



FARR WEST CITY COUNCIL AGENDA

February 2, 2023 at 7:00 p.m.

City Council Chambers

1896 North 1800 West

Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold its regular meeting at 7:00 pm on Thursday, February 2, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
2. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
3. Business Items
 - a. Consideration and action on city and criminal legal services agreements
 - b. Consideration and action on Ordinance No. 2023-02, amending the Farr West City General Plan regarding Moderate Income Housing reporting requirements per H.B. 462
 - c. Discussion/action – 2700 North pedestrian bridge funding
 - d. Consideration and action on the Willard Bay Ph 2 Subdivision 1st Amendment – Matt Montano
 - e. Discussion/Action – JDC Ranch properties
4. Consent Items
 - a. Motion - Approval of minutes dated January 19, 2023
 - b. Motion – Approval of bills dated February 1, 2023
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 27, 2023.

Lindsay Afuvai
Recorder

CHAPTER 8: MODERATE INCOME HOUSING

I. INTRODUCTION

Farr West City recognizes the need for moderate income housing to meet the needs of our citizens both now and in the future. Farr West will meet all statutory requirements of moderate-income housing, and consider additional options to provide additional moderate-income housing.

II. GOALS & STRATEGIES

Section 10-9a-403(2)(b)(iii) of the Utah Code notes that cities shall include a recommendation to implement three or more of the moderate-income housing strategies. HB 462, passed in 2022, included substantive changes to the strategies requiring communities to update their general plans with the new language. Farr West City has chosen five strategies, three of which are already implemented. The chosen strategies, implementations, and timelines are listed below:

- (A) Rezone for densities necessary to facilitate the production of moderate-income housing
 - Implementation: Farr West City has updated the R-1-15 Zone (17.28.050) to allow up to 20% smaller lots with specific requirements to provide for moderate income housing. An additional 10% is allowed when incorporating open space per the general plan.
 - Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021). The city will review the implementation annually as part of the moderate-income housing reporting process to determine if there are any barriers to developing moderate income housing. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council. It will also review developers' plans as they apply for subdivisions to determine the percentage of smaller lots and how it fits into the implementation of this strategy.
- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
 - Implementation: Farr West City allows internal accessory dwelling units in residential zones with the minimum required regulation. 17.44.210 was created to address this and is allowed in all residential zones. A permit is required and will enable the city to measure success.
 - Timeline: Complete. This implementation was codified by Ord. 21-10 (January 7, 2021). Permits will be reviewed annually to determine how many internal accessory dwelling units have been approved. The city will also implement community outreach throughout 2023 and 2024 to encourage owners of existing, unpermitted accessory dwelling units to obtain permitting, and will document that increase.

- (F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
 - Implementation: Farr West City has reduced the required acreage for the mixed-use zone (17.34.030) that allows higher density residential development in commercial and mixed-use zones, commercial centers, or employment centers.
 - Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021). The city will review the implementation annually as part of the moderate-income housing reporting process to determine if there are any barriers to developing higher density housing. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council. It will also review developers' plans as they apply for subdivisions to determine how any higher density acreage fits into the implementation of this strategy.

- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
 - Implementation: Allow for a variety of land uses (residential, commercial, office and public spaces) in the C-3 Zone located within one half mile of a transportation hub. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project. Townhouses are permitted when no more than four (4) units are attached and the height does not exceed two levels above grade level. Townhouses shall not exceed fifty percent (50%) of the total dwelling units.
 - Timeline: The proposed changes to the zone have been completed. A public hearing was held Dec. 2022. The approval was recommended to the city council and approved. This implementation was codified by ordinance 23-01 (January 5, 2023). The city is working closely with Pleasant View City on a Station Area Plan that incorporates the city's C-3 zone. The city will also coordinate with developers and land owners on potential development of this area. A review will be done annually as part of the moderate-income housing reporting process to ensure that the implementation is still effective and that there are no barriers to development within the zone. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council

- (U) Develop a moderate-income housing project for residents who are disabled or 55 years old or older.
 - Implementation: Farr West City allows the development of a moderate-income housing project for residents who are disabled or 55 years old or older. The planning commission will also consider creating a new zone for these communities or a planned development overlay.
 - Timeline: These proposals will take some discussion and decisions will be made during the first quarter of 2023 on whether to implement a new zone or a planned development overlay; it is anticipated that any new zone or planned unit overlay changes will be implemented during the second quarter of 2023.

