

The regular meeting of the Farr West City Council was held on September 15, 2022 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, Janele Leatham. David Chugg and Katie Williams were excused.

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

Mayor Ken Phippen led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin 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 and set a public hearing to consider approval of the general plan. The commission then reported on assignments and adjourned.

#4 – Business Items

a. Set a public hearing for October 6, 2022 to consider adoption of a transboundary properties and uses ordinance

Boyd stated he spoke with Attorney Ryan Shaw and feels like this solution is a win/win proposal to not allow unwanted uses in the residential zone.

BOYD FERRIN MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 6, 2022 TO CONSIDER ADOPTION OF A TRANSBOUNDARY PROPERTIES AND USES ORDINANCE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Discussion/Action – Selection of strategies for the Planning Commission to adopt into the general plan to satisfy the Moderate-Income Housing requirements per H.B. 462

Mayor Ken Phippen presented the strategies the Planning Commission and City Council had previously discussed as follows: (in popularity order)

[E] Create or allow for., and reduce regulations relating to internal or detached accessory dwelling units in residential zones

[U] Develop a moderate-income housing project for residents who are disabled or 55 or older

[F] Zone or re-zone for higher density or moderate-income residential development in commercial or mixed-use commercial centers or employment centers

[G] Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near transit investment corridors

[A] Re-zone for densities necessary to facilitate production of moderate-income housing

BOYD FERRIN MOTIONED TO APPROVE THE SELECTION OF THE FIVE STRATEGIES AS OUTLINED BY MAYOR PHIPPEN TO BE INCLUDED IN THE GENERAL PLAN TO SATISFY THE MODERATE-INCOME HOUSING REQUIREMENTS PER H.B. 462. JANELE LEATHAM SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

Lou Best asked about getting some direction and feedback about these strategies prior to their next work session. Mayor Phippen stated the City Council could join the work session. Lou stated the work session is on Tuesday at 6pm.

#5 – Consent Items

- a. Approval of minutes dated September 1, 2022

JANELE LEATHAM MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 1, 2022. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated September 15, 2022

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED SEPTEMBER 15, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#7 – Mayor/Council Follow-up

a. ULCT Cameron Diehl invitation to Annual Convention

Rachel Terry, Assistant Director of the Utah League of Cities and Towns was present and invited the Council to attend their annual convention October 5-7. She gave a brief overview of the different sessions being offered. Ms. Terry stated they have deferred the increased rate an additional week and encouraged the city officials to attend if possible. Ms. Terry also spoke about the statewide conversation on growth, which is a public input campaign leading to a public information campaign. Ms. Terry also stated they have been given the opportunity to submit a request to the Governor's Office for a roving city manager and explained what that would do for rural areas without city managers.

b. Report on Assignments

Mayor Phippen asked if anyone was interested in attending the ULCT annual convention. Janele stated she is interested in going to at least Thursday but will need to check her schedule. Boyd and Josh stated they would like to see the whole agenda.

Janele Leathem reported on the legislative policy planning meeting and stated it was mostly focused on House Bill 462. She stated the Parks Committee will be holding an open house for the Mountain View Park playground re-design to get feedback on what people would like to see. She stated that will be held on September 26th from 6-8 and thanked Lindsay for getting signs made for that so quickly.

Boyd Ferrin reported on the Weber Fire District meeting. He stated they are working on the budget and will probably have to do a truth in taxation due to their wages being behind. He stated Weber Fire is losing a lot of good, qualified employees to other departments due to their higher wages. Boyd stated he and Mayor Phippen will be attending the Fire Ops 101 training tomorrow with Weber Fire.

Josh Blazzard stated he would like to thank all the public that helped in the day of service on September 10th. He stated there were a lot of people and they were able to get a lot done at the Smith Park. Josh reported on the progress at the Public Works Facility Site. He stated the site is cleaned and ready to move forward. Josh discussed the Halloween and Christmas celebrations and stated he will have to get with Katie and Dave when they are back in town.

Mayor Phippen stated he missed the WACOG meeting, but he did read the minutes and they discussed grant season approaching. He stated that for the CDBG grants, someone will have to attend a meeting in October, as it is required to be eligible. He also stated there are several grants available through the Wasatch Front Regional Council and he thinks it would be beneficial for Farr West to at least apply for some of these grants and see if we could obtain any funds.

#8 – Adjournment

AT 7:39 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____