



## FARR WEST CITY COUNCIL AGENDA

January 20, 2022 at 7:00 p.m.  
City Council Chambers  
1896 North 1800 West  
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a public hearing and its regular meeting at 7:00 pm on Thursday, January 20, 2022

1. Call to Order –Mayor Ken Phippen
2. Swearing in of new Council Member Janele Leatham
3. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Opening Prayer
4. Comments/Reports
  - a. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
  - b. Report from the Planning Commission
5. Business Items
  - a. Presentation and acceptance of the 2020-2021 Fiscal Year Audit Report – Ryan Child
  - b. Public hearing to consider the request to vacate the public utility easement for Jared & Tawni Hadley located at 2631 West 2075 North
  - c. Close public hearing and proceed with the regular meeting
  - d. Approval of Ordinance No. 2021-01, vacating the public utility easement for Jared & Tawni Hadley located at 2631 West 2075 North
  - e. Approval of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North
  - f. Approval of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd
  - g. Approval of amending the general plan to accommodate the M-1 zone on the Papageorge property located at 1600 West 2350 North, parcel number 19-042-0049
  - h. Approval of the request of a re-zone of the Papageorge property located at approximately 1600 West 2350 North, parcel number 19-042-0049, from the A-1 zone to the M-1 zone
  - i. Approval of the reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission
  - j. Approval of appointment of Planning Commission Chair and Vice Chair
  - k. Discussion/Action – Mayor Compensation, ordinance 2.24.010
  - l. Approval of purchase of two new trucks on the Buy Back program through Young Chevrolet for the Public Works Department and liquidation of 2017 one-ton Chevrolet – Nate Carver
6. Consent Items
  - a. Motion - Approval of minutes dated January 6, 2021
  - b. Motion - Approval of bills dated January 19, 2022
  - c. Review of administratively approved business licenses
  - d. Discussion/Action – PEHP refund distribution
7. Mayor/Council Follow-up
  - a. Report on Assignments
8. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 14, 2022.

Lindsay Afuvai, Recorder

| APPLICATION                                                                         |                                                      |                                                                               |
|-------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------|
| Date Submitted:<br>December 13, 2021                                                | Fees (office use)                                    |                                                                               |
| Type of Vacation or Modification Request:                                           |                                                      |                                                                               |
| <input checked="" type="checkbox"/> Easement                                        | <input type="checkbox"/> Road                        | <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot |
| APPLICANT CONTACT INFORMATION                                                       |                                                      |                                                                               |
| Name of Applicant: Jared and Tawni Hadley                                           |                                                      |                                                                               |
| Mailing Address:                                                                    |                                                      |                                                                               |
| 2631 W. 2075 N. Farr West UT, 84404                                                 |                                                      |                                                                               |
| Phone:                                                                              | Email:                                               |                                                                               |
|                                                                                     |                                                      |                                                                               |
| PROPERTY INFORMATION                                                                |                                                      |                                                                               |
| Property Address                                                                    | Land Serial Number                                   |                                                                               |
| 2631 W. 2075 N. Farr West UT, 84404                                                 | 19-344-0004                                          |                                                                               |
| Subdivision Name:                                                                   | Lot Number                                           |                                                                               |
| Heritage West Phase 3                                                               | 33                                                   |                                                                               |
| Description of Project or Requested Action:                                         |                                                      |                                                                               |
| Easement Vacation - 24x20 shed in backyard.                                         |                                                      |                                                                               |
| Included Documents:                                                                 |                                                      |                                                                               |
| <input checked="" type="checkbox"/> Petition                                        | <input checked="" type="checkbox"/> Approval Letters | <input checked="" type="checkbox"/> Amended Plat                              |
| Signature of Applicant:                                                             |                                                      | Date                                                                          |
|  |                                                      | 12/13/21                                                                      |

PART OF THE SW 1/4, OF SECTION 35, T.7N, R.2W., S.L.B. & M.

