

The regular meeting of the Farr West City Council was held on November 18, 2021 at 7:00 p.m. at city hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Josh Blazzard and Ken Phippen. Bruce Richins and Dave Chugg were excused.

Planning Commission Members present were Lou Best and Lyle Earl. 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

Ken Phippen led in the Pledge of Allegiance.

b. Opening Prayer

Josh Blazzard 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.*

b. Report from Planning Commission

Lyle Earl reported that the Planning Commission held a work session with the Wasatch Front Regional Council. They held a Public Hearing for a Conditional Use Permit for Accent Painting and recommended approval to the City Council. The Planning Commission also held a Public Hearing for a re-zone request for a portion of the Ted Papageorge property. Lyle reported this item was tabled for research into buffers with manufacturing zones. The Planning Commission held a Public Hearing regarding changing the ordinance accessory structure setbacks and made recommendations to the City Council. They also recommended approval of the Dominion Energy site plan. The Planning Commission recommended approval of the conceptual site plan for the new public works building. They cancelled the November 23rd meeting for Thanksgiving, reported on their assignments and adjourned.

#4 – Business Items

a. Discussion – Weber County Code Enforcement services – Iris Hennon

Iris Hennon presented information about Weber County Code Enforcement services. She stated initially the encourage neighbors to work with each other to come up with a mutual solution, but that doesn't always work. She stated citizens make a complaint with the city and then it is passed along to code enforcement. Ms. Hennon stated

their program is reactive, not proactive in that they only respond to complaints forwarded by the city. Ms. Hennon stated they handle less than 100 calls per year for Hooper City. Josh Blazzard asked about a time frame from complaint to resolution. Ms. Hennon stated they go out within the first couple of days from receipt of the complaint, make contact and take photographs. She stated if no contact is made, they will send a letter. She stated they have to give the property owner 14 days to take care of the violation. Ms. Hennon stated if the property owner calls in, she works with them to get a time frame from the city for a reasonable resolution. Josh Blazzard then asked how she addresses issues that don't get resolved. Ms. Hennon stated she doesn't have to deal with that very often, but when she does she contact the Weber County Sheriff's Office and they have always been a support for her. She stated they have contacted community resources to resolve issues in some cases. She stated if the property owner is nonresponsive she will take the complaint to the City Attorney. Ken Phippen stated he really likes the idea of the letter that spells everything out. Boyd Ferrin stated he appreciated the information and told Ms. Hennon the City will be discussing this further and the Josh will be in touch with her. Josh Blazzard stated a draft agreement was sent and he gave it to City Attorney Ryan Shaw for review. Lou Best asked if the city is charged based on the number complaints. Ms. Hennon stated it is an hourly fee and said Hooper City only spent about \$2000 in one year.

b. Presentation on flock cameras – Lt. Mark Horton, Weber County Sheriff's Office

Lt. Mark Horton presented information on flock cameras. He stated WCSO purchased 10 cameras and Farr West will be getting one of them. He stated they have plate readers that can be utilized for burglaries, stolen vehicles and Amber Alerts. He stated they each have 30 days of storage and there needs to be Probable Cause in order to access the recordings.

c. Approval of a conditional use permit for a construction business in the C-2 Commercial zone for Accent Painting located at 2900 North 2000 West – Matt Fackrell

Casey Linde was present seeking a conditional use permit for Accent Painting. He stated they will be constructing 3 steel buildings which will be divided into 6 units total. Mr. Linde stated Accent Painting will be in the south building. Boyd Ferrin asked for details on the paint business. Mr. Linde stated they will have paint, pumps, ladders, tanks, and an office. Boyd asked about a retail paint store. Mr. Linde stated no. Ken Phippen asked if all 6 business will be contractors and asked if the conditional use permit was for the whole site. Lou Best stated the Planning Commission only focused on Accent Painting, not the other businesses and would advise individual conditional use permits. Josh Blazzard asked if the conditional use

permit would be attached to the address. City Attorney Ryan Shaw stated they need to clarify what this conditional use is seeking and if it's for a structure, it needs to be the whole structure and the council needs to be clear what conditions are being imposed or asked for. He also stated it should be associated with an address, not a particular building. Ken Phippen stated construction businesses are listed as a conditional use in that zone, so that's what they are seeking. Boyd clarified that the business and equipment should be contained in a building with no junk piles on the site.

KEN PHIPPEN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A CONSTRUCTION BUSINESS IN THE C-2 COMMERCIAL ZONE FOR ACCENT PAINTING LOCATED AT 2900 NORTH 2000 WEST FOR THE SOUTH BUILDING ONLY AND CONDITIONAL UPON SITE PLAN BEING APPROVED. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of Ordinance No. 2021-14, amending accessory structure setbacks in the Farr West City Municipal Code

Lou Best presented information on the proposed changes of setbacks for accessory structures.

