

The regular meeting of the Farr West City Council was held on October 7, 2021 at 7:00 p.m. at city hall.

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

Planning Commission Members present were Chairman Ted Black and Lou Best.

Staff present was McKinzie Tams and Ryan Shaw.

Visitors present were: See attached list.

#### #1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#### #2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Opening Prayer

Boyd Ferrin offered a prayer.

#### #3 – Comments/Reports

a. Public Comments

*\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue not on the agenda.*

There were no public comments.

b. Report from Planning Commission

Ted Black reported that the Planning Commission held two public hearings. First hearing was to consider a rezone of the B&G Management LLC property from a A-1 to a C-2 zone. Second hearing was to make a recommendation to city council relevant to the livestock ordinance. Mr. Black recommended approval of both the B&G rezone as well as the amendments made to the livestock ordinance. Planning Commission set two public hearings. Mr. Black stated they tabled the preliminary approval for the Parkside Estates Subdivision. Ted recommended to the city council the approval of the site plan for the Weber Fire District.

#### #4 – Business Items

a. Discussion/Action – Consideration of conditional use permit and business license revocation for Special Blend Motor Garage LLC

Dave Chugg gave an update on the SBMG guidelines that have been addressed. He reported on several changes and updates SBMG completed in an attempt to become compliant with the conditional use permit. Ken Phippen stated the conditional use permit that was granted to the previous owner was isolated to the back part of the complex and did not include the front area of the complex. He then asked attorney Ryan Shaw how the expansion grew or if it grows automatically with the new business/business owner? Ryan Shaw provided some insight about how the original footprint was similar to the previous owners and has now been changed. Mr. Shaw stated the proper procedure would be for them to come in with a new site plan based on the new footprint. Bruce Richins inquired about the expansion of the business and if SBMG planned to continue doing business at this location long term. Shaun Carr explained to the City Council that SBMG has acquired a two-acre storage facility up the road for any extra vehicles. Mr. Carr stated it is in their plan to eventually relocate to a larger facility when the business can financially afford the modifications. Boyd Ferrin expressed concern that the city has not received any taxes from this business to date. Dave Chugg stated they did not have any Utah sales in 2020 however, in June 2021 they were granted a business license and to date there has been about \$15,000 in sales tax. Mr. Ferrin stated he has been by the business on several occasions where there have been 7 to 13 cars parked there and that business is being conducted outside the allowed hours. Ken Phippen feels they are not in compliance and wants the business license revoked and remove the conditional use permit from the property.

Mayor Dickemore stated a motion was made at the August 19<sup>th</sup> City Council meeting to revoke the business license and conditional use permit. The Mayor then asked each council member for their vote on that motion. Ken Phippen, Bruce Richins, Boyd Ferrin and Josh Blazzard all voted to revoke both the business license and conditional use permit for Special Blend Motor Garage LLC. Dave Chugg voted nay.

Ryan Shaw stated the ordinance requires certain guidelines and that from this date the Special Blend Motor Garage business license and conditional use permit have been revoked.

b. Approval of the B&G Management LLC property re-zone located at 2900 North 2000 West, parcel number 19-014-0042, from the A-1 zone to the C-2 Commercial zone

Ted Black states the planning commission recommends approval of this property as it is consistent with other properties and our general plan.

**BOYD FERRIN MOTIONED TO APPROVAL THE B&G MANAGEMENT LLC PROPERTY RE-ZONE LOCATED AT 2900 NORTH 2000 WEST, PARCEL NUMBER 19-014-0042, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

- c. Approval of Ordinance No. 21-11, amending the livestock ordinance, 6.08.020

Lou Best presented the amendments to the livestock ordinance recommended by the planning commission.

**KEN PHIPPEN MOTIONED TO APPROVE ORDINANCE NO. 21-11, AMENDING THE LIVESTOCK ORDINANCE, 6.08.020. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, BRUCE RICHINS, AND KEN PHIPPEN, ALL VOTING AYE. MOTION CARRIES.**

- d. Approval of a modified site plan for Weber Fire District located at 2023 West 1300 North

Ted Black stated that Planning Commission recommends the approval of the site plan for Weber Fire District.