# HERITAGE WEST PHASE 3

IN FARR WEST CITY

TAXING UNIT: 145

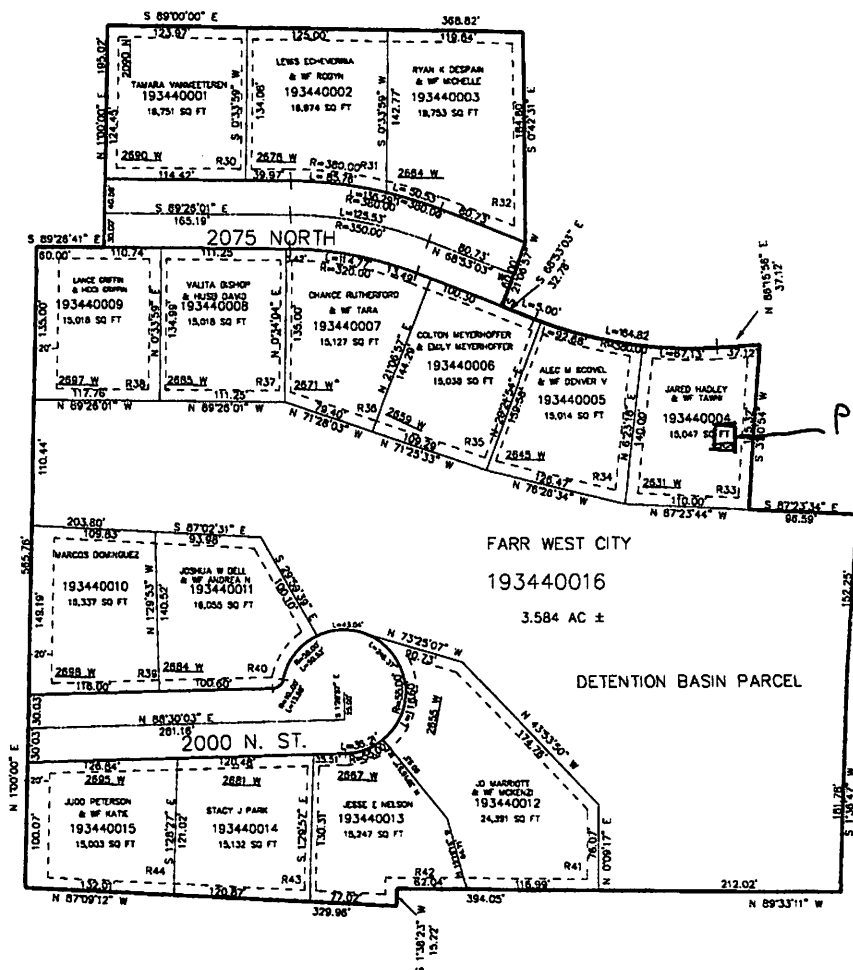
SCALE 1" = 80'

344

SEE PAGE 39

proposed shed placement.