JOSH BLAZZARD MOTIONED TO APPROVE ORDINANCE NO. 2021-14, AMENDING ACCESSORY STRUCTURE SETBACKS IN THE FARR WEST CITY MUNICIPAL CODE. KEN PHIPPEN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN, BOYD FERRIN AND JOSH BLAZZARD ALL VOTING AYE.

- e. Approval of a site plan for Dominion Energy located at 1300 North 1200 West

Zach Hansen and Kevin Mulvey were present on behalf of Dominion Energy requesting approval of a site plan for a regulator station. Ken Phippen asked if this will have similar aesthetics to the existing locations in Farr West. Mr. Hansen stated it is very similar to what is out here on 1800 North. Ken then asked about landscaping. Mr. Hansen stated they will have rock in the park strip and will maintain the full site.

KEN PHIPPEN MOTIONED TO APPROVE THE SITE PLAN FOR DOMINION ENERGY LOCATED AT 1300 NORTH 1200 WEST. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

f. Approval of the conceptual plan for the new public works facility

Josh Blazzard stated this building has been in the works for a few years in order to get the city in compliance with state requirements. He stated there was an email today from City Treasurer Cody Cardon regarding what the ARPA can be used for, and he would like to verify everything, but feels it would be okay to go ahead and approve the conceptual plan.

JOSH BLAZZARD MOTIONED TO APPROVE THE CONCEPTUAL PLAN FOR THE NEW PUBLIC WORKS FACILITY. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

g. Set a public hearing to consider the request to vacate the public utility easement for Troy Galloway located at 2821 West 3375 North

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 2, 2021 TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT FOR TROY GALLOWAY LOCATED AT 2821 WEST 3375 NORTH. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

h. Set a public hearing to consider the request to vacate the public utility easement for Sid Smith located at 2493 West 2850 North

Sid Smith was present and stated he wants to build a 24x24 structure on his property for storage.

JOSH BLAZZARD MOTIONED TO SET A PUBLIC HEARING FOR DECEMBER 2, 2021 TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT FOR TROY GALLOWAY LOCATED AT 2821 WEST 3375 NORTH. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Itemsa. Approval of minutes dated November 4, 2021 and November 15, 2021

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 4, 2021 AND NOVEMBER 15, 2021. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

b. Approval of bills dated November 16, 2021

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED NOVEMBER 16, 2021. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

c. Smith Family Park Update

Ken Phippen reported on the status of the triangle park equipment. He stated there are still 8 benches due to the city. Boyd Ferrin stated donations are still being accepted for the benches. Dlaina Earl asked how much the bench donations are. Ken Phippen stated \$500. Josh stated he is hoping for some benches to be located at the triangle park. Ken stated the 8 remaining are for that area. Ken stated there is a park meeting on December 8th to discuss concepts on other parks with Mountain View being the next priority.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Ken Phippen reported he met Dan Wright with Rocky Mountain Masonry about the Veteran's Plaza. He stated they came up with a concept to place the 63 bricks on the arc behind the flag and star which would leave room for expansion. Josh Blazzard asked about Ken's email regarding changes to the park hours. Ken stated that was just a proposal to allow use of the lighted courts. Ken stated he is writing a formal letter of resignation from the City Council that will be effective January 3, 2022, so advertising can be done to fill the vacancy of the Council seat. Ken then thanked Lee for his service.

Josh Blazzard reported he met with Dave and Robbie about road projects for next year and developing a plan for several years in the future. He reported on the Mosquito Abatement meeting and stated they are having a problem with retention of employees. Josh reported on a concern he received about the intersection at 2575 West 2700 North where a pedestrian was hit by a vehicle. He stated the city has sent an official letter to UDOT requesting a traffic study. Mayor Dickemore stated UDOT said she'd "get back to him", and another employee stated the traffic study was overdue. Josh thanked Bruce for putting together the Veteran's Day celebration. Boyd thanked Bruce as well and stated it was well attended and very enjoyable with a performance from a small brass section from Fremont High.

Boyd Ferrin reported on the Weber Fire District meeting and the truth in taxation information. He stated they won't know what will happen with that until June or July.

He stated they are just trying to hold the tax rate which will allow the Fire District to get the equipment they need provide appropriate wages for their employees.

Mayor Dickemore reported on the Central Weber Sewer Board meeting. He stated he has sent letters regarding the JDC development because he wants Central Weber Sewer to do a capacity study to ensure if they allow them to hook in there will still be capacity for future Farr West developments.

#7 – Adjournment

AT 8:02 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lee Dickemore, Mayor

Date Approved: _____