The regular meeting of the Farr West City Council was held on April 16, 2020 at 7:00 p.m. electronically through Webex. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Matt Gwynn, Josh Blazzard,and Ken Phippen. David Chugg was excused. Planning Commission Members present were Ted Black and Lyle Earl. Staff present was Whittney Black, Ryan Shaw and Andrea Zweifel. Visitors present were: Dan and Danika Humphreys, Jessica Dixon, Patrick Andrus, and John Pigatora.

Regular Meeting

Ken Phippen explained how the meeting would be conducted over the Webex platform.

#1 – Call to Order – Assistant Mayor Boyd Ferrin

Assistant Mayor Boyd Ferrin called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard offered a prayer.

#3 – Comments/Reports

a. **Resident(s) electronically participating in this meeting were asked to enter "comment" into the chat section of Webex and when given the opportunity to speak, were asked to unmute and address the Council. Each comment was limited to 3 minutes.*

There were no public comments.

b. Report from Planning Commission

Chairman Ted Black reported the Planning Commission held their regular meeting on March 12, 2020. At the meeting they motioned to recommend approval to the city council of a conditional use permit for boarding and kenneling. They also recommended approval of the rezone of the Woods Leasing LLC property located at 1856 N 2500 W. The commission then discussed modifications to the storm water ordinance and the moderate income housing plan.

The council moved to agenda item 4F.

#4 – Business Items

a. Approval of Ordinance No. 2020-03, Amending the Electronic Meeting Ordinance

Ryan Shaw clarified that the council has approved an ordinance for electronic meetings, but it needed some clean up and provisions needed to be added to address emergency situations like we are in now. Matt Gwynn asked if there was a quorum present at the anchor location. Ryan stated that requirement was temporarily suspended by the governor for the time being.

MATT GWYNN MOTIONED TO APPROVE AMENDING THE ELECTRONIC MEETING ORDINANCE NO. 2020-03. JOSH BLAZZARD SECONDED THE MOTION. ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of a conditional use permit for a boarding and kenneling facility located at 2623 North 2675 West – Patrick Andrus

Patrick Andrus electronically participated in the meeting. There were no questions from the council or the public for Mr. Andrus.

MATT GWYNN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A BOARDING AND KENNELING FACILITY LOCATED AT 2623 NORTH 2675 WEST, WITH THE CONDITION FROM THE PLANNING COMMISSION THAT THERE BE A MAXIMUM OF 8 ANIMALS INCLUDING THEIR OWN PETS. KEN PHIPPEN SECONDED THE MOTION. ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Approval of a re-zone of the Woods Leasing LLC property located at 1856 North 2500 West, parcel number 15-580-0003, from the R-1-15 and A-1 zone to the R-1-15 zone – John Pignataro

John Pignataro electronically participated in the meeting. There were no questions for Mr. Pignataro from the council or the public.

KEN PHIPPEN MOTIONED TO APPROVE THE RE-ZONE OF THE WOODS LEASING LLC PROPERTY LOCATED AT 1856 NORTH 2500 WEST, PARCEL NUMBER 15-580-0003, FROM THE R-1-15 AND A-1 ZONE

TO THE R-1-15 ZONE. MATT GWYNN SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Final Approval of the Blue Sky Subdivision, Amended Plat located at 1856 North 2500 West – John Pignataro

John Pignataro electronically participated in the meeting. There were no questions or comments from the council or the public.

MATT GWYNN MOTIONED TO GRANT FINAL APPROVAL OF THE BLUE SKY SUBDIVISION, AMENDED PLAT LOCATED AT 1856 NORTH 2500 WEST. KEN PHIPPEN SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Approval of bids for water connection at the sewer lift station – Nate Carver

Boyd Ferrin presented bids for a water connection at the sewer lift station. The first bid came from Marriott Construction for $6,864.46. The second bid was submitted by B&K Fox Contractors at $6,550.00. Mayor Dickemore commented that the city is currently using water from a neighboring property and the city would like to have their own connection.

KEN PHIPPEN MOTIONED TO APPROVE THE BID FROM B&K FOX CONTRACTORS, INC FOR $6,550.00. JOSH BLAZZARD SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. Set a public hearing to consider an ordinance change to implement the strategic plan for Moderate Income Housing Plan

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING TO CONSIDER AN ORDINANCE CHANGE TO IMPLEMENT THE STRATEGIC PLAN FOR MODERATE INCOME HOUSING PLAN FOR MAY 7, 2020 AT 7PM HELD ELECTRONICALLY. JOSH BLAZZARD SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH

BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

The Council then moved back to Agenda Item 4A and conducted the rest of the meeting in order of the agenda items.