SEE PAGE 312



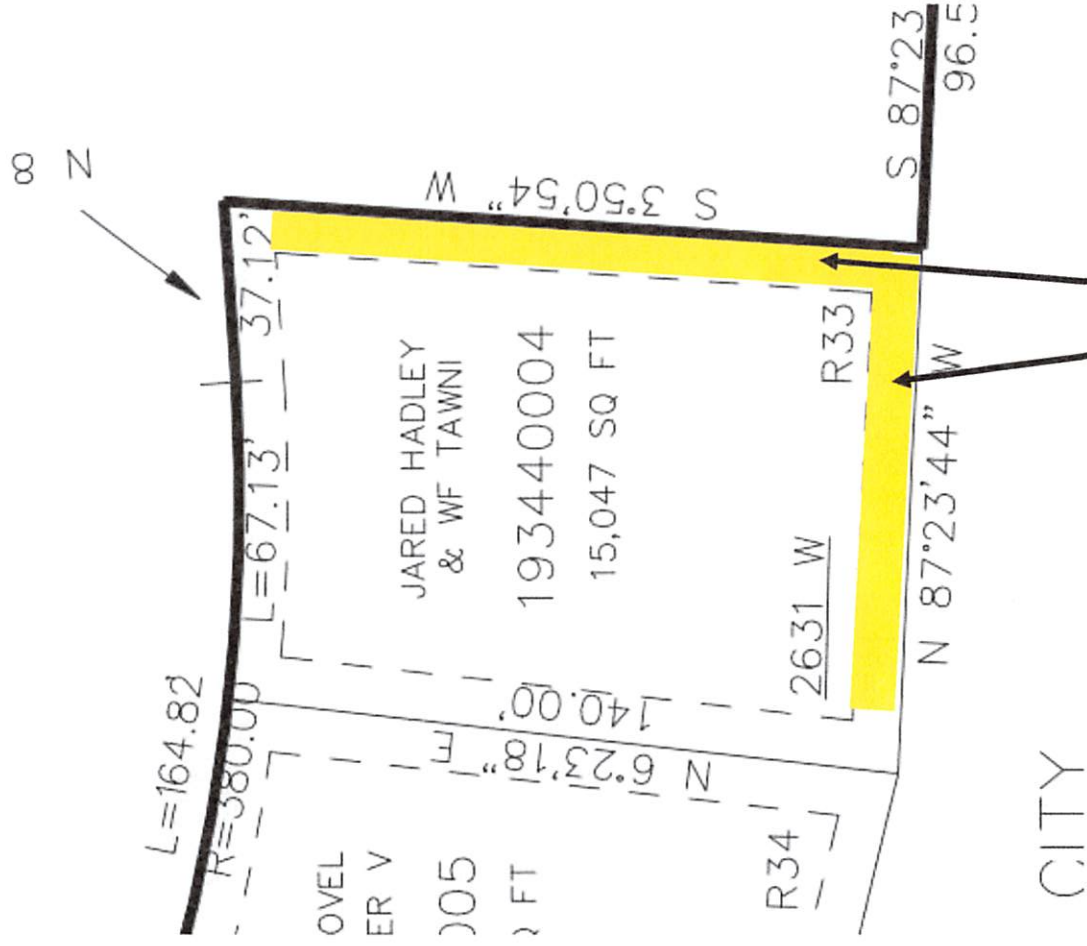
\* ADDRESS AFFT E2915070

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

SEE PAGE 289

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 79, PAGE 10 OF RECORDS.

**EXHIBIT A**



Permission to encroach on the South & East PUE to build a shed in the SE corner of this lot.

**ORDINANCE No. 2022-\_\_\_\_\_**

**AN ORDINANCE OF THE FARR WEST CITY COUNCIL VACATING A  
PORTION OF THE PUBLIC UTILITY EASEMENT ON  
LOT 33R, HERITAGE WEST SUBDIVISION PHASE 3**

**WHEREAS**, Farr West City has received a request from the owners of Lot 33R, Heritage West Subdivision Phase 3, located at 2075 North 2631 West, Farr West, Utah to vacate a portion of the Public Utility Easement (PUE) along the south and east boundary of said Lot; and

**WHEREAS**, Farr West City, pursuant to §10-9a-208 U.C.A., has given notice of the proposed vacation of the PUE as required under this code section; and

**WHEREAS**, no objections to the vacation have been received by Farr West City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARR WEST CITY CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Vacation of Utility Easement**

Farr West City hereby vacates the following portion of the Public Utility Easements located on Lot 33R, Heritage West Subdivision Phase 3, located at 2075 North 2631 West, Farr West, Utah, located in the Southwest Quarter of Section 35, T7N, R2W, Salt Lake Base & Meridian, U.S. Survey, Farr West City, UT. Parcel Number 19-344-0004. The easements to be vacated are more specifically described as follows:

All Public Utility Easements located along the south and east boundaries of Lot 33R, Heritage West Subdivision Phase 3.

**Section 2. Effective Date.**

This ordinance shall take effect upon its adoption and publication or posting by the City Council of Farr West City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

| Vote of City Council |     |                         |
|----------------------|-----|-------------------------|
| Yes                  | No  |                         |
| ___                  | ___ | Council Member Leatham  |
| ___                  | ___ | Council Member Blazzard |
| ___                  | ___ | Council Member Ferrin   |
| ___                  | ___ | Council Member Chugg    |
| ___                  | ___ | Council Member Williams |



## Farr West City

### APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

*The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.*

Application Date 11/2/2021 Applicant Name Troy Justin Galloway

Mailing Address 2821 W 3375 N Farr West, UT 84404

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 2821 W 3375 N Current Zoning:         

Please list the requested conditional use as listed within the city zoning ordinance         

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

THIS BUILDING WILL BE BUILT WITH QUALITY  
MATERIALS AND FINISHED TO COMPLIMENT  
THE COMMUNITY. IT WILL PROVIDE THE  
SERVICE I'M IN NEED OF.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

