

The regular meeting of the Farr West City Council was held on September 1, 2022 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, David Chugg, Janele Leatham and Katie Williams. Josh Blazzard was excused.

Planning Commission members present were Ted Black, Lyle Earl and Lou Best. Staff present was Andrea Zweifel, Cody Cardon 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

David Chugg led in the Pledge of Allegiance.

b. Prayer

Janele Leatham offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Ted Black reported the Planning Commission held a work session to discuss the General Plan. He stated they held a Public Hearing regarding re-zoning the property at 3000 North 1900 West from the A-1 zone to the M-1. The Planning Commission recommended approval of that property to the City Council.

#4 – Business Items

a. Approval of business licenses – Staker Custom Hats, Inc – Steven Staker

Peterson HVAC – Zachary Peterson

Rocky Mountain Aluminum Art (Temporary) – Jeab Ammar

Steven Staker was present requesting a business license for Staker Custom Hats, Inc. Mr. Staker stated they make custom hats. Mayor Phippen confirmed this business is located in the Hunstman building. Mr. Staker stated yes.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR
STAKER CUSTOM HATS, INC., CONTINGENT UPON A BUILDING**

INSPECTIONS BEING CONDUCTED. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Zachary Peterson was present requesting a business license for Peterson HVAC. Mr. Peterson stated he is starting his own HVAC company. Mr. Peterson stated he has a shop in Pleasant View but will be doing his office work out of his home.

DAVID CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR PETERSON HVAC. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jeab Ammar was not present.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A TEMPORARY BUSINESS LICENSE FOR ROCKY MOUNTAIN ALUMINUM ART. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jeab Ammar arrived at 7:40 p.m. just prior to the meeting being adjourned.

DAVID CHUGG MOTIONED TO CONSIDER A TEMPORARY BUSINESS LICENSE FOR ROCKY MOUNTAIN ALUMINUM ART. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

Mr. Ammar stated he is requesting a temporary business license for Rocky Mountain Aluminum Art. He stated they are selling metal statues at the vacant lot at 1800 North 2000 West as they have in the past. He stated they will begin on September 5th and continue for 15 days.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE, JANELE SECONDED THE MOTION, ALL VOTING AYE.

- b. First public hearing as advertised to consider approval of a donation/funding request for the Children's Justice Center up to the amount of \$22,352.32

DAVID CHUGG MOTIONED TO OPEN THE PUBLIC HEARINGS AS ADVERTISED TO CONSIDER APPROVAL OF A DONATION/FUNDING REQUEST

FOR THE CHILDREN'S JUSTICE CENTER UP TO THE AMOUNT OF \$22,352.32. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Cody Cardon stated a budget adjustment would need to be made in order to accommodate a donation of this size. Cody stated the Council can say no, commit to a smaller amount or donate the whole amount.

There were no public comments made.

- c. Second public hearing as advertised to consider the request of a re-zone of the Ogden Cycle Association properties located at approximately 2390 West 4000 North, parcel numbers 19-011-0103 and 19-002-0004, from the C-2 Commercial zone to the A-1 zone

Brad Sweet was present on behalf of Ogden Cycle Association and stated the purpose of the re-zone is simply for property tax purposes.

Brayden Schmanski clarified rumors about a trailer park being located at this property. Mr. Sweet and the council clarified that was not true and would not be accommodated in that zone.

- d. Close public hearings and proceed with the regular meeting

BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of donation/funding request for the Children's Justice Center up to the amount of \$22,352.32

DAVID CHUGG MOTIONED TO APPROVE THE DONATION TO THE CHILDREN'S JUSTICE CENTER IN THE AMOUNT OF \$22,352.32 BEING SPLIT OVER THREE YEARS. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN, AND JANELE LEATHAM ALL VOTING AYE. KATIE WILLIAMS VOTED NAY. MOTIONED PASSES.

- f. Approval of the request of the re-zone of the Ogden Cycle Association properties located at approximately 2390 West 4000 North, parcel numbers 19-011-0103 and 19-002-0004, from the C-2 Commercial zone to the A-1 zone

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF THE RE-ZONE OF THE OGDEN CYCLE ASSOCIATION PROPERTIES LOCATED AT APPROXIMATELY 2390 WEST 4000 NORTH, PARCEL NUMBERS 19-011-0103 AND 19-002-0004,

FROM THE C-2 COMMERCIAL ZONE TO THE A-1 ZONE, UNTIL THE ORDINANCE IS AMENDED BY LEGAL COUNSEL TO INCLUDE VERBIAGE THAT WOULD ACCOMMODATE THIS USE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Boyd asked that the ordinance, public hearing, and re-zone be put back on the agenda in one month's time.

- g. Approval of the request of the re-zone of the Farr West Point LLC property located at approximately 3000 North 1900 West, parcel number 19-016-0058, from the A-1 zone to the M-1 zone

DAVID CHUGG MOTIONED TO APPROVE THE RE-ZONE OF THE FARR WEST POINT LLC PROPERTY LOCATED AT APPROXIMATELY 3000 NORTH 1900 WEST, PARCEL NUMBER 19-016-0058, FROM THE A-1 ZONE TO THE M-1 ZONE. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. JANELE LEATHAM VOTED NAY. MOTION PASSES.

#5 – Consent Items

- a. Approval of minutes dated August 18, 2022

DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED AUGUST 18, 2022. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated August 29, 2022

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED AUGUST 29, 2022. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

- a. Report on Assignments

Janele Leatham reported on the parks committee meeting and stated they are working on the Mountain View Park playground plan and will be applying for funding through grants. Janele stated she attended the work session with the Planning Commission on the General Plan.

Katie Williams stated the Senior Center has a new schedule of events for September and they are still looking for a woodshop supervisor. She stated they are holding a dinner on September 21st. Katie stated the Fishing Club is starting on September 10th. She stated they are looking into grants to install a dock for those with mobility issue to utilize the fishing pond. Katie reported there was also a discussion on the vacant city property on 2700 North and they will be doing some research. Katie also reported she will be doing some outreach for the adopt-a-park program.

Boyd Ferrin reported he attend the Weber Fire District meeting and they have been having budget committee meetings for next year. He stated they are trying to keep taxes down, but fuel costs have been a big increase to their expenses. Boyd urged the council and citizens to keep an eye out for kids getting on and off buses and watch out for our community kids. Boyd asked about the crossing guard vacancy and Mayor Phippen stated the position has now been filled.

David Chugg reported on the Mosquito Abatement meeting. He stated they are discussing their budget for the next year and stated everything else is looking good right now.

Mayor Ken Phippen stated he went on a ride along with the School Resource Officer from Wahlquist and watched the school crossings. He stated the Sheriff's Office is asking the city to extend the hours for our crossing guards to cover when the Junior High kids are crossing. Mayor Phippen asked Janele to cover the Legislative Policy Meeting on September 12th as he will be out of town. Mayor Phippen stated he attended a housing control and land use and regulation workshop. He stated he has been in communication with Bona Vista Water regarding the rehabilitation of the Farr West well located by the entrance of the Mountain View Subdivision. Mayor Phippen stated he has received from canal trails maps from UDOT that are interesting and helpful.

#8 – Adjournment

AT 7:41 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____