh stated that development agreements can change the general plan and be approved if it benefits the city. Bob Blind commented on the petition and how a lot of the names were not Farr West City residents. He stated he respects all comments and concerns and that his top concern is traffic. He also has a concern about the drainage issue and Amy stated she promises to fix that issue. Attorney Liam Keogh stated that the development agreement is the most city friendly agreement because the developer worked with the city. Boyd Ferrin wondered if there should be more of a discussion but questioned if it would be helpful or not.

DAVID JAY MOTIONED TO ACCEPT THE PARK PLAZA COURT DEVELOPMENT AGREEMENT AS FORWARDED TO CITY COUNCIL BY THE PLANNING COMMISSION AND THE TERMS THAT HAVE BEEN EXPLAINED BY THE CITY ATTORNEY AND THAT THEY APPROVE THE DEVELOPMENT AGREEMENT BECAUSE IT HAS BEEN THROUGH ALL THE PROCESSES NEEDED AND IS VERY REASONABLE AND WELL THOUGHT OUT. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, AND TIM SHUPE VOTING AYE. KATIE WILLIAMS VOTING NAY. MOTION PASSES.

- d. Consideration of the request of a re-zone of the Westside Investments Property located at approximately 2500 West 4000 North, parcel number 19-001-0176, from the C-2 Commercial zone to the Mixed-Use zone

Katie Williams stated she does not understand how they can rezone a parcel if it is not in the general plan. Attorney Liam Keogh stated the general plan is not law and that the development agreement is in state law, which gives them the authority to make the change.

TIM SHUPE MOTIONED TO APPROVE THE REQUEST OF THE RE-ZONE OF THE WESTSIDE INVESTMENTS PROPERTY LOCATED AT APPROXIMATELY 2500 WEST 4000 NORTH, PARCEL NUMBER 19-001-0176, FROM THE C-3 COMMERCIAL ZONE TO THE MIXED-USE ZONE. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. KATIE WILLIAMS VOTING NAY. MOTION PASSES.

- e. Consideration of an adoption acknowledgement of the Weber County, Utah Pre-Disaster Mitigation Plan 2024

Bob Blind went over the proposed adoption acknowledgement of Weber County's Pre-Disaster Mitigation Plan and explained that Farr West City is required to submit input on this plan to the state and FEMA.

KATIE WILLIAMS MOTIONED TO ADOPT ACKNOWLEDGEMENT OF THE WEBER COUNTY, UTAH PRE-DISASTER MITIGATION PLAN 2024. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

a. Report on Assignments

Bob Blind reported on a Veteran's Day event coming up at Smith Family Park. He also reported the purchase of a traffic speed sign and that he would like suggestions on where to use the sign. He stated that he met with CERT and discussed the use of drones for public works and CERT. He also talked about getting an AM radio station to use to get information out to the city. He reported on the Central Meter Sewer Board and stated the new tax rate was not approved.

David Jay reported on the trunk or treat and the good participation from the youth council. He said he attended the Weber School District meeting for the Farr West landing proposal.

Katie Williams reported on the Disc Golf course and the great use of space. She reported there is additional funding for the Mountain View Park and that there will be a zip line added to the park. There is progress on the dock at the Smith Family Park. There is an Active Transportation meeting coming up to discuss projects.

Tim Shupe reported on adopting a Water Conservation Plan. He has reviewed the State Housing Plan and discussed the requirements. He stated there is a request from the maintenance department to see if there is a way to use a new engineering company.

Ken Phippen reported on the Trail's Foundation and the membership drive. He reported on a safety observation to count traffic at 2700 N. He said the data will be submitted to UDOT for consideration. He reported that he attended a meeting with the Engineering Department and USU students on how to cross more safely. He said he met with Katie to look at vision boards of the current parks and how to improve each one. He reported on the Wasatch Choice Workshop and that they will submit the items for them to consider. He stated the trunk or treat was a great turnout, as well as the ribbon cutting for the disc golf course. He stated Bona Vista is looking for other sources of water. He reported on the Weber Transfer Station and how they are losing money due to competition. Econo Waste has been sold to a new company and they would like the city to sign a new agreement.

#6 – Adjournment

AT 8:51 PM., DAVID JAY MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

Breanne Carter, Clerk

Mayor Ken Phippen

Date Approved: _____