

A joint work session between the Farr West Planning Commission and City Council, and the regular meeting of the Farr West City Council was held on May 6, 2021 at 6:00 p.m. at city hall and electronically through WebEx.

Council members present at city hall were Mayor Lee Dickemore, Boyd Ferrin, Ken Phippen, Bruce Richins, Dave Chugg, and Josh Blazzard.

Planning Commission Members present at city hall were Ted Black, Genneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Steve Hurd, Brandon Whitesides, and Darren Roylance.

Staff present at city hall was Whittney Black and Cody Cardon. Ryan Shaw and Rob Spronk participated over WebEx.

Visitors present were (Via WebEx): Brooke Hardcastle, Bryan Bayles, Cambria Miller, Jon Reed, J Ahlstrom, Delwyn Westergard, Dustin Skeen, Gerlynn, Andrew Hoth, Ken Gardner, Lurlene Westergard, Matt Wilson, Fay Warr, Robert Alexander, Jim Flint, Paul Bertagnolli, and Sam Knight.

Work Session

Mayor Dickemore started the work session and asked Chairman Ted Black to give a short presentation on the reasons behind and possible options for a Mixed Density Residential Zone.

Chairman Black explained that this issue has come about in the last five years because the city has seen a need for smaller homes on smaller lots to serve the older citizens. Ted also explained that current trends in real estate indicate that the rising generation prefers these types of housing. Ted continued to comment that the city could potentially be pricing itself out of the market, and that this type of ordinance could benefit the city as legislatures continue to increase the requirements to provide moderate income housing. Ted then defined mixed density residential. He explained that this is a mixture of products that allows developers and residents choices in what they develop and what they buy. Some examples include custom homes on larger lots, patio homes on smaller lots, 55 and older communities, and/or townhouses. Ted then commented that the proposed ordinance would only allow this type of development on larger tracks of land. One option would limit developments to 40 acres or more. Another option would limit developments to 75 acres or more. Possible locations include: the Randall Property north of 2700 North, the property behind the Heritage Chapel west of 2000 West, the property west of Mountain View Park, the property West of the fire station and South 1800 North, and the property South of Associated Foods. Ted pointed out that these are options; no owner is under any obligation to use this proposed zone. Ted also pointed out that the property north of Toads will likely be commercial and is not included here. Ted then explained the two proposed ordinances. The prescriptive ordinance has very set requirements and outlines how much would be townhouses, patio homes, and R-1-15 homes. The challenge with a prescriptive ordinance is if a developer comes in and meets all the requirements the city is under a legal obligation to approve that

development whether they like it or not. The other is a performance based ordinance that gives the developer more freedom in design and the city more freedom in denying or requesting the developer come up with a different plan. Ted commented that a third option is to do nothing. Ted noted that the city is not talking about low-income housing, this is moderate-income housing. Low-income housing cannot be discussed without discussing subsidies. Ted then explained that there is a housing crisis in Utah and the legislature is willing to dictate to cities what they will do. The state can and will withhold money for lack of compliance, and the legislature is likely to take more action in the 2022 legislative session. Ted explained that some benefits of being proactive in this include: dictating our own destiny, having the ability to negotiate based on being proactive, deciding where this type of development will go, and locating these in proposed areas instead of pacing them as infill. Ted wrapped up his presentation by going through the potential impacts on the city. Ted expressed his opinion that a buffer between new developments and existing developments and canals be included in any mixed density ordinance. The buffer should be R-1-15 lots or larger. The majority of traffic would feed onto 2000 West, a state road. The impact will be the difference between 2.6 units per acre and 4 units per acre. This will also result in an increase in public open space.

Mayor Dickemore then had the city council each express their opinion on the mixed density ordinance that was tabled and possible options to pursue.

Councilman Ferrin commented that he feels that the ordinance that was tabled was not in the best interest of the city. He would rather see an ordinance similar to the performance based ordinance that Ted explained. He assured the citizens that they are not proposing opening the city to possible developments similar to what is going on in West Haven. He would also like more input on what the citizens would like to see in a performance based ordinance. Councilman Ferrin pointed out that Farr West is bordered by unincorporated Weber County, whose ordinances would allow for things that Farr West doesn't. These types of developments would still impact Farr West.