**DAVE CHUGG MOTIONED TO GRANT APPROVAL OF A MODIFIED SITE PLAN FOR WEBER FIRE DISTRICT LOCATED AT 2023 WEST 1300 NORTH. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. BOYD FERRIN CONFIRMED WITH CITY ATTORNEY THAT HE WAS STILL ABLE TO VOTE EVEN THOUGH HE ALSO SERVES FOR THE FIRE DISTRICT.**

- e. Approval of contract with Econo Waste for garbage and recycling services

Ryan Shaw reported on the changes to the original contract. He stated the city owns solid waste containers and Econo Waste owns the recycling cans. Econo Waste wanted the city to take on billing and collect payment for the recycle cans. An agreement was made between both parties that the cost of the recycling cans would be added into the residents billing cycles. It was also established that after the first year, if there was an annual rate increase with other utilities, then Econo Waste would be given the opportunity to increase their cost also. Becky Brooks voiced that she

wanted city council to consider that recycling only come once a month and that it would possibly reduce the cost for the residence.

**DAVE CHUGG MOTIONED TO APPROVE THE CONTRACT FOR RESIDENTIAL SOLID WASTE AND RECYCLE MATERIAL COLLECTION AND DISPOSAL WITH ECONO WASTE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

f. Discussion – Code Enforcement Officer

Josh Blazzard looked into other cities and how they deal with code enforcement. Farr West City currently does not have an employee that would be able to take on the extra tasks. He stated some cities contract with Weber County on an hourly basis. He wanted input from the city council to utilize Weber County instead of hiring someone. Boyd Ferrin, Mayor Dickemore, Dave Chugg, Josh Blazzard and Ken Phippen discussed different thoughts and ideas about outsourcing a code enforcement officer vs. hiring one in house. Josh Blazzard stated it was indicated to him that the Sheriffs office has seen about a 95% success rate just by educating people on code enforcement without escalating the situation. Ryan Shaw voiced that the city should consider making sure the code is up to date and address things before code enforcement is implemented.

#5 – Consent Items

a. Approval of minutes dated September 16, 2021

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 16, 2021. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

b. Approval of bills dated October 6, 2021

**BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED OCTOBER 6, 2021. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

c. Smith Family Park Update

Boyd Ferrin reported the triangle section is in place. Mr. Ferrin stated Ken Phippen brought to his attention some proposals on updating other parks.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Josh Blazzard invited people to the Trunk or Treat held by the city. Josh then stated the city is able to get over \$400,000 funding for the new public works facilities to get in compliance with storm water requirements.

Boyd Ferrin reported he had an opportunity to meet with the fire district and go over their budget plan.

Bruce Richins asked what events usually take place on Veterans Day, he thinks it is time to retire the flag and change the time for Veterans Day activity to 2:00 pm so the Fremont High Band can be present. Bruce then reported he has reserved the senior center for suicide prevention for our youth on the 22<sup>nd</sup> of October.

Ken Phippen expanded on the playground updates and doing so with grants. 64 new engraved bricks for the veterans memorial plaza and hoping to have that in place soon.

A resident from the audience asked what the next step was with the revocation of the SBMG business license. Attorney Ryan Shaw said we don't know what to expect.

Mayor Dickemore stated Weber Morgan Health Department is worried about Covid and how it is affecting our kids. He advised people to wear masks and stay safe. Dickemore commented on the success of the Weber County Fair.

A resident in the audience inquired about the library possibly going in north of Wahlquist Jr. High. Mayor Dickemore stated we aren't giving up and will hopefully see one in the future.

#7 – Adjournment

**AT 8:04 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

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McKinzie Tams, Deputy Clerk

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Lee Dickemore, Mayor

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