

The regular meeting of the Farr West City Council was held on November 19, 2020 at 7:00 p.m. at city hall and electronically through Webex. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Ken Phippen, David Chugg, Matt Gwynn, and Josh Blazzard. Planning Commission Members present were Ted Black, Lou Best, Greg Baptist, and Lyle Earl. Staff present was Whittney Black, Nate Carver, and Ryan Shaw. Visitors present were (Via WebEx): Aubrea Hufstetler, Joseph Clark, Deccan, Robert Alexander, Deccan, Jim Flint, Glen Carr, LeeAnn Hubbard, and Aaron Hubbard.

Regular Meeting

#1 – Call to Order – Assistant Mayor Boyd Ferrin

Assistant Mayor Boyd Ferrin called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Matt Gwynn led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard offered a prayer.

#3 – Comments/Reports

a. Public Comments

**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 that at the November 12th Planning Commission meeting. Ted reported the Planning Commission set a public hearing to consider the request of a rezone of the Zero Latitude Properties LLC property located at approximately 2656 North 2000 West from A-1 zone to the C-2 Commercial Zone for December 10th. The Commission also motioned to recommend preliminary approval and waive final approval of the Chugg Estates Subdivision located at 2272 North 2575 West. The Commission then motioned to cancel their November 26th and December 24th meetings.

#4 – Business Items

a. Approval of Business Licenses

i. Aubrea Hufstetler Salon - Hufstetler

Aubrea Hufstetler electronically participated in the meeting seeking approval of a business license for Aubrea Hefstetler Salon. Ms. Hufstetler stated that she is a licensed cosmetologist and has installed a salon in her basement.

KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR AUBREA HUFSTETLER SALON. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN, KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Open public hearing to consider the request to vacate a utility easement for Glen and Holly Carr located at 2685 West 3100 North

DAVID CHUGG MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A UTILITY EASEMENT FOR GLEN AND HOLLY CARR LOCATED AT 2685 WEST 3100 NORTH. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES.

Boyd Ferrin explained that the residents are seeking a vacation of the utility easement across their property. David Chugg stated that he does not see any problems or concerns with it. David did ask the reason behind the shed. Boyd commented that it is for a shed. There were no public comments.

c. Close the public hearing and proceed with the regular meeting

MATT GWYNN MOTIONED TO CLOSE THE PUBLIC HEARING AND TO PROCEED WITH THE REGULAR MEETING. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN, KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Motion – Vacate the utility easement on the Glen and Holly Carr property located at 2685 West 3100 North – Glen Carr

KEN PHIPPEN MOTIONED TO APPROVE ORDINANCE NUMBER 2020-11, VACATING THE UTILITY EASEMENT ON THE GLEN AND HOLLY CARR PROPERTY LOCATED AT 2685 WEST 3100 NORTH. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN, KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Approval of the Chugg Estates Subdivision located at 2272 North 2575 West – Matt Chugg

Boyd Ferrin clarified with Mr. Chugg that he was just combining two lots.

JOSH BLAZZARD MOTIONED TO APPROVE THE CHUGG ESTATES SUBDIVISION LOCATED AT 2272 NORTH 2575 WEST. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE, AND KEN PHIPPEN VOTING NAY. MOTION PASSES.

- f. Approval of the David Chugg property re-zone located at approximately 1300 North 1200 West, parcel number 15-001-0054, from the A-1 zone to the C-2 Commercial zone- David Chugg/Jeffrey Beckstead

David Chugg commented that there are two parcels and one is already zoned C-2 and the back half is the old railroad property. David commented that there is a diesel fuel line and an irrigation pipe line that runs through it. David stated they plan on staying clear of those and would like to create one lot. Boyd Ferrin asked how wide the property is. David stated that based on memory he believes it is 100feet, but does not have the exact number in front of him at this time. Josh Blazzard asked if the property to the north is already commercial. David commented that the horse property north of his property is zoned commercial. Josh then asked if the railroad owns the rest of their property still or if it has all been sold. David said that he could not speak to that as he does not have that information. Boyd asked if the railroad had anything to say about what would be placed on this property. David commented he did not buy the property from the railroad, so he has not had any discussion with the railroad. Josh asked Ted what the thoughts were from the Planning Commission. Ted Black stated that the Planning Commission unanimously voted to approve. Ken Phippen commented that the city should follow the general plan.

MATT GWYNN MOTIONED TO APPROVE THE DAVID CHUGG PROPERTY RE-ZONE LOCATED AT APPROXIMATELY 1300 NORTH 1200 WEST, PARCEL NUMBER 15-001-0054, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. JOSH BLAZZARD SECONDED THE MOTION.