THIS WILL NOT HAVE ANY EFFECT  
ON ANY SURROUNDING PEOPLE OR ADJACENT  
PROPERTY. THERE WILL BE LANDSCAPING THAT  
WILL SURROUND THE STRUCTURE AND COMPLEMENT  
ALL AREAS VISIBLE OR NOT.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

I'M ONLY ASKING FOR THE APPROVAL FOR  
MORE SQUARE FOOTAGE AS WELL AS 24"  
IN ELEVATION. OTHER THAN THAT I AM  
IN COMPLIANCE WITH ALL OTHER RULES  
AND REGULATION THAT PERTAIN TO THE  
FARR WEST CITY CODES. EVEN WITH THE  
EXTRA SQUARE FOOT WE ARE ASKING FOR  
WE ARE STILL UNDER THE 20%. THE  
CODE REQUIRES.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

AS STATED PREVIOUSLY THE STRUCTURE  
WILL BE FINISHED TO COLOR MATCH THE  
HOUSE AS WELL AS LANDSCAPING WILL  
COMPLIMENT THE FINISHED PRODUCT.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

I HAVE BEEN PLANNING ON  
BUILDING THE STRUCTURE AND DESIGNED MY  
YARD ACCORDINGLY TO MAINTAIN MY WATER  
RUN OFF ON MY PROPERTY. THE COMMUNITY  
WILL HAVE ZERO NEGATIVE IMPACT WITH  
THIS STRUCTURE.

Troy Galloway  
Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received

Received by

Indecy  
NOV 2, 2021

Date of public hearing:

Jan 13, 2022

Date application was

X

Approved

Denied by Planning Commission

1/13/2022

Conditions/Reasons

Date application was

Approved

Denied by City Council:

Conditions/Reasons

Planning Commission Chair

Mayor



## Farr West City

### APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 11-30-2021 Applicant Name DOUGLAS C. ROSS

Mailing Address 1267 WEST HARRISVILLE ROAD

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 1267 W HARRISVILLE RD Current Zoning: \_\_\_\_\_

Please list the requested conditional use as listed within the city zoning ordinance 2,120 sq ft building

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

THIS BUILDING/STRUCTURE WILL PROVIDE CONSOLIDATION OF FOR SEVERAL TYPES OF RECREATIONAL VEHICLES. THE OVERALL BENEFIT TO THE SURROUNDING PROPERTY OWNERS IN THE AREA ARE TO... "CLEAN UP" THE ENTIRE PROPERTY, FRONT AND REAR OF SAME.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

EVERY PROPERTY IN THE AREA HAS SOME TYPE OF STRUCTURE THAT THEY USE FOR VERY SIMILAR USAGE.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

THE PROPOSED BUILDING/STRUCTURE IS A PROFESSIONALLY DESIGNED AND ENGINEERED STRUCTURE THAT MEETS OR EXCEEDS ALL EXISTING BUILDING CODES AND REQUIREMENTS AS PER STATE, CURRENTLY THE BUILDING INSPECTOR FOR FARR WEST CITY.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

THE PROPOSED STRUCTURE WILL PROVIDE AN IMPROVED VISUAL COMPONENT TO THE CURRENT USAGE OF THE PROPERTY/AREA AS STATED EARLIER, ALL OF THE PROPERTIES IN THIS AREA ALREADY HAVE A STRUCTURE OF SOME TYPE THAT PROVIDES AN ENHANCED VALUE TO THE RESPECTIVE PROPERTIES AND TO THE OVERALL COMMUNITY AS WELL.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

AN ALL STEEL STRUCTURE THAT WILL NOT IMPACT THE ENVIRONMENT IN ANY WAY AND WILL NOT ROT, BLOW OVER, OR OTHERWISE DETERIORATE IN ANY WAY. ALL "FOOTPRINT" WATER WILL BE CONTAINED ON SAID PROPERTY, THEREFORE NOT IMPACTING ANY OTHER PROPERTIES.

