

The regular meeting of the Farr West City Council was held on March 3, 2022, at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, David Chugg, Katie Williams, Josh Blazzard and Janele Leatham. Boyd Ferrin was excused.

Planning Commission member present was Ted Black and Lyle Earl. Staff present was Andrea Zweifel and Ryan Shaw. Visitors present were: see attached list.

#1 – Motion to enter into a closed executive session pursuant to Utah code to discuss pending litigation

JOSH BLAZZARD MOTIONED TO ENTER INTO A CLOSED EXECUTIVE SESSION. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

JOSH BLAZZARD MOTIONED TO ADJOURN THE CLOSED EXECUTIVE SESSION AND PROCEED WITH THE REGULAR MEETING. KATIE SECONDED THE MOTION, ALL VOTING AYE.

#2 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting to order.

#3 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams 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 commented about newspaper articles regarding zoning problems and brought up the form-based code that was previously addressed with Pleasant View City. He stated he would like the Council to keep Farr West a rural city.

b. Report from Planning Commission

Ted Black reported on the February 24th Planning Commission meeting. He stated the Planning Commission held a public hearing to consider a conditional use permit for a surgical center. He stated there were no public comments and recommended approval with a

few conditions. Ted reported the Planning Commission received open and public meeting training from the City Attorney, reported on their assignments and adjourned.

#5 – Business Items

- a. Open first public hearing to consider the request to vacate the public utility easement at 2124 North 1875 West for Shane Nishikawa

DAVE CHUGG MOTIONED TO OPEN THE FIRST PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT AT 2124 NORTH 1875 WEST FOR SHANE NISHIKAWA. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Shane Nishikawa was present and stated he would like to vacate the easement after obtaining some land from his father. He stated there is a public utility easement right where they would like to place a pool. He also stated he has all the letters requested from the utility companies.

- b. Close public hearing and proceed with the regular meeting

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

- c. Approval of Ordinance No. 2022-02, vacating the public utility easement at 2124 North 1875 West for Shane Nishikawa

Ken asked if anyone had concerns with the documentation being received today. Katie stated she would like to review them. Josh stated he would be okay making the motion contingent on those letters being in order. Dave Chugg stated he agrees with Josh. City Attorney Ryan Shaw stated the ordinance was not drafted for this evening due to those documents not being turned in, so it would be necessary to table this item tonight and place it on a subsequent agenda.

JOSH BLAZZARD MOTIONED TO TABLE APPROVAL OF VACATING THE PUBLIC UTILITY EASEMENT AT 2124 NORTH 1875 WEST FOR SHANE NISHIKAWA. DAVE CHUGG SECONDED THE MOTION. ALL VOTING AYE.

- d. Approval of the Stacee Subdivision 1st Amendment subdivision located at 2124 North 1875 West – Shane Nishikawa

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL THE STACEE SUBDIVISION 1ST AMENDMENT LOCATED AT 2124 NORTH 1875 WEST, DUE TO THE EASEMENT NOT BEING VACATED. THE MOTION DID NOT RECEIVE A SECOND AND THE MOTION DIED.

Josh Blazzard asked if they could approve the subdivision amendment since it was a separate item. City Attorney Ryan Shaw stated yes, and the property owner would just need to wait to record the plat until the easement vacation was approved.

DAVE CHUGG MOTIONED TO APPROVE THE STACEE SUBDIVISION 1ST AMENDMENT LOCATED AT 2124 NORTH 1875 WEST. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD AND JANELE LEATHAM VOTED AYE AND KATIE WILLIAMS VOTING NAY. MOTION PASSES.

- e. Open second public hearing to consider the request to vacate the public utility easement at 2697 West 3900 North for Tyler Graves

JOSH BLAZZARD MOTIONED TO OPEN THE SECOND PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT AT 2697 WEST 3900 NORTH FOR TYLER GRAVES. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE.

Tyler Graves was present and stated he would like to vacate the easement in order to accommodate an accessory building.

- f. Close second public hearing and proceed with regular meeting

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

- g. Approval of Ordinance No. 2022-03, vacating the public utility easement at 2697 West 3900 North for Tyler Graves

JANELE LEATHAM MOTIONED TO APPROVE ORDINANCE NO. 2022-03, VACATING THE PUBLIC UTILITY EASEMENT AT 2697 WEST 3900 NORTH FOR TYLER GRAVES. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD,

JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Approval of a conditional use permit for a surgical center located at 1804 West 2550 North – Julee Snow

Brett Jones with Basin Development was present seeking a conditional use permit for a surgical center located at 1804 West 2550 North.

KATIE WILLIAMS MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A SURGICAL CENTER LOCATED AT 1804 WEST 2550 NORTH WITH THE CONDITION OF THE EAST ENTRANCE PROVIDING 2-WAY TRAFFIC AND THE VEGETATION BEING REMOVED AND MAINTAINED FOR TRAFFIC VISIBILITY. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Approval of an interlocal storm water drain maintenance and repair agreement with Marriott-Slaterville City

Josh Blazzard explained the joint drains with Marriott-Slaterville. He stated Marriott-Slaterville will be providing the maintenance and Farr West will be sharing half the cost. Katie clarified some items on the map. Josh stated the written descriptions cover the areas included in this agreement. City Attorney Ryan Shaw stated he wrote the agreement and Farr West and Marriott-Slaterville will be sharing the costs 50/50. Josh Blazzard stated he believes this has been an “unwritten agreement” for years, this is just formalizing it. Katie clarified if improvements being included in this agreement. Ryan Shaw stated yes, he believes that would be considered maintenance.

DAVE CHUGG MOTIONED TO APPROVE THE INTERLOCAL STORM WATER DRAIN MAINTENANCE AND REPAIR AGREEMENT WITH MARRIOTT-SLATERVILLE CITY. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- a. Approval of minutes dated February 17, 2022

JANELE LEATHAM MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 17, 2022. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated March 2, 2022

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED MARCH 2, 2022. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

- a. Report on Assignments

Dave Chugg stated he has been working with Stephanie at the county to create a listing of properties in Farr West that have commercial potential. They will also be adding data regarding households and utilities available. Dave also discussed the possibility of including a commercial design standards brochure for the city. He will be gathering more information about that. Dave reported he is still looking into ordinance violations until another discussion can be had about code enforcement. Ryan Shaw stated he is going to set up a call between the Mayor and the code enforcement director regarding the change in pricing structure.

Josh Blazzard attended the sewer board meeting and stated there is a lot of interest in development on west 12th street. Josh received a preliminary copy of the impact fee study and hopes for it to be on the agenda in a month or so. Josh stated he met with Dave Bunderson regarding upcoming street maintenance projects. Josh stated the kickoff meeting for the Freedom Festival will be next Tuesday.

Katie Williams reported she made some progress on updating pricing and rental fees of park facilities. Katie reported the Youth City Council application is ready to go out on the website and will go out this week.

Janele Leatham reported on the possibility of a pump track behind the City Hall. She stated there are two events at the arena at Smith Family Park. Janele stated she is doing research into an adopt-a-park program. Janele also reported on the Legislative Policy Committee.

Mayor Phippen added information about a pathway included in the pump track. Ken stated they will be holding a budget work session immediately preceding the next City

Council Meeting. Ken reported Econo Waste is now looking at splitting garbage collection to two days due to the continued growth. Ken addressed House Bill 462 regarding moderate income housing requirements for cities.

#8 – Adjournment

AT 7:56 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVE CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____