Application for Subdivision



Date Submitted _____

Developer's Name Matt Montano

Developer's Mailing Address _____

Developer's Daytime Phone 801-800-0000

Subdivision Name Montano Phase 1 of 1

Subdivision Address 3770 North Higley Road,

Is this a Re-Subdivision _____ Current Property Zone X Is Re-Zoning Required No

Acreage of property being divided _____ Acreage of entire land parcel 2.10

Number of proposed lots in Subdivision 1 In Phase 1 Number of Phases 1

Title Search Completed Y N *Attach Documentation

Available Utilities and Services:

Culinary Water	☒ Y	☐ N	
Secondary Water	☐ Y	☒ N	Company: _____
Secondary System	☐ Y	☐ N	
Adequate Storm Sewer/Drainage	☒ Y	☐ N	
Sewer	☒ Y	☐ N	
Electric Power	☒ Y	☐ N	
Natural Gas	☒ Y	☐ N	
Telephone Service	☒ Y	☐ N	
Broadband/Fiber Internet	☒ Y	☐ N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	☐ Y	☐ N	Company: _____

Application for Subdivision



Property is in which Flood Zone: No Panel Number: _____

Lowest Elevation of Property: 4242.97

Access Road above 4.215' Elevation: Yes Source: TOPO done by HAI

Does the property contain Wetlands: No Source: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

The property was originally two parcels which have now been combined into a single two-acre piece. The land has not been developed

and has a mild northerly slope.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of

this development (attach additional pages if needed). An existing canal is crossing the site and is not

within its prescribed easement. A retaining wall will be constructed along the

property side of the canal. The ROW for Higley road has been taken into account.

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed Matt Montana Date 4/4/2022

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100 Developer User Fee \$ 125 Total \$ 225
Receipt # 6.006307 Date Paid 4.4.2022 Received by Matt Montana

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **MONTANO SUBDIVISION & SITE PLAN (Willard Bay Ph 2 Subdivision 1st Amendment)
Final Improvement Drawings**

Date: January 20, 2023

Our office has completed a review of the plat amendment and site plan for the proposed Montano site located at 3762 N Higley Rd. They are proposing to combine two lots into one and construct a new commercial building (tradesman shops) in this existing C-2 zone. We have worked with their engineer on multiple reviews and they have addressed all comments and received necessary agency approvals. The plans generally conform with City Standards, and we recommend final approval of the plat amendment and site plan at this time. The following are items that will need to be taken care of prior to beginning construction:

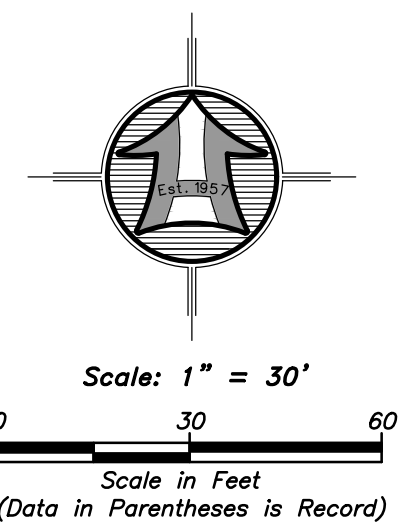
1. Prepare a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State prior to beginning any construction.
2. Enter into a long-term storm water maintenance agreement with the City to insure that the storm water facilities will be adequately maintained and to give the City the right to inspect the facilities annually. Coordinate with the City's Storm Water Manager.
3. A pre-construction conference with the Developer and their Contractor should be held with the City and utility providers prior to beginning any construction.

Please let me know if you have any further questions.

Willard Bay Phase Two Subdivision First Amendment

Amending Lots C17R and C18R, Willard Bay Phase Two Subdivision

Farr West, Weber County, Utah
A Part of the Southeast Quarter of Section 23,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
March 2022