DOUGLAS CROSS 11-30-2021 Property Owner? ☒ Y ☐ N  
Signature of Applicant

Date Application & \$100.00 Processing Fee received 12-01-2021

Received by MCKINZIE TAMS

Date of public hearing: 1.13.2022

Date application was ☒ X Approved ☐ Denied by Planning Commission 1/13/2022

Conditions/Reasons

Date application was ☐ Approved ☐ Denied by City Council:

Conditions/Reasons

Planning Commission Chair

Mayor

# Application for Rezoning Real Property



Date Submitted 10/22/2021 Applicant's Name JOHN L. WATSON  
Applicant's Address [REDACTED]  
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

## Fee Schedule (check one):

Up to 5 acres..... \$150.00 [ ]  
More than 5 acres..... \$200.00 [ ]  
Commercial or Manufacturing..... \$250.00 [ ☒ ]

Fee received by Undsaw Date 10/22/2021

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

SEE ATTACHED PICTURE  
19.042.0049

Be rezoned from (present zoning) A-1  
To (desired zoning) M-1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [ ]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?  
THIS REQUEST IS FOR AN EXCEPTION TO THE CITY PLAN. SAID PROPERTY IS ADJACENT AND CONNECTED TO THE WEBER COUNTY INDUSTRIAL PARK. ACCESS WILL BE FROM 2350 NORTH A COUNTY OWNED ROAD. THE PROPERTY WILL BE USED FOR A CONTINUATION OF INDUSTRIAL PARK PROPERTY. WEBER COUNTY IS INTERESTED IN ANNEXATION IF F.W. CITY DOESN'T WANT THE GROWTH OF BUSINESS.

# Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

BENEFITS WILL BE FOR FARR WEST CITY FOR FUTURE  
IMPACT FEES, TAXES, MORE EMPLOYMENT, AND IT WON'T  
EFFECT CURRENT ROADS IN THE CITY.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

FUTURE EMPLOYMENT GROWTH AND BUSINESS GROWTH.  
ALSO, WILL END THE PROSPECTS OF FUTURE DEVELOPMENT THAT  
WOULD IMPACT FARR WEST DRIVE A DEAD END ROAD.

Signature of Petitioner(s):

John J. Watson

Address:

1623 FARR WEST DR  
FARR WEST, UT 84404

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☒ Adjacent Property Owners List
- ☒ Public Hearing Set
- ☒ Adjacent Property Owners Notified

- ☒ Notice Advertised on: \_\_\_\_\_
- ☒ Public Hearing Held on: 11/2/2021
- PC Recommendation:
- ☒ Approve [ ] Reject Date: 1-13-2022
- CC Action:
- [ ] Approve [ ] Reject Date: \_\_\_\_\_



September 22, 2021

Farr West City  
Planning Commission

To Whom This May Concern,

Let it be known that I have authorized John L. Watson to seek a zoning change on 30.4 acres of PAPPY J HOMEPLACE LLC as shown on the attached picture.

He currently has this property under contract and he represents JLW Properties, LLC.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink that reads "Ted Papageorge". The script is cursive and fluid, with the first name "Ted" being more prominent than the last name "Papageorge".

Ted Papageorge

November 9, 2021

**Watson Pappageorge Property**

**Rezone Description**

A part of the West Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at the Intersection of a fence line being on the East boundary line of the Davis and Sara Chugg Living Trust property (Parcel 19-042-0073 ) said point is 1,655.52 feet South 89°10'32" East along the South line of said Section; and 945.62 feet North 00°49'28" East from the Southwest corner of said Section; thence North 01°02'48" East 1,336.85 feet along said East line; thence South 89°57'48" West 21.50 feet to the East Boundary line of the Associated Food Stores Inc property (Parcel #19-041-0088); thence North 01°02'48" East 216.52 feet along said East property line; thence North 89°56'58" East 577.85 feet along the South line of said Associated Food Stores property to the West boundary line of Southern Pacific Railroad Company property (Parcel #19-041-0004); thence South 18°16'49" East 1,465.14 feet along said boundary line to a fence line; thence South 71°42'15" West 261.84 feet along said fence line and the extension of said fence line to the extension of an existing fence line; thence South 84°14'37" West 799.72 feet along said fence line extended and said fence line to the POINT OF BEGINNING.

Containing 28.08 acres, more or less.



