

A work session and the regular meeting of the Farr West City Council was held on October 6, 2022 at 6:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, David Chugg and Katie Williams. Janele Leatham was excused.

Planning Commission members present were Ted Black, Greg Baptist, Lyle Earl, Brandon Whitesides and Lou Best. Staff present was Andrea Zweifel and Ryan Shaw. Visitors present were: see attached list.

Joint Work Session with the Planning Commission to review the General Plan

A joint work session was held with members of the City Council and Planning Commission in order to review the General Plan.

Regular Meeting

#1 – Call to Order – Assistant Mayor Boyd Ferrin

Boyd Ferrin called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Josh Blazzard led in the Pledge of Allegiance.

b. Prayer

David Chugg 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 public hearing to consider the proposed general plan. He stated only one person commented on the plan and it was in support. The Planning Commission then recommended approval of the General Plan to the City Council. The Planning Commission also recommended approval of the proposed surgical center with an exception to the parking requirements due to the intended use. David Chugg asked what their determining factor was for allowing the variance to the parking. Ted stated the number of patients and on-street parking were taken into consideration. He stated the applicants also reached out to the adjoining property owner and were not allowed to enter an agreement for shared parking. The commission then reported on assignments and adjourned.

#4 – Business Items

- a. Approval of business licenses – Simmons Custom Wood Flags
Miller Made LLC
4950 Automotive LLC
Timber Creek Services LLC

Dee Simmons was present seeking a business license for Simmons Custom Wood Flags. Mr. Simmons stated he is making wood flags out of his garage. Boyd Ferrin cautioned Mr. Simmons about keeping his residence compliant with the residential zones. David Chugg asked him to address dust and smells. Mr. Simmons stated he is contained in the garage with dust control and hasn't received any complaints so far. Josh Blazzard asked him to be a good neighbor.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR SIMMONS CUSTOM WOOD FLAGS. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jarret Miller was present seeking approval for Miller Made LLC. Mr. Miller stated he will be doing handyman work so all his work will be performed at other people's homes.

DAVID CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR MILLER MADE LLC. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Seth Waldron was present seeking approval of a business license for 4950 Automotive LLC. Mr. Waldron stated the business is a BMW auto shop located at Northview Business Plaza. Boyd Ferrin asked if Mr. Waldron if he has completed any remodeling of the unit. Mr. Waldron stated he has only made minor interior changes. Katie Williams asked if this use is permitted in the C-2 zone. Boyd Ferrin stated he would like the city inspector to look at the modifications to the building.

DAVID CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR 4950 AUTOMOTIVE LLC. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Greg DeMille was present seeking approval of a business license for Timber Creek Services LLC. Mr. DeMille stated all his tools are kept in his garage. He stated the truck he uses also fits in the garage. Boyd Ferrin cautioned Mr. DeMille about keeping the area compliant with a residential use.

JOSH BLAZZARD MOTIONED TO APPROVE A BUSINESS LICENSE FOR TIMBER CREEK SERVICES LLC. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Open public hearing to consider adoption of a transboundary properties and uses ordinance

JOSH BLAZZARD MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER ADOPTION OF THE TRANSBOUNDARY PROPERTIES AND USES ORDINANCE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

City Attorney Ryan Shaw briefly explained the proposed ordinance. There were no public comments.

- c. Close public hearing and proceed with regular meeting

JOSH BLAZZARD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of Ordinance No. 2022-12, adopting the transboundary properties and uses ordinance

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE 2022-12 ADOPTING THE TRANSBOUNDARY PROPERTIES AND USES ORDINANCE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Approval of 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 zone to the A-1 zone

KATIE WILLIAMS MOTIONED TO APPROVE THE RE-ZONE REQUEST 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 ZONE TO THE A-1 ZONE. JOSH BLAZZARD SECONDED THE MOTION, A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Approval of the request for a site plan for Basin Development for a surgical center located at 1804 West 2550 North

Ryan Kiger and Dr. Brett Richards were present seeking approval of a site plan for a surgical center for Basin Development. Dr. Richards clarified the amount of rooms in the surgical center and how many employees and patients would be in the facility at any given time. Katie Williams asked about the shared parking with Del Taco. Mr. Kiger stated there is an easement, so they will share the drive, but Del Taco was not interested in allowing any parking on their property.

