

The regular meeting of the Farr West City Council was held on October 21, 2021 at 7:00 p.m. at city hall. Council members present were Mayor Lee Dickemore, Dave Chugg, Ken Phippen, Bruce Richins and Boyd Ferrin. Josh Blazzard was excused.

Planning Commission Member present was Chairman Ted Black. Staff present was Andrea Zweifel. 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

Bruce Richins led in the Pledge of Allegiance.

b. Opening Prayer

Dave Chugg 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 a work session to discuss parks and the general plan. The Commission then held two public hearings; one to consider the re-zone request for John Watson and one to consider the request of a conditional use permit for a 5,500 square foot accessory building for Andy Fishburn. Mr. Black reported the Planning Commission then recommended approval on both items. The Planning Commission also recommended preliminary approval of the Phase 1 of the Parkside Estates Subdivision, set alternate dates for their November Planning Commission meetings, approved their minutes and reported on assignments before adjourning.

#4 – Business Items

a. Approval of the John Watson re-zone located at 1246 North 2000 West, parcel number 15-004-0046, from the A-1 zone to the R-1-15 zone

John Watson was present requesting a re-zone of his property located at 1246 North 2000 West. Mr. Watson stated Jim Flint represented him at the Planning Commission meeting. He stated in March he purchased 6.6 acres from the Fisher Family and has

just sat on the property until now. He stated he would like to maintain the house on the property and would like to separate it from the remainder of the property. Mr. Watson stated he would like to have the C-2 zoning on the rest of the property eventually. Ted Black stated 2 zones cannot be applied to one property, so they decided this would be the best approach to accomplish splitting the house off at the beginning of the process. Ken Phippen commented that along this whole stretch the City may want to look at a zone that will accommodate a mixed use to allow for the property owners to keep the homes and develop the rest as commercial.

DAVE CHUGG MOTIONED TO APPROVE A RE-ZONE OF THE JOHN WATSON PROPERTY LOCATED AT 1246 NORTH 2000 WEST, PARCEL NUMBER 15-004-0046, FROM THE A-1 ZONE TO THE R-1-15 ZONE. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of a conditional use permit for Andy Fishburn for a 5,500 square foot accessory building located at 1797 Heritage Ranch Drive

Andy Fishburn was not present to request a conditional use permit for an accessory building. Ted Black represented what occurred at the Planning Commission meeting. He stated there is a basketball court, a kitchenette and restrooms in it. Ted stated they made it clear this building is not to be used as an additional residence.

BOYD FERRIN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR ANDY FISHBURN FOR A 5,500 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1797 HERITAGE RANCH DRIVE, WITH THE CONDITIONS THIS BUILDING IS NOT USED FOR AN ADDITIONAL RESIDENCE OR BUSINESS. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE.

- c. Preliminary approval of the Parkside Estates Subdivision Phase 1 located at approximately 1995 North 2000 West

Bryan Bayles was present seeking preliminary approval of Parkside Estates. Mr. Bayles reported they have addressed the issues from the initial Kent Jones letter. He stated they are only seeking approval of Phase 1 at this time due to the single access and allotment of only 30 homes at this time. Dave Chugg asked confirmed 1975 North will not be completed until Phase 2 and asked about maintenance of the remaining ground. Mr. Bayles stated they will be putting up a solid vinyl fence and Dale Chugg will continue to farm it. Ken Phippen asked if the H.O.A. would be maintaining the entrance at 1950 North. Mr. Bayles stated yes, they will maintain that as well as the trails. Ken Phippen stated the Ramers' may possibly be interested

in the strip between their property and the street and stated that may be something they want to look in to. Mr. Bayles stated they are actually pretty hesitant to do that and would prefer to maintain ownership so they can ensure it continues to look good throughout the development process. Bruce asked about the individual lift stations for each home. Mayor Dickemore stated they attempted to work with Randy Marriott on that and it didn't work out so this is the only option at this time.

DAVE CHUGG MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE PARKSIDE ESTATES SUBDIVISION PHASE 1 LOCATED AT APPROXIMATELY 1995 NORTH 2000 WEST. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

- d. Set a public hearing for November 4, 2021 to consider vacating the public utility easement for Mark & Janet Jones located at 1648 West Harrisville Rd

Janet Jones was present requesting to vacate a public utility easement on her property. Ms. Jones stated she wants to build a garage on the backside of the property and would like to vacate the easement to do so. Bruce asked how tall the building will be. Ms. Jones stated about 12 feet.

BOYD FERRIN MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 4, 2021 TO CONSIDER VACATING THE PUBLIC UTILITY EASEMENT FOR MARK & JANET JONES LOCATED AT 1648 WEST HARRISVILLE RD. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing for November 4, 2021 to consider vacating the public utility easement for Brandon Graham located at 2356 West 2525 North

Brandon Graham was present requesting to vacate a public utility easement on his property. Mr. Graham stated he wants to build a shop on the rear of the property and would like to build 5 feet from the property line. Ken Phippen asked the applicant to obtain letters from the fiber companies before the public hearing.

