The regular meeting of the Farr West City Council was held on January 20, 2022, at 7:00 p.m. at City Hall. Council members were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, David Chugg and Janele Leatham. Katie Williams was excused.

Planning Commission members present were Genneva Blanchard, Lyle Earl and Lou Best. Staff present were Lindsay Afuvai, Ryan, Cody Cardon and Nate Carver. 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 Council Member

Lindsay Afuvai swore in Janele Leatham as a City Council member.

#3 - Opening Ceremony

a. Pledge of Allegiance

Janele Leatham led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard 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.*

Mike Beal congratulated the new members of the City Council.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held public hearings and made recommendations to approve conditional use permits for accessory buildings for Troy Galloway and Douglas Ross. The Commission then recommended amending the general plan to include approval of the Papageorge re-zone to the M-1 zone, tabled final approval of the Happy Days Phase 3 subdivision, and then recommended reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission. The Commission also recommended reappointment of Ted Black and Genneva Blanchard as the chair and vice chair. The Commission ended their meeting by approving the minutes and reporting on assignments.

#5 – Business Items

a. Approval of the reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission

BOYD FERRIN MOTIONED TO APPROVE THE REAPPOINTMENT OF LOU BEST, GENNEVA BLANCHARD AND BRANDON WHITESIDES TO THE PLANNING COMMISSION. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of appointment of Planning Commission Chair and Vice Chair

JOSH BLAZZARD MOTIONED TO REAPPOINT TED BLACK AS THE PLANNING COMMISSION CHAIRMAN AND GENNEVA BLANCHARD AS THE VICE CHAIR. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Presentation and acceptance of the 2020-2021 Fiscal Year Audit Report – Ryan Child

Cami Moss presented the 2020-2021 Audit, commenting there were no difficulties encountered with staff in performing the audit and that their findings were that the financial statements were presented fairly in all material respects, which is the best possible finding for an audit.

BOYD FERRIN MOTIONED TO ACCEPT THE 2020-2021 FISCAL YEAR AUDIT REPORT AS PRESENTED. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

d. Public hearing 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 OPEN A PUBLI HEARING TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT FOR JARED AND TAWNI HADLEY LOCATED AT 2631 WEST

2075 NORTH. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE.

Jared Hadley stated he was unaware there was an easement, so he is trying to vacate it in order to put a shed in that location.

e. Close public hearing and proceed with the regular meeting

DAVID CHUGG MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

f. Approval of Ordinance No. 2021-01, vacating the public utility easement for Jared & Tawni Hadley located at 2631 West 2075 North

DAVID CHUGG MOTIONED TO APPROVE ORDINANCE NO. 2021-01, VACATING THE PUBLIC UTILITY EASEMENT FOR JARED & TAWNI HADLEY LOCATED AT 2631 WEST 2075 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. Approval of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North

Troy Galloway stated he is looking to put an accessory building on his property to keep his equipment in and out of the weather.

DAVID CHUGG MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR TROY GALLOWAY FOR AN ACCESSORY BUILDING OER 2,000 SQUARE FEET LOCATED AT 2821 WEST 3375 NORTH. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Approval of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd

Douglas Ross stated he is looking to put an engineered building in on his property to use for storage.

JANELE LEATHAM MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS FOR A 2,120 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1267 WEST HARISVILLE RD. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

i. <u>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</u>

Genneva Blanchard stated the Planning Commission came up with a list of conditions that would be put into a modified M-1 ordinance soon that would also be applied to this application. Josh Blazzard stated his only concern was in regard to lighting, stating it thought it could be better defined.

BOYD FERRIN MOTIONED TO APPROVE 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. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

j. <u>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</u>

John Watson stated he has spent the last several months working on this property trying to find the best possible use of this property, commenting most of the adjoining properties are zoned M-1. Mr. Watson commented he felt this was the best solution for the Papageorge family and the residents of Farr West Drive. He then stated he has verbal approval for an easement for a road from 2350 North. David Chugg asked if the city is following the proper procedures with the conditions being set prior to the M-1 ordinance being amended. Ryan Shaw stated typically the ordinance would be amended prior to the re-zone. Boyd Ferrin asked if the conditions sent from the Planning Commission could be included in the motion of the approval of the re-zone. Lou Best stated the applicant's timeline was taken into consideration, which is why the specific list was given and made clear to them that they would be expected to comply with it when the site plan is applied for. Lou then stated the conditions were all intentional to meet the concerns from the public hearing. John Watson stated he is under time restrictions for contracts and that he is aware of conditions and is willing to comply with them all. Ryan Shaw stated that normally conditions would not be put on re-zones. Ryan then stated they could create a development agreement to include the conditions as well.