Councilman Blazzard echoed what Councilman Ferrin has said. He also commented that he feels the appropriate starting place is to do online polls/surveys to reach people's reactions and an idea of where they draw the line. Ted clarified that apartments are not being considered at all.

Councilman Chugg agreed with Councilman Blazzard that a lot more public input is needed. He feels that a lot of misinformation is still circulating.

Councilman Richins expressed his concerns with the definition of what qualifies as an apartment and his concerns with HOAs. He also expressed his desire to see only residential and patio homes, no two-story units.

Councilman Phippen reminded everyone that the current code allows for up to 30% of smaller lots in R-1-15 developments if open space is involved. In the mixed-use zone patio homes and townhomes are already allowed. He also explained that the city used to have a planned

development ordinance which Mountain View and Remuda were developed under. Councilman Phippen also explained that a new house bill would allow for residents to rent out part of their home. He expressed that he is in favor of a plan. He is not in favor of townhomes.

Mayor Dickemore explained that he has a lot of people telling him they don't want townhomes like West Haven. He also has had older folks that would like patio homes. He then said he would like to go through the Planning Commission and have them ask the City Council questions and express their concerns.

Geneva Blanchard expressed that she feels that there needs to be more communication between the City Council and the Planning Commission. She agrees that the performance based ordinance is the direction the city should pursue, but the ordinance that was tabled can still be used as a starting point.

Lyle Earl also expressed that he feel that the performance based ordinance option is the best option because the city has more control.

Lou Best expressed that he felt that the ordinance the Planning Commission presented to the City Council was a first draft. He also expressed that he likes the performance based ordinance, but the Planning Commission still needs to discuss it and work out the details. He stated that he believes the better approach would be to present to the public some alternative plans and ask them which they like the best and why. That way the Planning Commission has something to move forward with. He also stated that he feels the city needs to define what a buffer is. He agrees with Geneva that more collaboration needs to happen between the bodies.

Darren Roylance agrees with Geneva that the original ordinance doesn't need to be scrapped just revised, and that more communication needs to happen between bodies. He also agreed with Councilman Richins that townhomes can get confused with apartments. He personally is against townhomes, but is in favor of patio homes.

Greg Baptist expressed that he is in favor of the performance based ordinance because it gives the city more control.

Steve Hurd would like to outline the options quickly and get the public's opinion. Then if their opinion is to do nothing the city bodies wouldn't have to pursue it more. He is seeing that younger people don't want something with a lot of upkeep and that parents/kids want to live close to family. He also expressed he is not in favor of HOAs or townhomes, because of what they can become if mismanaged.

Brandon Whitesides he is more for being proactive than being told what to do. He believes the city should look at surrounding areas to see if there is enough saturation with these types of develops and how that will impact what the state could dictate.

It was determined that another joint work session will be held before the June 3rd City Council.

Regular Meeting

#1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Boyd Ferrin led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard gave the 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 on the April 22, 2021 Planning Commission meeting. Ted stated that the commission held a public hearing to consider the request of an agribusiness for Bryant and Lisa Jensen, specifically for a reception center, farmers market, off-site products, and special events. Based on the concerns from the neighbors, the commission motioned to table the recommendation on this request until more information can be gathered from the Jensen's. Ted stated that the commission has discovered some errors in the agribusiness ordinance. The council gave their permission to clean up the agribusiness ordinance. Ted then reported that the commission set a public hearing to consider the request of a conditional use permit for a 2,700 square foot accessory building for Michael & Amanda Hodson located at 1842 North 2300 West for May 13, 2021.

#4 – Business Items

a. Approval of business licenses – Cast Iron Fusion Inc – Jon & Chaleh Reed

Jon and Chaleh Reed electronically participated in the meeting. Boyd Ferrin asked if there would be traffic in the neighborhood. Mr. Reed indicated that there would not be. Boyd asked if the products would be made and sold online. Mr. Reed indicated

that would be the process. Ken Phippen clarified with Mr. Reed that he would be mindful of his neighbors.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR CAST IRON FUSION INC. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Iron Ox, LLC – Andrew Hoth

Andrew Hoth electronically participated in the meeting. Mr. Hoth explained that his business would involve moving dirt, hauling dirt, and site preparation. He would not be doing full landscaping, no sprinklers or grass. He would mainly just be delivering materials. Boyd Ferrin asked how this would impact his neighborhood. Mr. Hoth indicated that the equipment would be stored behind his home on his property. Ken Phippen asked if any of the materials he was delivering would be stored at his home. Mr. Hoth stated there would be no storage; he would pick it up and then deliver it.

