

The regular meeting of the Farr West City Council was held on February 2, 2023 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Dave Chugg, Josh Blazzard, Boyd Ferrin, Katie Williams and Janele Leatham.

Planning Commission members present were Ted Black, Lyle Earl and Lou Best. Staff present was Andrea Zweifel. 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

Mayor Ken Phippen led in the Pledge of Allegiance.

b. Prayer

David Chugg offered a prayer.

#3 – Comments/Reports

a. Public Comments

Roy Crawford asked about the city noise ordinance and asked if it covered noise from mufflers. Lt Mark Horton stated it does not and said he would speak with Mr. Crawford after the meeting.

Lt. Mark Horton thanked the Mayor and Councilmembers who attended the last Sheriff's Office meeting. He reported the Sheriff's Office has a new program called Live 9-1-1 which gives the caller's precise location and connects a deputy directly into the emergency call. Lt. Horton stated two lives have been saved in the last two weeks with the reduction in response time. Lt. Horton also encouraged the city to request a Letter of Agency for businesses in Farr West which allows the Sheriff's Office to take action at the business location without consulting the owner first.

b. Report from Planning Commission

Geneva Blanchard reported the Planning Commission set a public hearing for the John Watson property at 1100 North 2000 West. They recommended approval of the subdivision of the Montano Subdivision. Geneva reported the Planning Commission held a special meeting this evening and recommend approval of the amendments to the general plan.

#4 – Business Items

a. Consideration and action on city and criminal legal services agreements

BOYD FERRIN MOTIONED TO APPROVE THE CITY AND CRIMINAL LEGAL SERVICES AGREEMENTS. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration and action on the Willard Bay Ph 2 Subdivision 1st Amendment – Matt Montano
Jim Flint was present seeking approval of the Willard Bay Phase 2 Subdivision 1st Amendment.

KATIE WILLIAMS MOTIONED TO APPROVE THE WILLARD BAY PHASE 2 1ST AMENDMENT. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. 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

JANELE LEATHAM MOTIONED TO APPROVE ORDINANCE NO. 2023-02, AMENDING THE FARR WEST CITY GENERAL PLAN REGARDING MODERATE INCOME HOUSING REPORTING REQUIREMENTS PER H.B. 462. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Discussion/Action – 2700 North pedestrian bridge funding

Katie Williams apologized for not getting the quote from Reeves to the City Council as she could not find it. She stated U.D.O.T. has pledged \$200,000 towards the project. She stated she believes the quote they received was low. She stated herself and Councilman Blazzard feel uncomfortable proceeding without knowing the full financial commitment the city would need to make for this to happen. Josh stated all the unknowns and nothing in writing is what is causing him concern. Josh stated his recommendation would be a proposal of phases with obtaining a cost estimate as the first step before the city commits to participate. Katie suggested consulting Jones & Associates as well for a cost estimate. Josh stated he felt that was reasonable. Dave asked if anyone has looked at the feasibility of a bridge fitting at this location. Boyd stated public works and U.D.O.T. have said it will fit. Janele said she feels this is a good idea, but it would be responsible to research the costs further.

BOYD FERRIN MOTIONED TO OBTAIN PRICING FOR PHASED ENGINEERING ESTIMATE FOR THE PROJECT AND DESIGN. JOSH BLAZZARD SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Discussion/Action – JDC Ranch properties

Janele Leatham asked what the advantage is for the developer to annex into the city versus staying in unincorporated Weber County. Boyd stated his personal opinion is the city would use some resources to improve portions of the property and he believes they are getting pressure from Weber County to annex into a city. Josh Blazzard stated he weighed the pros and cons and doesn't believe it is in the best interest of Farr West City. David Chugg stated he agrees with Josh that there aren't enough benefits to annex the property. David Chugg went over the cost analysis City Treasurer Cody Cardon put together. David stated he felt Cody was being conservative with his numbers and the potential cost could be much more. David stated he is also concerned about moving from a fifth-class city to a fourth-class city. David stated he was also concerned about the 30 acres that would need to be maintained by the city. Josh stated there are a lot of subdivisions around this area that are not part of the city, and it doesn't make a cohesive boundary. Boyd stated he has weighed what is good for Farr West now and what is good for the future. He asked about if Farr West needs to grow. He stated he has been a proponent of having control over the development, but with the costs to the city he has changed his opinion. Katie stated she would have like to have been involved in the discussions earlier so Weber County didn't get to decide what Farr West will do. Janele stated she was not opposed to the development, but her biggest argument for annexing was Public Works stating we should benefit from the impact fees, but in the end the costs don't look to be a benefit in the end. Mayor Phippen stated Public Works explained to him that if we take it on, they can handle it, not necessarily that they were in support of annexing the development.

JOSH BLAZZARD MOTIONED FARR WEST CITY NOT PURSUE THE ANNEXATION OF THE JDC RANCH. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Motion – Approval of minutes dated January 19, 2023

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED JANUARY 19, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated February 1, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED FEBRUARY 1, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Janele Leatham stated now that the Moderate-Income Housing is approved, she will proceed with submitting the amendments.

Katie Williams reported the Parks Committee met with the organizers of the Baby Animal Extravaganza about a proposed event this spring. Katie reported on the city property on 2700 North. She stated she is looking at putting out a newsletter and called for items from the Councilmembers by the end of the month.

Boyd Ferrin reported on the Animal Shelter quarterly board meeting. He stated the shelter is not taking any surrendering of pets. He stated budget-wise, we will be very similar to this past year with Animal Control costs. Boyd reported on the Sheriff's Office contract meeting and thinks the city should pursue the Letter of Agency for businesses. He stated there were two increases last year with wage increases but Farr West's contract went up the least of the cities they cover.

Josh Blazzard reported on the sewer board meeting. He stated John Cardon is retiring and invited everyone to attend his open house. Josh reported they held a kickoff meeting for the 4th of July yesterday and established a rough schedule of events.

David Chugg reported on the mosquito abatement meeting. He stated they approved a cost of living increase for employees. They also re-elected Steve Gibson as the chairperson for 2023. David reported he reached out to Big D about their plans to develop out north and stated they are still moving forward.

Mayor Ken Phippen reported on the Bona Vista Water board meeting. They will be holding a public hearing about increasing the connection fees and changing the way they calculate those. Mayor Phippen reported on the incident at the Rec Center last Saturday involving an 11 year old who experienced a cardiac arrest. He stated he was impressed with the response time with the Live 9-1-1 system. He would like to do something to acknowledge those involved.

#7 – Adjournment

AT 8:03 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: _____