**2.24.010: COMPENSATION FOR ELECTED OFFICIALS:**

A. Compensation for all elected officials of the city shall be fixed according to the following schedule:

|                 |                      |
|-----------------|----------------------|
| Mayor           | \$1,000.00 per month |
| Council members | 350.00 per month     |

B. The mayor and the city council may accept compensation or remuneration from other boards, councils, committees or commissions on which they serve as part of their official duties as a Farr West council member.

C. An amount equal to the current federal requirements for social security and medicare will be deducted.

D. The position of mayor shall be given a vehicle, fuel and cellphone allowance in the form and amount as set by the Farr West City council.

E. The salaries and benefits set by this chapter shall be effective July 1, 2016. (Ord. 2016-03)

The regular meeting of the Farr West City Council was held on January 6, 2022, at 7:00 p.m. at City Hall and electronically through Webex. Council members present at City Hall were Mayor Ken Phippen, Boyd Ferrin, Katie Williams and Josh Blazzard. Ryan Shaw and Councilman David Chugg participated electronically via WebEx.

Planning Commission members present were Chairman Ted Black, Steve Hurd, Lyle Earl, Brandon Whitesides, Darren Roylance and Lou Best. Staff present was Andrea Zweifel, Dave Bunderson, Chris Midget. Visitors present were: see attached list.

#### #1 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting to order.

#### #2- Swearing in of new Mayor Ken Phippen and Council Members Boyd Ferrin and Katie A. Williams

Andrea Zweifel swore in Ken Phippen as the new Mayor and Boyd Ferrin and Katie Williams as City Council members.

#### #3 - Opening Ceremony

##### a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

##### b. Prayer

Boyd Ferrin offered a prayer.

#### #4 – 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.*

No public comments were made.

##### b. Report from Planning Commission

Chairman Ted Black reported on the December 9<sup>th</sup> Planning Commission meeting, stating the Planning Commission set public hearings to consider the request of conditional use permits for Troy Galloway and Douglas Ross for accessory buildings, recommended site plan approval of Dominion Energy natural gas regulator station and approval of the Oman Commercial Subdivision. The Commission ended their meeting by reporting on assignments.

#5 – Business Items

- a. Approval of modified site plan for Dominion Energy natural gas regulator station located at 1900 West 1800 North

Rick Hellstrom was present seeking approval of a modified site plan for the Dominion Energy natural gas regulator station. Katie Williams reminded the applicant about having a surveyor stake the property lines prior to fencing.

**BOYD FERRIN MOTIONED TO APPROVE THE MODIFIED SITE PLAN FOR DOMINION ENERGY NATURAL GAS REGULATOR STATION LOCATED AT 1900 WEST 1800 NORTH. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Approval of the Oman Commercial Subdivision located at 3092 North 2000 West

There was no one present on behalf of the Oman Commercial Subdivision. Katie Williams asked about some utility items on the Jones letter. Ted Black stated these are existing buildings and the owner just wants to subdivide to 2 lots. Katie also asked about the common access and Ted stated UDOT won't grant a second access so it's a moot point.

**KATIE WILLIAMS MOTIONED TO APPROVE THE OMAN COMMERCIAL SUBDIVISION LOCATED AT 3092 NORTH 2000 WEST. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Set a public hearing for January 20, 2022 to consider the request to vacate the public utility easement for Jared and Tawni Hadley located at 2631 West 2075 North

**JOSH BLAZZARD MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 20, 2022 TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT FOR JARED AND TAWNI HADLEY LOCATED AT 2631 WEST 2075 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

d. Approval of business license – Helth Inc – Scott James

Scott James was present requesting a business license for Helth Inc. Mr. James stated he will be in an existing commercial building and his business will be to help people with natural health.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR HELTH INC. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

e. Discussion/Action – Approval of using Weber County Code Enforcement services

Josh Blazzard stated he asked for this item to be on the agenda so the City could formally enter into contract negotiations with Weber County. Katie Williams clarified the process with Josh.

**JOSH BLAZZARD MOTIONED TO NEGOTIATE A CONTRACT WITH WEBER COUNTY CODE ENFORCEMENT SERVICES. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

f. Ratify selection of the new Farr West City Justice Court Judge

Andrea Zweifel explained the selection process of the new Justice Court judge and stated the Paul Olds had been selected to fill the position by the former Mayor Lee Dickemore.

