

The regular meeting of the Farr West City Council was held on August 18, 2022 at 6:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, Janele Leatham and Katie Williams. David Chugg participated electronically via WebEx.

Planning Commission members present were Ted Black, Brandon Whitesides and Lou Best. Staff present was Lindsay Afuvai, Cody Cardon and Ryan Shaw, who participated via WebEx. Visitors present were: see attached list.

6:00 p.m. – Joint work session with the Planning Commission to discuss Bonneville Builders proposals for the property north of the Maverik on 2700 North

A work session was held between the City Council and Planning Commission regarding the property north of Maverik. Mr. John Tebbs stated they have owned the property since 1999 and presented a few different concepts of developments for the property.

#1 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Josh Blazzard led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin offered a prayer.

#3 – Comments/Reports

Mayor Phippen introduced Evyn Conrad as the new Senior Center Director. Evyn introduced himself and invited the Council to the Fall Social in September.

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Ted Black reported that the Planning Commission held a work session to discuss the General Plan open house and then set a public hearing to consider the request of a re-zone of the Farr West Pointe Property (north of Maverik) to the M-1 zone. Chairman Black then requested a formal response from the City Council why the mixed use residential zone that was recommended by the Planning Commission was tabled.

#4 – Business Items

- a. Approval of Ordinance No. 2022-11, adopting the Storm Drain Capital Facilities Plan, Impact Fees and IFFP

BOYD FERRIN MOTIONED TO APPROVE ORDINANCE NO. 2022-11, ADOPTING THE STORM DRAIN CAPITAL FACILITIES PLAN, IMPACT FEES AND IFFP. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of Resolution No. 2022-05, authorizing the creation of an “Adopt-A-Park” Program

JANELE LEATHAM MOTIONED APPROVE RESOLUTION NO. 2022-05, AUTHORIZING THE CREATION OF AN “ADOPT-A-PARK” PROGRAM. KATIE WILLIAMS SECONDED THE MOTION. A ROLL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Discussion/Action – Potential (SAP) Station Area Plan with Pleasant View & Weber County

Mayor Ken Phippen stated Pleasant View has requested Farr West City to participate in a Station Area Plan. Ken said Pleasant View is working with UTA and Wasatch Front Regional Council and that they have already obtained a grant for this plan. Ken then said most of the property is in Pleasant View but that there is a small portion that is in Farr West, including the property behind Burger King and said one benefit of joining in the plan is it does meet one of the requirements from the State for Moderate Income Housing. Boyd Ferrin and Josh Blazzard stated they felt there would be more benefits to joining the plan than there would be concerns and felt good about joining the plan.

**Councilman Chugg joined the meeting electronically through WebEx at this time.*

- d. Discussion/Action – Consideration of de-annexing property north of Amazon facility to Marriott-Slaterville City

David Chugg stated he felt because there is not a good access to this property, he felt it would be in the best interest of the city to work with Marriott-Slaterville City on future developments. Dave stated what is driving this discussion is that Weber County is being approached about developing the property around Amazon. Dave commented there are no RDA monies available for this, stating Marriott-Slaterville has what he believes was a 20-year RDA agreement with Amazon. Annual estimated property tax is estimated at just under \$50,000 and presented projected costs to put in necessary street improvements. Boyd Ferrin stated this is another unique property in Farr West City and that he is not in favor of giving up land but also acknowledges the challenges with the access and the current state of

Cottonwood Drive. Ken stated there are possibilities to utilize the property for mixed-use, commenting Darren Burnett has approached the city about drawing up and presenting a plan that would include moderate income housing on the property. Boyd stated that he did not feel like he was ready to see the city give up the land yet and that he would like to explore every other option first. Josh Blazzard stated that if Marriott-Slaterville City is willing to work with us, we should explore that opportunity. Cody Cardon stated that if we wanted to explore the option of creating an RDA, we should start that process early as it will take a lot of time to get that in order. It was discussed that no one was in favor of moving towards de-annexation of the property at this time.

e. Discussion/Action – Consideration of annexing JDC Ranch Properties into Farr West City for Weber County

Mayor Ken Phippen stated this piece of property is currently an island of unincorporated Weber County located in between Farr West City and Plain City and is currently designated as mixed-use residential with commercial in it. Ken stated the developer has been in discussions with Plain City to annex into their city but as of recently they have decided to remain an island in unincorporated Weber County. Mayor Phippen then stated he has also been approached by the Mayor of Plain City who has asked him to respect the pioneer boundaries. Boyd Ferrin stated this property affects Farr West City directly. It was discussed that the direction has gone away from Plain City because they could not get the density they desired and that they believe 725 units were approved by the County on the property, but that Weber County has said they do not want to keep it in the county, they would like to see it go to Plain City or Farr West. Josh Blazzard stated he would like to see them continue moving forward with Plain City at this time. David Chugg stated the only way he would be in favor of annexing if it fit in our general plan. Katie Williams stated she agreed with Councilman Chugg.

#5 – Consent Items

a. Approval of minutes dated August 4, 2022

JOSH BLAZZARD MOTIONED TO APPROVE THE MINUTES DATED AUGUST 4, 2022. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated August 17, 2022

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED AUGUST 17, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

a. Report on Assignments

Janele Leatham reported on the Legislative Policy Committee Meeting, parks committee meeting and stated she is going to work with residents of Mountain View on Mountain View Park playground as they plan to go for RAMP funding for that. Janele then stated she would like to see meetings advertised better.

Katie Williams stated she met with Evyn in the Senior Center regarding his plans and goals for the future. Katie then reported on the Youth City Council, parks committee and the general plan updates online and through social media. Katie then stated there would be an email blast going out at the end of the month and asked for any input to be sent to her or to the office staff.

Boyd Ferrin reported on CERT and Weber Fire District. Boyd then commended those who put together the Open House, stating he felt it was put together very well and also thanked Pam Ferrin for her work on the community booth at the fair.

Josh Blazzard reported on the Central Weber Sewer board meeting, commenting they have sent out their projections for growth and that he will get with the city employees and make sure their numbers look accurate.

Mayor Phippen reported he attended the Weber County general plan meeting as well as the open house here at the city office, commenting it was very well done. Ken then reported on code enforcement, parks committee which included updates on RAMP Grant requests, youth fishing club and the pump track. Ken then reported that the dinner at Liberty Hall on September 17th, stating he has sponsored a table and has a few seats available if anyone is interested. Ken then said we are still looking to fill a crossing guard position at Hoagies Corner, commenting our Public Works department will have to cover this position until it is filled.

#8 – Adjournment

AT 8:02 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____