

A work session and the regular meeting of the Farr West City Council was held on January 5, 2023 at 6:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Dave Chugg, Josh Blazzard, and Janele Leatham. Katie Williams was excused.

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

6:00 pm – Work Session to discuss budget adjustment and utility rate increases

Regular Meeting

#1 – Call to Order – Mayor Ken Phippen

Mayor Phippen called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Boyd Ferrin led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard 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 public hearings on changes to the C-3 zone and amended general plan maps. He stated there were no public comments received and the Planning Commission recommended approval of the C-3 Zone changes as well as adoption of the general plan maps. The Planning Commission recommended the City Council approve the Site Plan on the Rob Gibb property. The Planning Commission set a public hearing to consider a re-zone of the Dwight and Steve Bird property.

#4 – Business Items

a. Approval of business licenses – Barnfind Motors LLC

Jamie Boots and Boston Boots were present seeking approval of a business license for Barnfind Motors, LLC. Jamie stated the only thing they couldn't get around with the state that doesn't fit city code is the sign required by Department of Motor Vehicles. Boyd Ferrin stated this business is in a neighborhood and the city has had more problems in neighborhoods with auto businesses starting out like this. Boyd stated the signage is not allowed as part of the ordinance and the City Council can't change that. Jamie stated if the business grows to something he can pursue as a career, they would move to a commercial location. Jamie stated people will not be coming to the property because he will not allow it. Boston stated he will be transporting the vehicles off the property to conduct the sale and transfer. Jaime referred to a picture of his property that was submitted with the application and stated it is not going to change. He stated he will not be using up his land for this. He stated Austin may be working on side by side here, or a Harley or 2 there, but this will not be a full-fledged dealership. Jaime stated he will not changing the current parking or landscaping. Janele confirmed that all storage will be inside a building. Jamie answered yes. Mayor Phippen asked if this property is near the north end of Higley Road. Jamie stated yes, there is only one home between him and Hone Propane. Josh Blazzard stated he is okay with the sign where it is.

DAVE CHUGG MOTIONED TO APPROVE A BUSINESS LICENSE FOR BARNFIND MOTORS, LLC WITH THE CONDITION OF NO OUTSIDE STORAGE OR PARKING AND THE PROPERTY REMAINING THE SAME AS IT CURRENTLY STANDS. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JANELE LEATHAM, BOYD FERRIN, AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Presentation and acceptance of the 2021-2022 Fiscal Year Audit Report – Katie Giddens, Child Richards CPA & Advisors

Katie Giddens was present on behalf of Child Richards CPA & Advisors. Ms. Giddens presented her results from the 2021-2022 Fiscal Year Audit. The written findings included deposits needing to be completed at least every 3 business days and an over-budget finding in the sanitation fund.

JOSH BLAZZARD MOTIONED TO ACCEPT THE 2021-2022 FISCAL YEAR AUDIT REPORT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Approval of budget adjustment and monthly utility rate increase

Cody Cardon reviewed the information regarding Econo Waste that was discussed at the work session. Cody stated he will be working on how the commercial sewer rate is calculated.

BOYD FERRIN MOTIONED TO APPROVE A BUDGET ADJUSTMENT AND UTILITY RATE INCREASE BASED ON THE CPI AND FUEL SURCHARGE WITH THE NEW RATE BEING \$10 PER GARBAGE CAN AND \$6 PER RECYCLING CAN FOR COLLECTION AND A GARBAGE CAN FEE OF ACTUAL COST + \$25. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Approval of a site plan for Rob Gibb located at 3236 North 2000 West

Mr. Gibb was not present for this item.

JANELE LEATHAM MOTIONED TO TABLE APPROVAL OF A SITE PLAN FOR ROB GIBB LOCATED AT 3236 NORTH 2000 WEST UNTIL MR. GIBB IS PRESENT. DAVE CHUGG SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Approval of Ordinance No. 2023-01, amending the C-3 zone in the Farr West City Ordinances

Ted Black stated this will allow townhomes in this zone. Josh Blazzard stated it is encouraging heavy retail and light housing. Ted stated it is also specific to mass transit locations.

JOSH BLAZZARD MOTIONED TO APPROVE ORDINANCE NO. 2023-01, AMENDING THE C-3 ZONE IN THE FARR WEST CITY ORDINANCES. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Approval of new general plan maps

Josh Blazzard stated the only issue he had was a line adjustment that needed to be changed on the current zoning map regarding Mountain View Park. Ted Black stated the City can send a note to the Engineer to fix that. Janele Leatham wanted to clarify the wording on the future land use map. Lou stated the Planning Commission changed both

to read “and/or”. Ted Black stated it was sent to Jones & Associates and the City can verify those changes were made.