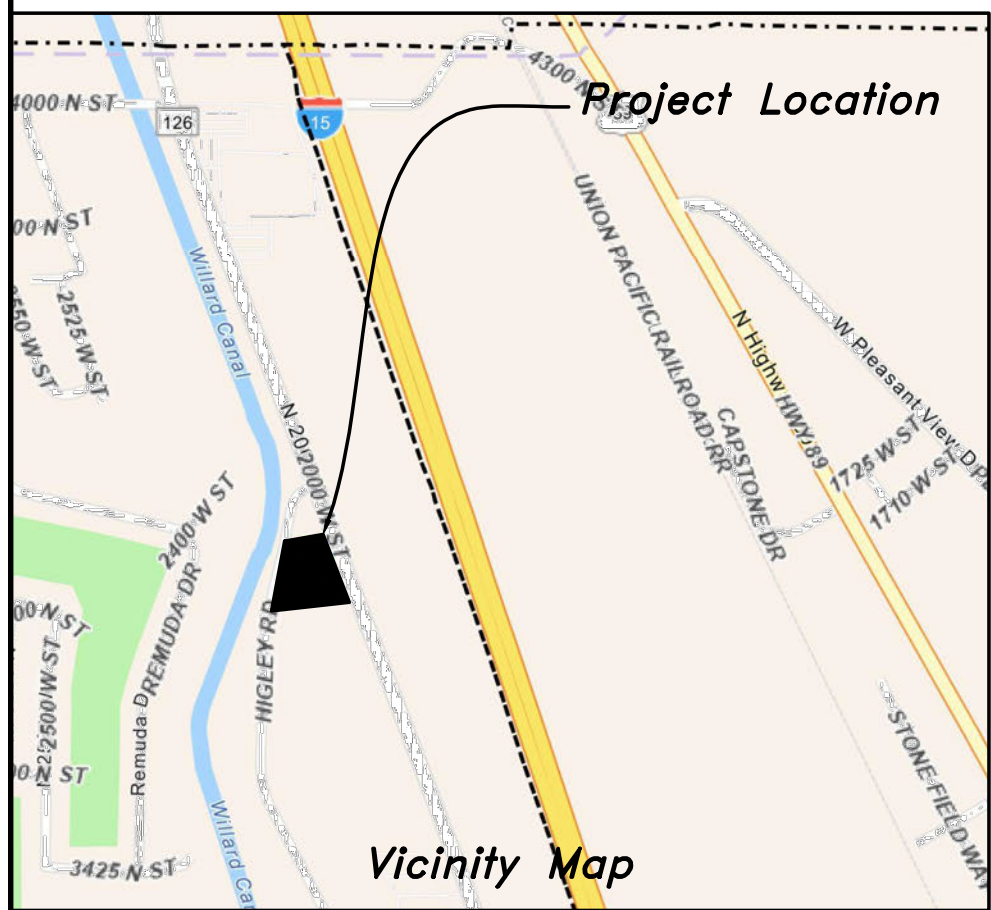


LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Top on Bank
- Existing Water Line
- Existing Sewer Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Found NEFF Rebar
- Set 5/8"x24" Rebar With Cap
- Section Corner

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all lot corners.
- R-Lot = All lots are restricted to no basements, finish floor = to or higher than edge of asphalt height.



Developer:
MATT M. MONTANO
3196 North 1251 West
Pleasant View, Utah 84414
(801) 823-9493



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

21-5-58 21-5-58v19 SUB.dwg 03/25/2022

STATE ROAD COMMISSION OF UTAH
19-011-0079

N 89°46'09" E 180.76'

S 20°54'59" E

STATE HIGHWAY SR-126

PREVIOUS LOT C18R
COLDWATER HOLDINGS LLC
19-155-0006

LOT C19R
2.098 ACRES
[3762 N]

PREVIOUS LOT C17R
COLDWATER HOLDINGS LLC
19-155-0005

WILLARD BAY PHASE TWO SUBDIVISION
LOT C16R
NORTHERN ASPHALT
19-155-0004

N 90°00'00" E 2408.91'
N 00°00'00" E
N 87°44'21" E
SOUTH QUARTER CORNER OF SEC. 23,
T. 7 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT

SECTION LINE - BASIS OF BEARING

SOUTHEAST CORNER OF SEC. 23,
T. 7 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER
THIS _____ DAY OF _____, 2022.

CITY ENGINEER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED
BY THE FARR WEST CITY PLANNING COMMISSION ON THE _____ DAY
OF _____, 2022.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES
AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE
ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND
DEDICATIONS HAVE BEEN COMPLIED WITH. DATED
THIS _____ DAY OF _____, 2022.

SIGNATURE

FARR WEST CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF
STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC
IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY
APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH,
THIS _____ DAY OF _____, 2022.