**BOYD FERRIN MOTIONED TO RATIFY THE SELECTION. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

g. Confirm date and times of Council Meetings as the first and third Thursday of the month at 7:00 p.m. at the Farr West City Council

**KATIE WILLIAMS MOTIONED THE CONFIRM THE DATE AND TIMES OF THE COUNCIL MEETINGS AS THE FIRST AND THIRD THURSDAY OF THE MONTH AT 7:00 P.M. AT THE FARR WEST CITY JUSTICE COURT JUDGE. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- h. Approval of Resolution No. 2022-01, designating individuals who are authorized to make changes to the City Public Treasurers' Investment Fund account

**BOYD FERRIN MOTIONED APPROVE RESOLUTION NO. 2022-01, DESIGNATING INDIVIDUALS WHO ARE AUTHORIZED TO MAKE CHANGES TO THE CITY PUBLIC TREASURERS' INVESTMENT FUND ACCOUNT. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- i. Interviews for City Council Mid-term Vacancy

Becky Brooks, Steve Hurd, Janele Leatham, Mark Lind, Chris Midget, Darren Roylance and Tim Shupe were interviewed for the mid-term City Council vacancy. Council members each selected their top two candidates resulting in a four-way tie between Janele Leatham, Tim Shupe, Darren Roylance and Steve Hurd. A second vote was taken resulting in the same four-way tie. A third vote was taken with Janele Leatham receiving two votes and Steve Hurd and Darren Roylance each receiving one vote.

- j. Appointment of replacement for City Council Mid-Term Vacancy

**KATIE WILLIAMS MOTIONED TO APPOINT JANELE LEATHAM TO FILL THE CITY COUNCIL MID-TERM VACANCY. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#### #6 – Consent Items

- a. Approval of 2022 Business License Renewals

**BOYD FERRIN MOTIONED TO APPROVE THE 2022 BUSINESS LICENSE RENEWALS. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Approval of minutes dated December 2, 2021

**JOSH BLAZZARD MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 2, 2021. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

c. Approval of bills dated January 5, 2022

**BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED JANUARY 5, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

d. Approval of council assignments and board appointments

**BOYD FERRIN MOTIONED TO APPROVE THE 2022 CITY COUNCIL ASSIGNMENTS WITH MAYOR KEN PHIPPEN AS THE BONA VISTA WATER BOARD REPRESENTATIVE, JOSH BLAZARD AS THE CENTRAL WEBER SEWER BOARD REPRESENTATIVE, BOYD FERRIN AS THE WEBER FIRE DISTRICT BOARD REPRESENTATIVE AND DAVID CHUGG AS THE MOSQUITO ABATEMENT BOARD REPRESENTATIVE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Mayor/Council Follow-up

a. Report on Assignments

Katie Williams reported she will be attending the Fremont 5 kickoff meeting next week.

#7 – Adjournment

**AT 8:32 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.**

\_\_\_\_\_  
Andrea Zweifel, Clerk

\_\_\_\_\_  
Ken Phippen, Mayor

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

# Application for Residential Business License



Application date: December 28, 2021

Owner Name: Angela Pearson

Owner Address: [REDACTED] City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: none Email: chaostocalmorganizer@gmail.com

Business Name: Chaos to Calm Organizer DBA: NA

State Sales Tax ID # NA State License # 12626187-0160

If a daycare of preschool, number of own children: none; number of other children: NA

Describe your type of business in detail: I will be organizing household items for people in their homes

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # NA or check if not applicable ☒

*Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)*

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ **The business will not cause an increase in vehicular traffic.**
- ☒ **The business will not require additional off street parking beyond that normally required for residential uses.**
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. \*Businesses in accessory building may use the whole structure for business use.

| Residential Business License Fee |
|----------------------------------|
| \$30.00                          |

*\*Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Is this business conducted entirely within the primary residence? no

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: Angela Pearson Date: December 28, 2021

-----  
-----

For office use only:

Amount paid: 30- Date paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 City Council Date: N/A Approved: X Disapproved: \_\_\_\_\_  
 License number: 9680 Date issued: \_\_\_\_\_

# Application for Residential Business License



Application date: 12/15/2021

Owner Name: Brandon Morreale

Owner Address: [REDACTED] City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax:

Email: morreale.fabrication@gmail.com

Business Name: Morreale Customs DBA:

State Sales Tax ID # 21514826 State License #  Registration#: 12608982-0151 State License#: "Temporary License"

If a daycare of preschool, number of own children: ; number of other children:

Describe your type of business in detail: I will create various home furnishings using hard and soft woods as well as epoxy resin. The furnishing will consist of various small furniture and décor (Coffee Tables, Vases, Trinkets). There will be no odors emitted from the property. Noise levels will be kept at a minimum, and will only be applicable during normal statutory approved hours.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit #  or check if not applicable

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.