The list of conditions recommended by the planning commission included that the setbacks adjacent to any residential zone shall be equal to or greater than the highest point of the building with a minimum setback of 20 feet; outside storage is not allowed between any structure in the M-1 zone and any adjacent residential zone; outside lighting at or near the property line between the M-1 zone and any residential zone shall be shielded and directed away from the residential zone, lighting at the adjacent residential zone shall comply with measurable levels set by the city, interior or reflective light from any structure in the M-1 zone shall not adversely impact the adjacent residential zone; noise shall not exceed 55db at the property line between a M-1 zone and any residential zone between the hours of 9:00 pm and 6:00 am; and a minimum 8 feet tall solid visual barrier is required between the M-1 zone and any residential zone.

BOYD FERRIN MOTIONED TO APPROVE 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 WITH THE CONDITIONS THAT HAVE BEEN PROVIDED BY THE PLANNING COMMISSION AND ACCEPTED BY JOHN WATSON AND WILL BE ENFORCED BY A DEVELOPMENT AGREEMENT OR OTHER MEANS. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

k. Discussion/Action – Mayor Compensation, ordinance 2.24.010

Ken Phippen stated he looked at the code and had questions on what the compensation of the mayor included. Cody Cardon stated he has done research on what different cities in the County make and provided the Council with that list. Cody stated that any changes from the ordinance would need to be made by ordinance and public hearing. David Chugg asked if there was a need for the vehicle. Ken Phippen stated he has had discussions with the Public Works department, and they felt it be beneficial to have an official vehicle for him to respond to city business needs. Ken commented the city does have a truck available if that is the direction the city wants to go. There was further discussion regarding the need of the vehicle, and it was recommended that the mayor compensation stay the way it has been, with $1,000 per month plus $200 for fuel allowance and a city paid cell phone.

DAVID CHUGG MOTIONED TO COMPENSATE THE MAYOR WITH $1,000 PER MONTH PLUS $200 PER MONTH FOR FUEL ALLOWANCE AND PAY FOR HIS CELL PHONE ON THE CITY PLAN. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

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

Nate Carver stated they are looking to purchase two new trucks on the buy back program and liquidate now two of the existing trucks. Nate stated it is their intent to include two more trucks in the new budget into the buy back program which would put us with six trucks in the program. David Chugg voiced concerns with unnecessary additions and packages to the trucks. Nate stated that with the buy back program, you cannot pick the packages. They are typically nicer trucks because they carry value for the program.

BOYD FERRIN MOTIONED TO APPROVE THE PURCHASE OF TWO NEW TRUCKS ON THE BUY BACK PROGRAM THROUGH YOUNG CHEVROLET FOR THE PUBLIC WORKS DEPARTMENT AND LIQUDATION OF THE 2017 ONE-TON CHEVROLET AND 2018 FORD F-150. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Consent Items

a. Approval of minutes dated January 6, 2022

DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED JANUARY 6, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated January 19, 2022

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED JANUARY 19, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Review of administratively approved business licenses

There were no concerns with the approved business licenses.

d. Discussion/Action – PEHP refund distribution

Ken Phippen stated there was a refund given on the health insurance benefits and asked the council how they felt on how the money should be dispersed. Boyd Ferrin stated that if the employees were paying their own premiums, he would not have an issue giving that back but because the city covers the premium, he did not feel it was necessary to give back to the employees. David Chugg stated he did not want the employees to not utilize their benefits in hopes to get a refund. Ryan Shaw stated he did not feel there was a mechanism to give that back to the employees. Cody Cardon stated that he felt where the city covers the premiums, it should go back to the city.

DAVID CHUGG MOTIONED TO PUT THE PEHP REFUND DISTRIBUTION REFUND BACK INTO THE CITY BUDGET. JANELLE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Discussion/Action – Christmas lighting at City Hall

Ken Phippen stated the concern on the cost of the Christmas lighting was brought to his attention, stating the city is paying approximately $10,000 per year just on the lifts for the lights. Ken stated there is also the cost of the maintenance of the lights themselves and the cost of the employees' time for installation. Josh Blazzard commented that there is not the draw here for the lighting like there is in other bigger cities. Nate Carver stated the lights on the large tree are getting old and will need replacing soon, which will cost about $5,000. Josh Blazzard and Boyd Ferrin stated they would like to see estimates on the cost to replace the existing lights and on installation of permanent lighting on the buildings. Ryan Shaw asked if we are discussing it soon enough that we could get public input. David Chugg stated he likes the idea of putting something out to get public input.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Josh Blazzard reported he will be attending the Central Weber Sewer board meeting. Josh then commented that we will probably need to have a Freedom Festival kick off meeting in the next month or so to get planning on that.

Boyd Ferrin reported he attended the Weber Fire District board meeting where there are a lot of changes because of elections.

Janele Leatham reported she attended the Planning Commission meeting and the legislative policy committee meeting.

Mayor Ken Phippen reported he, Katie and Janele attended the newly elected official training and that he also attended local official day at the legislature. He then stated he is also attended the legislative policy committee meeting as well as a variety of different meetings he has attended.

#7 – Adjournment

AT 8:38 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: ____________________