BY:

MAYOR

ATTEST:

RECORDER

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22,
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE
COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN
ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS,
AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE
HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN
HEREAFTER AS WILLARD BAY PHASE TWO SUBDIVISION FIRST AMENDMENT IN FARR
WEST, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE
DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN
DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED
FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID
SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER
HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND
ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING
LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

ALL OF LOTS C17R AND C18R WILLARD BAY PHASE TWO SUBDIVISION SITUATED
IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2
WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGLEY ROAD,
POINT ALSO BEING THE NORTHWEST CORNER OF LOT C16R, WILLARD BAY PHASE
TWO SUBDIVISION, ENTRY NO. 1734129 LOCATED 2408.91 FEET NORTH
00°00'00" EAST AND 175.34 FEET NORTH 90°00'00" EAST FROM THE SOUTH
QUARTER CORNER OF SAID SECTION 23;

RUNNING THENCE NORTH 11°56'50" EAST 340.70 FEET ALONG SAID EAST
RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE STATE ROAD COMMISSION OF
UTAH PROPERTY, TAX ID. NO. 19-011-0079; THENCE NORTH 89°46'09" EAST
180.76 FEET ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY LINE
OF STATE HIGHWAY SR-126; THENCE SOUTH 20°54'59" EAST 346.25 FEET
ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF
SAID LOT C16R; THENCE SOUTH 88°22'42" WEST 375.05 FEET (375.11 FEET BY
RECORD) ALONG THE NORTH LINE OF SAID LOT C16R TO THE POINT OF
BEGINNING. CONTAINING 2.098 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO
HEREBY SET AMEND AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE
PLAT AND NAME SAID TRACT WILLARD BAY PHASE TWO SUBDIVISION FIRST
AMENDMENT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY
THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY
AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE
INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES
AND DRAINAGE AS MAY BE AUTHORIZED BY FARR WEST CITY. WE HEREBY DECLARE
THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE

THIS _____ DAY OF _____, 2022.

MATT M. MONTANO
REGISTERED AGENT OF COLDWATER HOLDINGS LLC

DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED
BEFORE ME, MATT M. MONTANO, WHO BEING BY ME DULY SWORN DID SAY AND
ACKNOWLEDGE THAT HE IS A REGISTERED AGENT OF COLDWATER HOLDINGS LLC, A
UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL
PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE
AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON
BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE
CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE
PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED
HEREON. THIS SURVEY WAS ORDERED BY MATT M. MONTANO FOR COLDWATER
HOLDINGS LLC. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS
THE WILLARD BAY PHASE TWO SUBDIVISION, ENTRY NO. 1734129, RECORDED IN
THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY
SURVEYOR MONUMENTATION SURROUNDING SECTION 23, TOWNSHIP 7 NORTH, RANGE
2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID
SECTION WHICH BEARS NORTH 87°44'21" EAST, UTAH NORTH, STATE PLANE,
CALCULATED N.A.D.83 BEARING.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND

RECORDED _____

_____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____

DEPUTY

The regular meeting of the Farr West City Council was held on January 19, 2023 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Katie Williams and Janele Leatham. Dave Chugg and Josh Blazzard were excused.

Planning Commission members present were Genneva Blanchard, Lyle Earl and Lou Best. Staff present was Lindsay Afuvai and Cody Cardon. Visitors present were: see attached list.

#1 – Call to Order – Mayor Ken Phippen

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. Introduction of new City Attorney and Prosecutor

Boyd Ferrin introduced Liam Keogh as the new city attorney and Gage Arnold as the new Justice Court prosecutor. Gage and Liam both introduced themselves to the City Council.

b. Public Comments

There were no public comments.

c. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a public hearing and then made a recommendation to re-zone the Dwight and Steve Bird property from the R-1-15 zone to the A-1 zone.

#4 – Business Items

a. Consider approval of Resolution No. 2023-01, updating the consolidated fee schedule

Mayor Phippen stated this was discussed at the last meeting and is just making it official by resolution.

BOYD FERRIN MOTIONED TO APPROVE RESOLUTION NO. 2023-01, UPDATING THE CONSOLIDATED FEE SCHEDULE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider approval of a re-zone of the Dwight Bird and Steve Bird properties, parcel numbers 15-004-0018 and 15-004-0097, located at 1806 North 2500 West and 2395 West 1900 North, from the R-1-15 zone to the A-1 zone

BOYD FERRIN MOTIONED APPROVE THE RE-ZONE OF THE DWIGHT BIRD AND STEVE BIRD PROPERTIES, PARCEL NUMBERS 15-004-0018 AND 15-004-0097, LOCATED AT 1806 NORTH 2500 WEST AND 2395 WEST 1900 NORTH, FROM THE R-1-15 ZONE TO THE A-1 ZONE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, KATIE WILLIAMS AND JANELE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of a site plan for Rob Gibb located at 3236 North 2000 West