g. Discussion/Action – Fence Ordinance

Josh Blazzard thanked the Planning Commission for their time and effort in looking into this. Josh explained that this issue originally came up because some residents are asking for fencing variances. Josh continued to explain that the Planning Commission has worked on this at length and has recommended that no changes be done to the current fence ordinance. Josh also stated that there are several fences throughout the city that are not in compliance with the current code. He also stated that it would be very difficult for the city to enforce the code because they haven't in a long time. He then asked the council their thoughts on how to address these existing conditions and future requests. Matt Gwynn commented that he doesn't have an issue with a 6 feet privacy fence on the back of a double frontage lot. Boyd Ferrin agreed that he does not have an issue with a 6 feet privacy fence on the back of a double frontage lot, but issues like view for neighbors backing out need to be addressed. Josh then suggested having the fence ordinance revised to include a section that would allow the council to address the uncommon fence requests on a case by case basis. Matt commented that if the concern is centered on clear view areas, maybe a setback could be created for double frontage lots on the back of the lot. Josh commented that every condition is a little bit different. Ken Phippen suggested adding these types of requests to the conditional use ordinance. That way the city can set conditions on a case by case basis and the neighbors can have input. Boyd stated he would like to have the city attorney's opinion. Ryan Shaw recommended that if the council pursues it as a conditional use that there should be well established criteria so that property owners, developers, and neighbors know what to expect. Ryan then stated that there needs to be some kind of continuity in the ordinance if that is the path the council decides to pursue. Matt suggested making a requirement that the fence has to be so many feet from the sidewalk to ensure that clear view area for pedestrians and drivers. Boyd Ferrin asked the council for what their suggestions are for addressing this issue. Ken stated that he feels that the city needs to find a way that allows property owners to use their property as they want, without violating other people's rights. He also cautioned opening up this to letting residents put a 6 feet fence in their front yards. He also stated he has concerns about lots that are not double frontage lots and those also need to be addressed. Dan Humphreys explained his difficulties with the current fencing requirements and his double frontage lot. Mr. Humphreys suggesting focusing on

double frontage lots while seeking a solution. Ken commented that is definitely something to that can be addressed. Josh commented that one solution is to keep the current fence ordinance, but allow for a double frontage variance with a conditional use requirement. Ken commented that a conditional use would also allow the neighbors to voice their concerns. Matt commented he is not in favor of having someone come in for a conditional use permit for a fence. There was a discussion about the benefits and risks of a conditional use permit and the clear view area. The discussion continued for a short while longer with the conclusion that the council should continue to look into possible solutions.

JOSH BLAZZARD MOTIONED TO TABLE A DECISION IN ORDER TO ALLOW TIME FOR JOSH BLAZZARD TO LOOK INTO POSSIBLE SOLUTIONS. KEN SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Discussion/Action – Use of 2020 Municipal RAMP Grant Funds

Ken Phippen commented that the city has received a municipal RAMP Grant. Ken also commented that these funds are usually reserved for the Freedom Festival. There council had a small discussion on whether or not to use the funds for the Freedom Festival this year because of the COVID-19 pandemic. The council ultimately decided to hold off on making a decision for awhile until a decision about the Freedom Festival is made.

KEN PHIPPEN MOTIONED TO TABLE A DECSION ON THE 2020 MUNICIPAL RAMP GRANT FUNDS. JOSH BLAZZARD SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

a. Approval of minutes dated March 5, 2020

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED MARCH 6, 2020. JOSH BLAZZARD SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of payment of bills dated April 14, 2020

See Warrant Register dated April 14, 2020.

MATT GWYNN MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 14, 2020. KEN PHIPPEN SECONDED. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Smith Family Park Update and Approval of Bids

Boyd Ferrin reported that the landscapers are working at the park and it is being used a lot by the public.

Ken Phippen reported that a bench or two will be installed around the pond.

Mayor Dickemore reported that the sprinkler system is being put in.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Matt Gwynn reported on COVID-19 in Weber County, the Weber Fire District, and that the fishing club was cancelled.

Ken Phippen reported the city has put in for several grants and explained what those funds could potentially be used for. Ken also reported on the Active Transportation Committee meeting. Ken also reported on the website and the city's social media.

Boyd Ferrin reported the mosquito abatement meeting was cancelled for this month, but they are spraying. Boyd then asked the council to start thinking about what the council should do about the Freedom Festival. Boyd also reported on the Central Weber Sewer District, specifically their new line.

Mayor Dickemore reiterated Boyd's request that the council consider cancelling or holding the Freedom Festival. The mayor also reported that there was an issue with the Plain City Canal, but it was been resolved. The mayor then commented that the staff has been doing a great job and they will have gloves and masks for the soft opening.

#7 – Adjournment

AT 7:59P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION. A ROLE CALL VOTE WAS TAKEN WITH MATT GWYNN, JOSH BLAZZARD, KEN PHIPPEN AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

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Whittney Black, Deputy Clerk

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Lee Dickemore, Mayor

Date Approved: _____