JOSH BLAZZARD MOTIONED TO APPROVE THE NEW GENERAL PLAN MAPS WITH THE CORRECTIONS DISCUSSED. DAVE CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JANELE LEATHAM, JOSH BLAZZARD AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Confirm date and times of Council Meetings as the first and third Thursday of the month at 7:00 p.m. at the Farr West City Hall, 1896 North 1800 West, Farr West

BOYD FERRIN MOTIONED TO CONFIRM THE DATE AND TIMES OF COUNCIL MEETINGS AS THE FIRST AND THIRD THURSDAY OF THE MONTH AT 7:00 P.M. AT THE FARR WEST CITY HALL, 1896 NORTH 1800 WEST, FARR WEST. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Set a joint work session for January 19, 2023 at 6:00 pm to discuss the JDC Ranch proposed development

BOYD FERRIN MOTIONED TO SET A JOINT WORK SESSION FOR JANUARY 26, 2023 AT 6:00 PM TO DISCUSS THE JDC RANCH PROPOSED DEVELOPMENT. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Discussion/Action – Moderate Income Housing Report, Notice of Non-Compliance

Janele Leatham went over the changes that have been made to come into compliance with the Moderate Income Housing Report requirements. She reported she will be meeting with a DWS representative to see if the city is close to being compliant. Janele asked if the Council feels this is ready to send for feedback and the Council said yes. There was a discussion on whether a new public hearing would need to be held. Mayor Phippen stated this will need to be passed by ordinance to be compliant. Janele stated she will get this submitted and hope to receive feedback before the next City Council meeting. Ted Black stated the Planning Commission cannot hold a public hearing without the full information in ordinance form. Lou Best asked the City Council to run this document past the Planning Commission so they can make a formal recommendation. Janele stated she will send it by email.

- a. Approval of the 2023 Business License Renewals

DAVE CHUGG MOTIONED TO APPROVE THE 2023 BUSINESS LICENSE RENEWALS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of minutes dated December 1, 2022

DAVE CHUGG MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 1, 2022. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Approval of bills dated January 4, 2023

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED JANUARY 4, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. 2023 City Council Assignments

Mayor Phippen stated there were only minor adjustments made to the assignments. He stated Boyd was added to celebrations and Dave was taken off.

JOSH BLAZZARD MOTIONED TO APPROVE THE 2023 CITY COUNCIL ASSIGNMENTS. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE.

#6 – Mayor/Council Follow-up

- a. Report on Assignments

Dave Chugg reported mosquito abatement is currently discussing salaries and compensation for employees.

Josh Blazzard reported he attended the sewer board meeting. He stated they are doing their long-term planning and he will keep the City Council updated on that. Josh reported John Cardon retired from the Central Weber effective January 1st and his daughter has been offered and accepted that position. Josh reported he, the Mayor and Public Works met with U.D.O.T. regarding future planning and other questions. Josh stated he will be holding a kickoff meeting for the 4th of July sometime in January. Dave Chugg asked for copy of the information they got from U.D.O.T. so he can keep it in mind for his economic development assignment.

Boyd Ferrin reported the Personnel Committee met with 5 great candidates for the City Attorney position and will have decision made next week. Boyd stated he attended a meeting with the Mayor and representatives for JDC Ranch. He stated they asked them to present information in an open meeting so everyone can see what their plans are and how it will affect Farr West. Boyd stated he is going to be contact the Weber County Sheriff's Office about getting the VIPS programming going again in the city.

Janele Leatham reported on the legislative policy meeting. She stated they will be helping cities with cyber security, they are establishing a "your land, your plan" on how to maximize real estate it your city. She reported they will be having Local Officials day on January 18th. Janele reported Utah League of Cities and Towns adding money for trails funding. Janele reported the Park Committee met and she is working on the major RAMP grant application for the Mountain View Park renovation. She stated that is due next week and she is waiting for bids from vendors.

Mayor Ken Phippen reported on the last WACOG meeting. He stated they talked about local transportation funding. Mayor Phippen reported that Lyle Earl is working on grants for the ADA dock at Smith Family Park and complimented him on his work.

#7 – Adjournment

AT 8:10 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVE CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Ken Phippen, Mayor

Date Approved: _____