The regular meeting of the Farr West City Council was held on July 21, 2022 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, David Chugg, Josh Blazzard, Janele Leatham and Katie Williams. Boyd Ferrin was excused.

Planning Commission members present were Ted Black and Lyle Earl. Staff present was Lindsay Afuvai 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

Mayor Phippen led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Ted Black reported that the Planning Commission held a meeting where signs for Aspen Springs Storage and Associated Foods were both recommended for approval. The Planning Commission then set an open house for August 5th from 6-8 p.m., reported on assignments and adjourned.

#4 – Business Items

a. Approval of business license – Rocky Mountain Fence, Inc.

Levi Call was present seeking approval of a business license for Rocky Mountain Fence, Inc. Mayor Phippen asked about the status of the site plan, commenting he did not feel it had not yet been completed. Mr. Call stated they are still working on their site plan because they had to put things on hold last year with problems with supply chain. Mr. Call ensured the City Council they have every intention of finishing their site plan and that they are allocating funds towards it as they can. Mr. Call said he hoped to have the site plan completed by the first quarter of next year.

DAVID CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR ROCKY MOUNTAIN FENCE, INC. JOSH BLAZZARD SECONDED THE MOTION. A ROLL

CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, JOSH BLAZZARD AND DAVE CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Discussion/Action – ARPA funding request from Children's Justice Center building

Rod Layton was present on behalf of the Children's Justice Center with a request for funding from the Council. Mr. Layton commented the original design for the Center has been changed to include more functionality and that they are working on site plan and subdivision processes with Ogden City right now, with the agreements with cities just starting to come in. Mr. Layton then stated they hope to start construction in January 2023. Mr. Layton stated the budget for the building is $5.5 million dollars, commenting they are overbuilding with the hopes they will not have to move or build again. Katie Williams stated at the last presentation for this building construction was contingent upon all cities participating and wanted to know the status of that and how they will move forward accordingly. Mr. Layton stated that luckily, so far no one had denied their request, but commented some cities are only allocating a portion of their requested funds. Mr. Layton stated they plan to move forward either way. Josh Blazzard stated that Farr West City had previously committed the ARPA funds for to a new Public Works facility so the funding would have to come from other budgets. Mr. Layton stated the County is open to working with cities and allowing the payments to be made over a few years. Katie Williams asked the Council how they felt about splitting the requested funds into three years and how hard it would be to fit in approximately $7,000 each year. Dave Chugg stated he felt that it would be difficult this year but could probably be planned for in the upcoming years. Mayor Phippen stated this year's budget would need to be adjusted.

JANELE LEATHAM MOTIONED TO TABLE THE ARPA FUNDING REQUEST FROM THE CHILDREN'S JUSTICE CENTER BUILDING TO DISCUSS WITH CITY TREAURER AND PUT BACK ON THE NEXT CITY COUNCIL AGENDA. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Approval of a conditional use permit for Matt Montano for warehousing with office space in the C-2 zone located at 3770 and 3762 North Higley Rd

Brett Cummings with Hansen and Associates was present on behalf of the project. Katie Williams asked about the canal realignment on the plan. Mr. Cummings stated they have scratched that from the plan and have redesigned the parking lot. Katie Williams asked about the warehouse with office space. Mr. Cummings stated some units will utilize more office space than others. Ryan Shaw stated the conditional use permit is for the warehousing part of the facility and that each of the 14 units would need to comply with the conditional use permit. Ryan asked if the use of the building would in fact be warehousing. Ted Black stated these types of business are very common, stating many businesses might utilize them with limited warehousing and others might be bringing products in and out. Ted stated one use that we would want to be somewhat cautious of is auto body shops as these are not large enough for that use and that they are not designed for that. Ryan Shaw stated the conditional use would only apply to businesses that come in with warehousing and that they will have to comply with the 25% office space but that if the proposed use for a single unit is permitted in the C-2 zone they would not have to comply with the conditions of the conditional use. There was some discussion on tenants that might occupy multiple units and how to appropriately handle those.

