

The regular meeting of the Farr West City Council and a Budget Work Session were held on May 5, 2022, beginning at 6:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, David Chugg, Josh Blazzard, Janele Leatham and Katie Williams.

Planning Commission members present were Ted Black and Lou Best. Staff present was Andrea Zweifel and Ryan Shaw. Visitors present were: see attached list.

#1 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin offered a prayer. Katie Williams shared a thought and a quote.

#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 on the April 28th Planning Commission meeting. Ted reported the Planning Commission recommended approval of the conditional use permit for Honey Bucket with several conditions. The Planning Commission set a public hearing to consider amending the general plan for the property north of Maverik. They also set a public hearing regarding the re-zone of that same property. The Planning Commission tabled the public hearing for the landscaping ordinance.

#4 – Business Items

a. Open a public hearing to consider approval of the 2022-2023 tentative budget

BOYD FERRIN MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER APPROVAL OF THE 2022-2023 TENTATIVE BUDGET. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Cody Cardon presented information regarding the tentative budget. Lou Best asked for an explanation of the significant changes. Cody noted there are some changes in the sales tax, rollovers, and franchise tax categories as well as ARPA funding. He noted there are some small wage increases, but the biggest change is in the cost of public safety. Cody recommended doing away with the street light fee due to the state being more particular about certain fees cities are charging. He stated due to increases coming from external parties like Central Weber Sewer and Econo Waste, he is proposing the City pass those increases on to the residents. He is also recommending increasing the storm water fee by \$3 per month due to system maintenance costs going up with increased home construction. Cody stated the Public Works will be staggering acquisition of new vehicles to keep vehicle purchase and maintenance costs down. He stated they may be replacing the roof on the Rec Center and have gotten an engineer's estimate for that. Ted Black complimented the City Council and Farr West for its fiscal responsibility.

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

DAVE CHUGG MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE.

- c. Approval of the 2022-2023 tentative budget

BOYD FERRIN MOTIONED TO APPROVE THE 2022-2023 TENTATIVE BUDGET. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Approval of a conditional use permit for Northwest Cascade, Inc for a Honey Bucket staging yard located at 2990 North 2000 West

Jason Perry, COO of Northwest Cascade, was present seeking a conditional use permit for a staging yard for Honey Bucket. He stated there has been a study conducted on the staging sites and there are no odors affecting the neighboring properties. Mr. Perry stated the units will be out in the community at events and at requested sites. He stated no sewage will be on site as it pumped before the units are lifted off the ground at the client's location. He clarified there will be no dumping, pumping, or processing of waste on site. Dave Chugg stated he hasn't heard concerns from any citizens and wondered if anyone else has heard any feedback. No one on the council indicated receiving feedback. Boyd Ferrin asked if they had approached the state about the access. Mr. Perry stated he does not believe so.

DAVE CHUGG MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR NORTHWEST CASCADE, INC FOR A HONEY BUCKET STAGING YARD

LOCATED AT 2990 NORTH 2000 WEST WITH THE CONDITIONS OF OBTAINING UDOT APPROVAL, COMPLIANCE WITH ALL CITY CODES AND STANDARDS, AN 8' FT CONCRETE WALL BEING CONSTRUCTED, A STORM WATER AGREEMENT BEING IN PLACE, NO STORAGE OF UNCLEANNED UNITS ON SITE, AND THAT ANY ODOR COMPLAINTS VERIFIED BY THE CITY SHALL BE RESOLVED BY HONEY BUCKET. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Discussion/Action – Special Blend Motor Garage LLC Conditional Use Permit