☒ The business shall not physically change or alter the exterior of the dwelling.

☒ No business signs or advertising will be on the premises.

☒ The business will not cause an increase in vehicular traffic.

- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.
- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. \*Businesses in accessory building may use the whole structure for business use.

| Residential Business License Fee |
|----------------------------------|
| \$30.00                          |

*\*Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Is this business conducted entirely within the primary residence? No

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: [Signature] Date: 12/15/2021

For office use only:

Amount paid: 30- Date paid: 12.15.2021 Receipt Number: 6.006211  
 City Council Date: N/A Approved: X Disapproved: \_\_\_\_\_  
 License number: 9875 Date issued: 12.16.2021

# Application for Residential Business License



Application date: Dec. 13, 2021

Owner Name: Timothy Shupe

Owner Address: [REDACTED] City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: - Email: timothy.shupe@comcast.net

Business Name: Pa Shupe Gunworks DBA:

State Sales Tax ID # - State License # - file # 12611333

If a daycare of preschool, number of own children: ; number of other children:

Describe your type of business in detail: Restoration & repair of Rifles, Pistols and Shotguns.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # N/A or check if not applicable

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ The business will not cause an increase in vehicular traffic.
- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- JS* ☐ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- JS* ☐ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- JS* ☐ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. \*Businesses in accessory building may use the whole structure for business use.

| Residential Business License Fee |
|----------------------------------|
| \$30.00                          |

***\*Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.***

Is this business conducted entirely within the primary residence? yes.

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: *Timothy Shupe* Date: 12/13/2021

For office use only:

Amount paid: N/A Date paid: 12.13.21 Receipt Number: \_\_\_\_\_  
 City Council Date: N/A Approved: 12.16.2021 Disapproved: \_\_\_\_\_  
 License number: 9870 Date issued: 12.16.2021



**PROUDLY SERVING UTAH PUBLIC EMPLOYEES**

560 East 200 South » Salt Lake City, UT » 84102-2004 » 801-366-7555 or 800-765-7347 » [www.pehp.org](http://www.pehp.org)

**The enclosed check is your share of the LGRP premium refund**

As you know, PEHP provides self-funded insurance for public employees. As a result, when costs are lower than expected, your group benefits directly in the form of lower rates and a premium refund. We carefully fund groups so your renewals are more stable, in addition to helping the pool remain in a strong financial position. We hope you and your employees can benefit from this refund.

For your reference, the following criteria are used in calculating refunds:

- **Experience (60%)**
  - The average experience of all groups with fewer than 100 employees.
  - For groups with 100 or more employees, actual experience of the group is used.
- **Longevity (30%)**
  - Longevity is a stabilizing factor for the pool and correlates directly with pool reserve development. Greater longevity credit is applied to groups maintaining continuous participation in the pool.
- **Member Engagement (10%)**
  - Member engagement is an important tool for managing the overall costs of the pool. Member engagement metrics are included in quarterly reports and include:
    - Diabetes screening
    - Low cost provider utilization (cash back eligible procedures)
    - Cost tool engagement
    - Estimated avoidable emergency room use

As a reminder, our objective is not to give back a significant premium refund each year, but to give you the lowest possible rates. We are proud to partner with you and appreciate the opportunity to provide benefits and services to you and your employees.

Should you need anything from me or a member of the PEHP team, please don't hesitate to let us know.

Very best,

R. Chet Loftis

# REMITTANCE ADVICE

Draft:8647796

| Date       | Invoice | PO # | Amount  | Discount | Net     | Description         |
|------------|---------|------|---------|----------|---------|---------------------|
| 12-07-2021 | 87030   |      | 3083.00 |          | 3083.00 | LGRP PREMIUM REBATE |

