The regular meeting of the Farr West City Council was held on November 17, 2022 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard and Katie Williams and Janele Leatham. Dave Chugg was excused.

Planning Commission members present were Ted Black, Lyle Earl and Lou Best. Staff present was Lindsay Afuvai and Ryan Shaw. Visitors present were: see attached list.

#1 – Call to Order – Assistant Mayor Boyd Ferrin

Mayor Phippen called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Janele Leatham offered a prayer.

#3 – Comments/Reports

a. Public Comments

Miles Robinson stated he had thought of something since presenting on a bridge in Farr West, including that his family is contributing to $200,000 towards the bridge, which would include donations and volunteers from the community. Mr. Robinson then updated the council on conversations he has had with the school district and UDOT.

b. Report from Planning Commission

Ted Black reported that the Planning Commission recommended final approval of the Watson Estates Ph 2 amended subdivision and a conditional use permit for an accessory building. The Commission then set public hearings to consider approvals of the amended C-3 zone and the general plan maps, tabled a site plan for Rob Gibb, reported on assignments and adjourned.

#4 – Business Items

a. Approval of business licenses – Rugged Equipment LLC

Dwayne Heslop was present seeking approval of a business license for Rugged Equipment LLC. Mr. Heslop stated they sell temporary sheds and currently have three different locations in Utah. Councilman Ferrin asked why the sheds have put in place before a business license was obtained. Mr. Heslop stated Old Hickory established the lease with the property owner before they got Rugged to run the business, so it was out of his control and he apologized. Katie Williams asked about parking. Mr. Heslop stated it would just be in the front of the property, but that typically only have one or two customers at a time. Mr. Heslop stated the most they will have at any time is 15-20 sheds.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR RUGGED EQUIPMENT LLC. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. <u>Consider the request to set a public hearing for the re-zone for ALS Development from the R-1-15 and A-1 zones to the R-1-15 and M-1 zones, parcel number 19-040-0026, 15-005-0025 and 15-005-0063, located at approximately 1913 North 2000 West</u>

Dave Laloli was present requesting a re-zone. Mr. Laloli stated he had the opportunity to purchase the Tri-Star storage units and would like to extend these storage units to an acceptable level. Mr. Laloli stated he understands that storage units south of 2700 North have not been favorable but would like to have the conversation about the possibility of adding on to existing storage units. Boyd Ferrin asked about the feasibility of re-zoning one parcel into multiple zones. Ted Black said the parcel would need to be subdivided. Boyd then said that we just approved the general plan, and this request is not consistent with that plan. Katie Williams stated she would not feel comfortable moving forward with a re-zone unless the property was subdivided and if they were to consider the M-1 zone, the general plan would also need to be amended prior to re-zoning. Boyd commented that the City Council has been consistent with turning down requests for the same use in areas south of 2700 North and would not feel comfortable approving this request. Katie also stated that after having just gone through the approval of the general plan, she would not be in favor of re-zoning this area to M-1, but that it states it could be residential or commercial.

KATIE WILLIAMS MOTIONED TO DENY THE REQUEST TO SET A PUBLIC HEARING FOR THE RE-ZONE FOR ALS DEVELOPMENT FROM THE R-1-15 AND A-1 ZONES TO THE R-1-15 AND M-1 ZONES, PARCEL NUMBER 19-040-0026, 15-005-0025 AND 15-005-0063, LOCATED AT APPROXIMATELY 1913 NORTH 2000 WEST. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. <u>Preliminary and final approval of the Watson Estates Phase 2 amended subdivision located at 1634 West 1850 North</u>

Jordan Watson was present seeking approval of the Watson Estates Ph 2 amended subdivision. Mr. Watson stated he is looking to build a 2,400 square foot accessory building on his property and in order for him to do that, he needed to do a lot-line adjustment with his dad.

BOYD FERRIN MOTIONED TO GRANT PRELIMINARY AND FINAL APPROVAL OF THE WATSON ESTATES PHASE 2 AMENDED SUBDIVISION LOCATED AT 1634 WEST 1850 NORTH. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Approval of a conditional use permit for an accessory building over 2,000 square feet for Jordan Watson at 1634 West 1850 North

JOSH BLAZZARD MOTIONED TO GRANT APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR JORDAN WATSON AT 1634 WEST 1850 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, BOYD FERRIN AND JOSH BLAZZARD VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Cancel the December 15, 2022 City Council Meeting

BOYD FERRIN MOTIONED TO CANCEL THE DECEMBER 15, 2022 CITY COUNCIL MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

a. Approval of minutes dated November 3, 2022

JOSH BLAZZARD MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 3, 2022. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated November 17, 2022

JANELE LEATHAM MOTIONED TO APPROVE THE BILLS DATED NOVEMBER 16, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Discussion/Action – RFP for Farr West City properties leasing options

Mayor Phippen stated that the city property on 2700 North that has been considered for the library could be used as a leasing option for soccer or football to be improved and used for that purpose at the expense of the leasee. Katie Williams stated that putting this out to RFP has been discussed in the park committee meetings as a good option to find the best use for the city, commenting that it would need to be a public, recreational use. Katie stated that before they move forward with that RFP they would like to get approval from the City Council. Boyd Ferrin asked if this was for the whole parcel or partial. Ken stated that if the library were to be approved, that would be part of the contract. Josh stated he would like to see a portion of the property be developed as a park. Boyd stated he felt restrooms would need to be installed by the city at some point. Josh stated one of his biggest concerns would be parking requirements appropriate to use of the property.

BOYD FERRIN MOTIONED TO PROCEED WITH RFPS FOR FARR WEST CITY PROPERTIES LEASING OPTIONS. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNAMIMOUSLY.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Janele Leatham reported on the park committee meeting.

Katie Williams reported on the Senior Center, thanked everyone for participating in the Veterans Day Celebration, park rentals on Sportsites and will continue working on the RFPs.

Boyd Ferrin reported on the Weber Fire District, which included the truth in taxation hearing. Boyd also reported on CERT.

Josh Blazzard reported on the new public works facility and Central Weber Sewer. Josh then stated he discussed the spring cleanup email that was sent to the council with the lady who sent it and he let her know of the option to use Plain City's green waste facility and that she was grateful for that information.

Mayor Phippen reported on WACOG, the legislative policy and park committee meetings. Ken also thanked everyone for participating in the Veterans Day celebration. Ken then stated the Christmas lights and decorations have been installed but did not believe there would be a lighting celebration this year.

<u>#7 – Adjournment</u>

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

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: ____________________