DAVID CHUGG MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR MATT MONTANO FOR WAREHOUSING WITH OFFICE SPACE IN THE C-2 ZONE LOCATED AT 3770 AND 3762 NORTH HIGLEY RD WITH THE CONDITIONS THAT WAREHOUSING BE NO GREATER THAN 75% WITH 25% OF OFFICE SPACE AS WELL AS THE CONDITIONS FROM THE PLANNING COMMISSION TO COMPLETE A STORM WATER AGREEMENT WITH THE CITY AND INSTALL A RIGHT TURN PERFERRED SIGN. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. <u>Approval of signs for Aspen Springs Storage located at 3344 North 2000 West</u>

KATIE WILLIAMS MOTIONED TO APPROVE THE SIGNS FOR ASPEN SPRINGS STORAGE LOCATED AT 3344 NORTH 2000 WEST. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, DAVID CHUGG , KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. <u>Approval of signs for Associated Foods located at 2400 North 1850 West</u>

DAVID CHUGG MOTIONED TO APPROVE THE SIGNS FOR ASSOCIATED FOODS LOCATED AT 2400 NORTH 1850 WEST. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, JOSH BLAZZARD AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. <u>Set a public hearing for August 4, 2022 to consider approval of Storm Drain Capital Facilities Plan and IFFP</u>

DAVID CHUGG MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 4, 2022 TO CONSIDER APPROVAL OF STORM DRAIN CAPITAL FACILITIES PLAN AND IFFP. JOSH BLAZZARD SECONDED THE MOTION WITH ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. <u>Consider setting a joint work session with the Planning Commission to discuss the Bonneville Builders conceptual proposals on the properties north of 2700 North</u>

Ken Phippen stated he has met with the developers a couple of times and that they would like an opportunity to present to both the Planning Commission and City Council.

KATIE WILLIAMS MOTIONED TO SET A JOINT WORK SESSION WITH THE PLANNING COMMISSION FOR AUGUST 18, 2022 AT 6:00 P.M. TO DISCUSS THE BONNEVILLE BUILDERS CONCEPTUAL PROPOSALS ON THE PROPERTIES NORTH OF 2700 NORTH. JOSH BLAZZARD SECONDED THE MOTION WITH ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

a. Approval of minutes dated June 16, 2022 and June 23, 2022

DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED JUNE 16, 2022 AND JUNE 23, 2022. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated July 20, 2022

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED JUNE 20, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Review of administratively approved business licenses

There were no questions on the business license.

d. Approval of Resolution No. 2022-04, recognizing the creation and operation of the Farr West City Community Emergency Response (CERT) Council

DAVID CHUGG MOTIONED TO APPROVE RESOLUTION NO. 2022-04, RECOGNIZING THE CREATION AND OPERATION OF THE FARR WEST CITY COMMUNITY EMERGENCY RESPONSE (CERT) COUNCIL. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

a. Report on Assignments

David Chugg reported on the Mosquito Abatement meeting.

Josh Blazzard reported on the Freedom Festival and thanked everyone for their help with that. Josh then reported on the Central Weber Sewer Board meeting.

Katie Williams reported Veteran's Day activities will be held on November 11th and stated she will get with Lou Waikart on plans for that. Katie then stated she is going to get with the junior highs once school starts to get the Youth City Council up and running.

Mayor Phippen reported on behalf of Boyd Ferrin, stating the personnel committee met and held interviews for the Senior Center Director position and offered the position to Evyn Conrad who will start the first week of August. Mayor Phippen stated he and Boyd met with the Sheriff's Office for a mid-year evaluation and stated Boyd thanked Ryan for re-implementing the CERT resolution.

Mayor Phippen reported on the WACOG, the legislative policy meeting and the Freedom Festival. Ken thanked everyone for participating in the dunk tank, commenting they were able to purchase umbrellas for Seasons Assisted Living. Mayor Phippen then reported they are meeting with the designer of the pump track on July 27 and will then be looking for volunteers to get that up and going. Ken also reported code enforcement letters that are going out through Ryan and on Bona Vista Water, reporting water usage has gone down overall.

#8 – Adjournment

AT 8:09 P.M., DAVID CHUGG MOTIONED TO ADJOURN THE MEETING. JANELE LEATHAM SECONDED THE MOTION. ALL VOTING AYE.

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: ____________________