KATIE WILLIAMS MOTIONED TO APPROVE THE SITE PLAN FOR BASIN DEVELOPMENT FOR A SURGICAL CENTER LOCATED AT 1804 WEST 2550 NORTH. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Discussion/Action – Consideration of request to amend the current zoning requirements for the C-3 zone – John Tebbs/Andrew Newbold

No one was present regarding this item.

DAVID CHUGG MOTIONED TO TABLE CONSIDERATION OF A REQUEST TO AMEND THE CURRENT ZONING REQUIREMENTS FOR THE C-3 ZONE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

- h. Approval of the 2022 General Plan

DAVID CHUGG MOTIONED TO APPROVE THE 2022 GENERAL PLAN, EXCLUDING MAPS 3.1 – POTENTIAL FUTURE ZONING, 3.2 – CURRENT ZONING, 5.1 – VEHICLE ROUTES AND 7.1 - PARKS AND TRAILS, AND INCLUDING CORRECTED FORMATTING. JOSH BLAZZARD SECONDED THE MOTION. DAVID CHUGG, JOSH BLAZZARD AND BOYD FERRIN VOTING AYE AND KATIE WILLIAMS VOTING NAY. MOTION PASSES.

- i. Approval of Application and Owner Affidavit for Internal Accessory Dwelling Units

City Attorney Ryan Shaw explained that an ordinance was approved, but an application process needs to be in place. Ted Black stated this application matches the ordinance currently in place. Katie Williams asked about the fee. Ted stated we could strike that or leave it on and establish a fee. Katie asked about adding the square footage of the lot on the application. Ted Black stated there are no lots in Farr West under 6,000 square feet, so it doesn't really apply.

DAVID CHUGG MOTIONED TO APPROVE THE APPLICATION AND OWNER AFFIDAVIT FOR INTERNAL ACCESSORY DWELLING UNITS. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- j. Discussion/Action – Traffic studies on identified intersections for 4-way stops and possibly roundabouts

Josh Blazzard state he and the Mayor have received some requests for 4-way stops in the city. He stated it is difficult to support a decision on whether or not an intersection warrants a 4-way stop without backing from an engineer or a traffic study. Josh stated tonight's item is to get the Council's opinion on conducting traffic studies on some of these intersections. This would also include recommendations from the engineer on possible locations for roundabouts.

KATIE WILLIAMS MOTIONED TO BEGIN TO IDENTIFY INTERSECTIONS FOR POTENTIAL TRAFFIC STUDIES AND ROUNDABOUTS. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE

#5 – Consent Items

- a. Approval of minutes dated September 15, 2022 and corrected minutes dated September 1, 2022

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 15, 2022 AND CORRECTED MINUTES DATED SEPTEMBER 1, 2022. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated October 6, 2022

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED OCTOBER 6, 2022. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Mayor/Council Follow-up

- a. Report on Assignments

David Chugg reported mosquito abatement cancelled their meeting, but he will be attending one at the end of the month.

Josh Blazzard stated Central Weber Sewer District is working on their long-range planning. Josh stated the Trunk or Treat is scheduled for October 24th and the Mayor took flyers to Farr West Elementary, Silver Ridge Elementary and Wahlquist Junior High. Josh stated he will be getting with David and Katie to work on the Christmas activity planning. Josh reported the Senior Center held their fall social dinner on the 21st and the entertainment was good, and they had a good turn out.

Katie Williams reported on the Parks Committee Meeting and stated they will be moving forward with an RFP for potential lessees for the 2700 North property. Josh asked about potential library plans. Mayor Phippen stated the city is still very early in the process and all those details will be discussed. Katie reported for Janele that the open house for Mt. View Park was held and stated it was well attended with good feedback. Katie reported she is working on the Veteran's Day celebration which will be held on Friday, November 11th.

Boyd Ferrin reported he and the Mayor attended Fire Ops 101 with Weber Fire District. Boyd reported the Fire District held their annual open house. He stated they had a good turn out and it was very well done. He encouraged anyone who hasn't been to attend in the future. Boyd stated there is a CERT emergency preparedness fair this Friday and Saturday at the Golden Spike Events Center.

Mayor Phippen reported he participated in the Blossom-Angus softball tournament in Plain City. He stated the Farr West team won one game of the four they played. Mayor Phippen reported WACOG discussed a study on accessory dwelling units and their affect on property values, which they found is not an adverse effect. Mayor Phippen stated he attended the ULCT convention today and he will put together information to share with the council at a later date.

#7 – Adjournment

AT 7:58 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____