DAVE CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR IRON OX, LLC. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of modified site plan for the Knight Building located at 1741 North 2000 West – Gardner Energy/Sam Knight

Ken from Gardner Energy explained that this is a covered parking structure for the Knight property. Sam Knight confirmed that this will double the parking and the covered parking will have solar on it.

KEN PHIPPEN MOTIONED TO GRANT APPROVAL OF A MODIFIED SITE PLAN FOR THE KNIGHT BUILDING LOCATED AT 1741 NORTH 2000 WEST. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

- c. Set a public hearing for May 20, 2021 to consider vacating the public utility easement for Paul Bertagnolli

Paul Bertagnolli electronically participated in the meeting. Robbie Spronk stated that he has met with Mr. Bertagnolli and his backyard does have a drain in it. He has shown Mr. Bertagnolli where the drain is and what he wants to vacate won't affect it.

JOSH BLAZZARD MOTIONED TO SET A PUBLIC HEARING FOR MAY 20, 2021 TO CONSIDER VACATING THE PUBLIC UTILITY EASEMENT FOR

PAUL BERTAGNOLLI. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Adoption of 2021-2022 Tentative Budget – Cody Cardon

Cody Cardon went through the 2021-2022 Tentative Budget. Cody explained that he has separated the parks department from the recreation department and created new accounts for that.

BOYD FERRIN MOTIONED TO ADOPT THE 2021-2022 TENTATIVE BUDGET. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Set a public hearing for June 17, 2021 to consider adoption of telecommunications license tax and municipal energy sales and use tax ordinances

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR JUNE 17, 2021 TO CONSIDER ADOPTION OF TELECOMMUNICATIONS LICENSE TAX AND MUNICIPAL ENERGY SALES AND USE TAX ORDINANCES. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Set a public hearing for June 17, 2021 to consider adjusting the 2020-2021 budget

BOYD FERRIN MOTIONED TO SET A PUBLIC HEARING FOR JUNE 17, 2021 TO CONSIDER ADJUSTING THE 2020-2021 BUDGET. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Set a public hearing for June 17, 2021 to consider approval of the final 2021-2022 budget

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR JUNE 17, 2021 TO CONSIDER APPROVAL OF THE FINAL 2021-2022 BUDGET. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Approval and awarding of bid for 4000 North Western Drain Improvement project – Rob Spronk

Robbie Spronk explained that this is another rip rap project on the western drain, and they are just continuing where they stopped up to the bend.

BOYD FERRIN MOTIONED TO APPROVE AND AWARD THE BID FROM ALLIED UNDERGROUND FOR \$106,639.10 FOR THE 4000 NORTH WESTERN DRAIN IMPROVEMENT PROJECT. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated April 15, 2021

DAVE CHUGG MOTIONED TO APPROVE THE MINUTES DATED APRIL 15, 2021. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated May 5, 2021

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED MAY 5, 2021. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Smith Family Park Update

Boyd Ferrin reported that the pickle ball courts have been relocated to the Mountain View Park. They are waiting for approval from RAMP to get started.

Ken reported that the public works has been hauling away loads of dirt from the triangle piece park making it ready for the playground to the library property. The playground equipment has been ordered and should arrive by mid-June.

Lyle Earl reported on the fishing club. He has purchased some chairs and tables for social distancing and additional workspace for the kids. They have 30 kids in the class and it is functioning very well.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Boyd Ferrin had nothing new to report.

Josh Blazzard had nothing new to report.

Dave Chugg had nothing new to report.

Bruce Richins reported he is looking for an assistant youth city council advisor. He also reported on a meeting with Weber County's CERT.

Ken Phippen reported grant reports are coming due. Ken and Josh thanked Whittney Black for her work on the city's Website.

Mayor Dickemore reported on the senior center, the fair board, and Central Weber Sewer. Mayor Dickemore stated he would like the city meetings to go back to in-person at the next city council meeting, with masks required.

#7 – Adjournment

AT 8:04P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

Whittney Black, Deputy Clerk

Lee Dickemore, Mayor

Date Approved: _____