City Attorney Ryan Shaw gave some history and explained there are actually two addresses at that location and the Conditional Use Permit was only applicable to the 900 North address. Mr. Shaw stated he recommends the City Council re-instate the conditional use permit with no changes and at that point Special Blend will come in for 2 business licenses for the 2 addresses. He stated they have shown some good faith, and this is the action the city would take to unwind the problems and have a business that is appropriate for that area with the conditional use permit. Mr. Shaw stated this doesn't give them their business license back but gets everyone moving in the direction we need to be going. Boyd Ferrin asked if the Council could we put conditions on the business license. Mr. Shaw stated not necessarily, either they qualify for the business license, or they don't. Josh Blazzard clarified there is no conditional use permit associated with the 2000 West address. Mr. Shaw stated that is correct. Boyd stated he has been very passionate about this want to make sure they are in compliance with all conditions. Mr. Shaw stated they would still have to come before the City Council for consideration of their business license. He stated they have been eager to get things right. Mr. Shaw stated if there was a hope to make them go away, that isn't the intent with the action the City has taken, it's about making it right and compliant. Katie Williams clarified the CUP was specific to the back of the property. Mr. Shaw stated yes, it is for the 900 North address only. Janele Leatham asked if there have been any complaints recently. Mr. Shaw stated no, he has not received any complaints in a while.

KATIE WILLIAMS MOTIONED TO RE-INSTATE THE CONDITIONAL USE PERMIT FOR SPECIAL BLEND MOTOR GARAGE LLC, LOCATED AT 2053 WEST 900 NORTH. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, JANELE LEATHAM AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Consent Items

a. Approval of minutes dated April 21, 2022

DAVE CHUGG MOTIONED TO APPROVE THE MINUTES DATED APRIL 21, 2022. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated May 4, 2022

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED MAY 4, 2022. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

a. Report on Assignments

Dave Chugg stated he has a mosquito abatement meeting Monday and asked the council to let him know if there are any concerns.

Josh Blazzard reported on the Freedom Festival planning meeting.

Boyd Ferrin reported things are going well with Weber Fire District. He stated he needs to meet with Lou Waikart regarding the CERT program.

Katie Williams reported on the parks meeting and stated they discussed changes to the events policy. Katie asked about including these changes in the Public Hearing in June for the fee schedule. Katie reported on the board meeting with Communities that Care and stated they are putting a know your script installation at Smith Family Park.

Janele Leatham also reported on the parks committee meeting and stating they will be implementing a park adoption agreement that will help citizens get involved with planning and maintenance of parks. Janele asked City Attorney Ryan Shaw if he would like to see it and he stated yes.

Mayor Ken Phippen reported on the Bona Vista meeting. He stated they passed a tiered rate billing structure. Dave Chugg asked about public attendance, Ken stated there was no public input. Ken reported on the WACOG meeting. He stated they hear a lot of presentations and talked about easy grant recommendations. Ken stated on June 25th and 26th there will be an airshow at Hill Air Force Base. He stated they also heard information on the code red system. Ken reported he met with Pleasant View City regarding an RDA agreement from 2016. Ken stated Pleasant View is still interested in collaborating on the development of 2700 North. Ted Black stated the owner of the property north of Maverik has requested the general plan amendment and re-zone to

manufacturing due to 20 years of trying to get something retail on that property with no luck. Ken stated he has been approached by the owner and he met with them over Zoom. He indicated the property owner mentioned a major national retailer being interested in that property. Lou Best stated the sequencing is going to be very important to the development of 2700 North and cooperation with Pleasant View on the transportation corridor could influence the use of the property. Ken reported he attended the Utah League of Cities and Towns conference in St. George. Ken stated the youth fishing club is still going and continues to be successful. Ken stated baseball season has started and the Rec Center should be opening more hours in the day. Ken reported on the Christmas lights survey and stated he will not be cancelling anything; however, the public works department is proposing wrapping the buildings rather than putting lights in all the smaller trees at the Civic Center. Ken stated he would like to hold a work session with the Planning Commission on May 18th or 19th to discuss House Bill 462. Dave Chugg stated he will not be here on the 18th. The work session was set for 6:00 p.m. on May 19th. Ken stated there is a major problem with speeding in the city and asked drivers to please slow down.

#8 – Adjournment

AT 8:24 P.M., DAVE CHUGG MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____