DAVE CHUGG MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 4, 2021 TO CONSIDER VACATING THE PUBLIC UTILITY EASEMENT FOR BRANDON GRAHAM LOCATED AT 2356 WEST 2525 NORTH. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

f. Schedule a special meeting for the 2021 Municipal Election Canvass

Mayor Dickemore stated the date and time that worked for everyone for the special meeting is November 15, 2021 at 9:00 a.m. via Webex.

BOYD FERRIN MOTIONED TO SCHEDULE A SPECIAL MEETING TO CANVASS THE 2021 MUNICIPAL ELECTION FOR MONDAY, NOVEMBER 15, 2021 AT 9:00 A.M. THROUGH WEBEX. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE.

g. Discussion – Farr West City response to the JDC Ranch development in Weber County

Mayor Dickemore reported on the current status of the JDC Ranch development in Weber County. Mayor Dickemore stated a month ago he and Boyd were approached by a County Commissioner who stated the County was going to be looking at a development on the Jay Christensen property since Plain City and Farr West had declined to annex it into their respective cities. Mayor Dickemore stated he expressed his concerns regarding the drainage and sewer capacity. Boyd Ferrin stated he and Mayor Dickemore met with the director and engineer at Central Weber Sewer a plead their case from Farr West City and wanted to ensure with them that Farr West has the capacity for current and future development. Boyd stated Central Weber stated they will do a survey before they would grant JDC a “will serve” letter. Mayor Dickemore stated the Weber County Planning Commission voted 5-1 to approve the JDC Ranch development. Mayor Dickemore stated he has received a lot of phone calls asking what Farr West City is doing about it. Mayor Dickemore stated he has sent letters to the Weber County Commission and Central Weber Sewer regarding the JDC Ranch development asking them to take Farr West City’s recommendations into consideration to help protect its citizens. Mayor Dickemore stated as of this morning, he received word that Weber County has taken the approval of the subdivision off their agenda. He also stated there has been a reduction in the number of housing units due to the public input and with the reduced number; Mayor Beesley may be willing to work with them as long as they connect to Central Weber Sewer. Mayor Dickemore stated he wanted to make sure Farr West citizens know the City isn’t just sitting back doing nothing about this development, but have been actively involved. Mayor Dickemore asked the Council if they had any questions about what has been done thus far. There were no questions; however Boyd clarified the Central Weber line was oversized when it was installed so Farr West is not in any danger of exceeding capacity. Ted Black stated if a city, either Farr West or Plain City incorporates the ground after the County approves a development, that city is obligated to honor the agreement so time is of the essence. Ken Phippen confirmed

the County is not taking action on the development at this time. Mayor Dickemore stated that is correct, it has been taken off the agenda. Ken stated he wanted Farr West to discuss what they want to do since it will impact the city. Dave Chugg asked about the proposed density. Ted Black stated there are 5 or 6 different residential structures proposed including single family homes, cluster homes, townhomes and others. Dave Chugg stated Farr West zoning ordinances do not accommodate what they have proposed and if they annexed into Farr West the Council would only be looking at third acre lots. Boyd Ferrin stated the issue is Weber County approving something and then annexing the development and having to honor what the County had approved. Dave Chugg stated he thinks it's pretty clear the City doesn't want to do that. Mayor Dickemore stated the City would want to hold a work session with the developer if they approached the City requesting annexation. Ted cautioned the Council about setting a precedent of annexing ground with developments approved by the County Commission. Ken Phippen asked if Farr West City would consider annexing the property if it were to stay within our current zoning. Mayor Dickemore stated the City is not ready to make that decision at this time. Dave Chugg stated the only appeal to annexing the property would be having control on the development. Ken Phippen stated they discussed who would plow the roads in this development and the County said the H.O.A. would have to do it or they would have to have an interlocal agreement with one of the neighboring cities. Mayor Dickemore stated it is utterly ridiculous what they are trying to approve. Ken Phippen stated the one planner that voted against it was the only one being reasonable.

#5 – Consent Items

a. Approval of minutes dated October 7, 2021

DAVE CHUGG MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 7, 2021. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

b. Approval of bills dated October 20, 2021

KEN PHIPPEN MOTIONED TO APPROVE THE BILLS DATED OCTOBER 20, 2021. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE.

c. Smith Family Park Update

Ken Phippen reported the equipment and fencing are installed at the triangle park. Mayor Dickemore reported there will be a park meeting next Wednesday with a Weber County Commissioner.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Bruce Richins asked about the possibility of rain during the trunk or treat. Mayor Dickemore stated it will be held rain or shine. Bruce reported they will be having a Veteran’s Day celebration on November 11th at 11:00 am. Bruce also stated he is volunteering with the VIPS program with the Sheriff’s Office.

Boyd Ferrin reported the Weber Fire District is holding a banquet tonight honoring a lot of their firefighters. Boyd asked anyone available to bring a trunk and participate at the trunk or treat. Boyd also reported on the Weber Fire District truth in taxation postcard that went out. He stated this won’t be a tax increase it will only hold the rate.

Dave Chugg reported on some beautification issues that have been reported to him this week. He stated he can’t be everywhere at all times so if anyone sees issues to let him know.

Mayor Dickemore reported he delivered flyers to the elementary schools for the trunk or treat.

#7 – Adjournment

AT 7:49 P.M., DAVE CHUGG MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lee Dickemore, Mayor

Date Approved: _____