Further discussion was required. Ken Phippen commented that he feels the city should follow the general plan as it is approved now. Josh commented that he looked at the general plan and noticed that a large majority of these lots are already zoned commercial and agrees that the general plan should be updated. Boyd agreed that most of the land is already zoned commercial and this is just a small piece to add to that. Matt Gwynn pointed out that this has already been looked at thoroughly by the Planning Commission.

A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG ABSTAINING; MATT GWYNN, JOSH BLAZZARD AND BOYD FERRIN VOTING AYE, AND KEN PHIPPEN VOTING NAY. MOTION PASSES.

- g. Approval of Resolution No. 2020-03, Updating the fee schedule in the Farr West City Municipal Code

Ryan Shaw explained that the city is getting more and more of these vacations of easement requests, and it has been determined that a fee attached to the application to vacate was needed.

KEN PHIPPEN MOTIONED TO APPROVE RESOLUTION NO. 2020-03, UPDATING THE FEE SCHEDULE IN THE FARR WEST CITY MUNICIPAL CODE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, MATT GWYNN, KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Approval of annual Moderate Income Housing Report – Ted Black

Ryan Shaw explained that a Moderate Income Housing Plan was approved by the city and submitted some months ago. However, a public hearing needs to be held for zoning amendments that are part of the plan submitted to the State. Ken Phippen suggested combing the public hearing for this with a public hearing on the general plan. Ryan stated those should be separate. Ted recommended setting a date in February or March to pass the ordinance. Ted stated that the report needs to be in by the first of December. Ted commented that he used the 2019 Census update data.

Ryan asked Ted how the city is looking in this issue. Ted commented that Westwood Village protects the city in the moderate income housing issue. Ted explained some aspects of the report and how Farr West is fairing in this issue.

DAVID CHUGG MOTIONED TO APPROVE THE MODERATE INCOME HOUSING REPORT, MOVE THE ORDINANCE PASSAGE DATE TO THE END OF QUARTER 1 IN MARCH, AND SET A PUBLIC HEARING FOR THE FIRST MEETING IN JANUARY. JOSH BLAZZARD SECONDED THE MOTION, WITH DAVID CHUGG, MATT GWYNN, KEN PHIPPEN, JOSH BLAZZARD, AND BOYD FERRIN VOTING AYE. MOTION PASSES.

i. Approval of new snow plow purchase

DAVID CHUGG MOTIONED TO APPROVE THE PURCHASE OF A NEW SNOW PLOW FROM RUSH TRUCK CENTERS FOR \$89,584.04. KEN PHIPPEN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN, JOSH BLAZZARD, DAVID CHUGG, MATT GWYNN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

a. Approval of minutes dated November 5, 2020

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 5, 2020. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN, JOSH BLAZZARD, DAVID CHUGG, MATT GWYNN, AND BOYD FERRIN VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated November 18, 2020

DAVID CHUGG MOTIONED TO APPROVE THE BILLS DATED NOVEMBER 18, 2020. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN, JOSH BLAZZARD, DAVID CHUGG, MATT GWYNN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Smith Family Park Update

Boyd Ferrin stated that the park committee is working with Shelly from the county on a grant that will be submitted at the first of the year. Boyd also stated the park is being well used.

Ken Phippen discussed the triangle piece and the possible ideas of what the city can do with that property if a grant is given.

#6 – Mayor/Council Follow-up

a. Report on Assignments

David Chugg reported on nuisances with the two businesses, Farr West Auto and Special Blend Motor Garage. David is actively working with the owners and tenants of these properties.

Matt Gwynn reported on the Fire District Board Meeting. Matt also stated he has submitted his resignation effective December 31st at midnight. Matt stated he will still be actively participating in the city, but is just moving to a different office. The council congratulated Matt on his new seat and thanked him for his service.

Ken Phippen reported on grants and the Mountain View Trail project.

Josh Blazzard reported an update on the upcoming road project. Josh also suggested that the city council push a work session with the public works to January 7th to do it in person. Josh also reported that the sewer project should be done by March.

Boyd Ferrin reported on meetings with UDOT, various individuals, and the mayor.

Mayor Dickemore reported that the Rec Center gym is closed, but the exercise room is open. The senior center is completely closed. The mayor also reported on Bona Vista, employee interviews, and RAMP grant. The mayor also suggested cancelling the December 3rd City Council meeting, as the last Planning Commission meeting in November is cancelled. The council agreed to cancel that meeting.

– Adjournment

AT 8:03P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN, JOSH BLAZZARD, DAVID CHUGG, MATT GWYNN, AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Whittney Black, Deputy Clerk

Lee Dickmore, Mayor

Date Approved: _____