

The regular meeting of the Farr West City Council was held on February 16, 2023 at 7:00 p.m. at City Hall. Council members present were Assistant Mayor Boyd Ferrin, Dave Chugg, Josh Blazzard, Katie Williams and Janele Leatham. Mayor Phippen was excused.

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

Call to Order – Mayor Ken Phippen

Assistant Mayor Boyd Ferrin called the meeting order.

#1 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Janelle Leatham offered a prayer.

#2 – Comments/Reports

a. Public Comments

Mike Beal commented he had concerns with the re-appointment of Ted Black to the Planning Commission but thanked him for his service.

b. Report from Planning Commission

Ted Black reported the Planning Commission held a public hearing on and recommended approval of the John Watson property located at approximately 1100 North 2000 West to the C-2 Commercial zone. The Planning Commission also recommended approval of the Matt Montano site plan, re-appointment of Ted Black to the Planning Commission and appointment of Genneva Blanchard and Planning Commission Chair and Lyle Earl as Vice Chair. Ted then reported they held a discussion on the agribusiness ordinance, approved their minutes, reported on assignments and adjourned. Dave Chugg thanked Ted for his service as Chairman.

#3 – Business Items

a. Consideration approval of business licenses – Shears 10, LLC

Toni Wilson

Kerstin Palmer was present requesting a business license for Shears 10, LLC. Ms. Palmer stated they have converted their shed into a dog salon and will be operating out of that. Boyd Ferrin asked about parking and traffic. Ms. Palmer stated she only grooms one dog at a time and that there are six parking lots in her backyard so her neighbors should not be affected at all.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR SHEARS 10, LLC. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Toni Wilson was present requesting a business license for Toni Wilson. Ms. Wilson commented she too will be operating out of a shed in her back yard, commenting she also has ample parking in her backyard.

JANELE LEATHAM MOTIONED TO APPROVE A BUSINESS LICENSE FOR TONI WILSON. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration and action the request to re-zone the John Watson property located at approximately 1100 North 2000 West, parcel number 15-004-0118, from the R-1-15 zone to the C-2 Commercial zone

John Watson was present seeking approval of the re-zone of parcel number 15-004-0118. Mr. Watson stated he re-zoned this property to the R-1-15 zone when he subdivided the house off of the property 18 months ago with the intention to prepare the land and re-zone to commercial eventually.

KATIE WILLIAMS MOTIONED TO APPROVE THE RE-ZONE OF THE JOHN WATSON PROPERTY LOCATED AT APPROXIMATELY 1100 NORTH 2000 WEST, PARCEL NUMBER 15-004-0118, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS, JANELE LEATHAM AND BOYD FERRIN VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration and action on Matt Montano Site Plan located at 3770 and 3762 North Higley Road

Mike Jensen was present on behalf of Matt Montano requesting site plan approval. Katie Williams asked if the landscaping concerns had been addressed. Mr. Jensen stated they had. Katie then asked about the requirement to have 25% office space with 75% warehousing and asked if this is the point in reviews to verify they meet that. Josh Blazzard stated that would not affect the site plan but would need to be reviewed with specific use, so probably with approval of the business license. Dave Chugg asked about the fire department's concern on the hammerhead turnaround. Ted Black stated there is no way UDOT will grant a second access for this property but said he believed the issues had been addressed and that the turn around met the standards.

DAVID CHUGG MOTIONED TO APPROVE THE MATT MONTANO SITE PLAN LOCATED AT 3770 AND 3762 NORTH HIGLEY ROAD. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, KATIE WILLIAMS, JANELE LEATHAM AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Consideration and action on the reappointment of Ted Black to the Planning Commission

Janele Leatham thanked Ted for his service. Janele then commented she felt she had concerns that come business owners and residents have not been treated well at Planning Commission meetings. Katie Williams stated she believe that term limits exist for a reason and would like to see fresh faces on the Planning Commission. Josh Blazzard thanked Ted for his service and appreciates all he has done for the city. Dave Chugg also thanked Ted for all he has done. Boyd stated he is grateful for the knowledge he has brought to the city.

KATIE WILLIAMS MOTIONED TO DECLINE REAPPOINTMENT OF TED BLACK TO THE PLANNING COMMISSION. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS AND DAVID CHUGG ALL VOTING AYE. JOSH BLAZZARD AND BOYD FERRIN VOTED NAY. MOTION PASSES.

e. Consideration and action on the appointment of a Planning Commission Chairman and Vice Chairman

DAVID CHUGG MOTIONED TO APPOINT GENNEVA BLANCHARD AS PLANNING COMMISSION CHAIR PERSON AND LYLE EARL AS THE VICE CHAIRMAN. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, JOSH BLAZZARD, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. Set a work session for 6 pm on March 2, 2023 to discuss personnel policies and procedures for educational purposes

DAVID CHUGG MOTIONED TO SET A WORK SESSION FOR 6 PM ON MARCH 2, 2023 TO DISCUSS PERSONNEL POLICIES AND PEOCEDURES FOR EDUCATIONAL PURPOSES. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, JOSH BLAZZARD, DAVID CHUGG AND BOYD FERRIN ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Consent Items

a. Motion – Approval of minutes dated February 2, 2023

JOSH BLAZZARD MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 2, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated February 15, 2023

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED FEBRUARY 15, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY

c. Assignments and direction for Planning Commission

Katie Williams asked if dates need to be set for the filling of the Planning Commission vacancies. Boyd asked to have that put on the next agenda.

Lou Best stated that he felt the landscaping ordinance needs to be revisited.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Dave Chugg reported he attended a 2023 economic forum. Dave then reported he met with developers out of Salt Lake looking at vacant commercial properties.

Josh Blazzard reported we have been working on the Freedom Festival and that there will be a contest for a t-shirt design for the festival being posted soon. Josh then reported the public works facility building is now up with lights on.

Janele Leatham reported on the legislative policy committee, commenting you can go online and track the bills there. Janele also reported that the Moderate-Income Housing plan was approved and is now a part of the general plan.

Katie Williams reported we are looking for someone to head up the parade this year for the Freedom Festival. Katie then stated she met with the city attorney on the library land lease RFP and asked to have that put on next council agenda.

Boyd Ferrin reported he was able to attend the city staff meeting in Mayor Phippen's absence and complimented the city staff on the handle they have on the city.

#6 – Adjournment

AT 7:38 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____