Rob Gibb was present seeking site plan approval for a new building at a new site. Mr. Gibb stated they had been at their previous location since 1997 but that had accumulated a lot of items, so they sold the other location and are working to improve the new site. Mr. Gibb stated he would be operating a similar business to his last one, Pacific Tri-Star, but on a smaller scale. Katie stated that one of the requirements in the M-1 zone is that anything with open storage must have a fence around the property. Mr. Gibb stated there would be a chain-link fence around the property. Katie also confirmed with the Planning Commission that landscaping requirements were met. Katie also asked about will-serve letters and approval letters from Bona Vista and Weber Fire District. Mr. Gibb stated he believed he had them and would provide them to the city.

BOYD FERRIN MOTIONED TO APPROVE A SITE PLAN FOR ROB GIBB LOCATED AT 3236 NORTH 2000 WEST CONTINGENT UPON A STORM WATER MAINTENANCE AGREEMENT AND ALL ITEMS CHECKED OFF ON THE CHECKLIST, INCLUDING WILL-SERVE LETTERS FROM BONA VISTA AND WEBER FIRE DISTRICT APPROVAL. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Set a public hearing for the Planning Commission for 6 pm on Thursday, February 2, 2023, to consider the intent of the legislative body to amend the general plan to adopt the Moderate Income Housing Plan

KATIE WILLIAMS MOTIONED TO SET A PUBLIC HEARING FOR THE PLANNING COMMISSION FOR 6 PM ON THURSDAY, FEBRUARY 2, 2023, TO CONSIDER THE INTENT OF THE LEGISLATIVE BODY TO AMEND THE GENERAL PLAN TO ADOPT THE MODERATE INCOME HOUSING PLAN. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Motion – Approval of minutes dated January 5, 2023

JANELE LEATHAM MOTIONED TO APPROVE THE MINUTES DATED JANUARY 5, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated January 18, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED JANUARY 18, 2023. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Discussion/Action – Review and approve dates for 2023 City Celebrations

Katie Williams went over the proposed dates for the 2023 City Celebrations which included the Easter Egg Hunt on Saturday, April 8; Memorial Day Flag Raising Ceremony on Monday, May 29; Freedom Festival the week of June 30-July 4; Trunk or Treat on Friday, October 27; Veterans Day on Saturday, November 11; and the Christmas Celebration on Saturday, December 2.

KATIE WILLIAMS MOTIONED TO APPROVE DATES FOR THE 2023 CITY CELEBRATIONS. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Mayor/Council Follow-up

- a. Report on Assignments

Boyd Ferrin reported on Weber Fire District, CERT and the Weber County Sheriff's Office upcoming contract.

Katie Williams reported that she met with city staff on a communication plan for the year. Katie then reported on celebrations, parks, commenting a RAMP grant has been submitted for accessories to the pump track as well as an application for pickleball courts in the Farr West Farms area. Katie then stated she met with Miles Robinson and UDOT on the pedestrian bridge,

commenting the next step is getting engineering for the structure. Katie said UDOT has committed \$200,000 for the project and would like the city to do a 10-percent cash match. Katie said the cost estimate for the engineering is approximately \$20,000 but she anticipates that it will go up with the UDOT studies, UDOT encouraged the city to sign the contract and to submit for reimbursement through an interlocal agreement. Katie asked for the City Council's input. Boyd Ferrin stated he felt that the city should make the funds available for the project. Katie also commented that Mr. Robinson and his contribution of time and materials is time sensitive and if it ends up taking another year, that contribution will not be available. Boyd commented he felt this is the opportunity of a lifetime and we should make every effort to make it happen. Mayor Phippen stated he would have an action item on the next agenda that will also be for further discussion as well. Katie then reported on the park committee meeting, that they met with the football league that used the city property last year and they are interested in using the property this year again as well. Katie reported that baby animal days also came and met with them about using the Smith Family Park facility again this year and that they were given the application and went over the fees and new protocol for special events.

Janele Leatham reported on the RAMP grant application has also been submitted to expand the playground at Mountain View Park. Janele stated she has also been working on the Moderate-Income Housing adjustment to the general plan and that she hopes to have it ready and "pre-approved" by the February 2 public hearing. Janele then reported on the legislative policy committee.

Mayor Phippen reported on the WACOG meeting, commenting that he has been put on three separate sub-committees including the trails, transportation, and a housing sub-committee.

#7 – Adjournment

AT 7:55 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____