The regular meeting of the Farr West City Council was held on May 4, 2023 at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard and Katie Williams. Janele Leatham and Dave Chugg were excused.

Planning Commission members present were Lyle Earl and Lou Best. Staff present was Lindsay Afuvai, Cody Cardon, Dave Bunderson and Attorney Liam Keogh. Visitors present were: see attached list.

<u>Call to Order – Mayor Ken Phippen</u>

Mayor Ken Phippen called the meeting order.

<u>#1 - Opening Ceremony</u>

a. <u>Pledge of Allegiance</u>

Mayor Phippen led in the Pledge of Allegiance.

b. <u>Prayer</u>

Boyd Ferrin offered a prayer.

<u>#2 – Comments/Reports</u>

a. <u>Public Comments</u>

There were no public comments.

b. <u>Report from Planning Commission</u>

Lyle Earl reported the Planning Commission held a work session to discuss the 55 year and older moderate-income housing project and commercial landscaping ordinance. Lou Best then stated that during their meeting they came across a problem with the code in the M-1 zone.

Lou commented that in order to put a warehouse in we require a conditional use permit but that developers often do not yet know who their tenant will be. Lou stated he looked at a few neighboring cities ordinances and commented that warehousing is a permitted use in this zone. Lou commented he felt it would be a good time to review the permitted uses within the M-1 and C-2 zones.

<u>#3 – Consent Items</u>

a. <u>Discussion/Action – Ogden Friends of Acoustic Music Festival presentation</u>

Michelle Tanner introduced herself as the chair of the Ogden Friends of Acoustic Music foundation and stated they will be holding an event on June 2-4 south of Weber County Fairgrounds parking. Ms. Tanner stated they are working on a plan to alleviate any issues with the neighbors by looping those attending through BDO. Ms. Tanner also commented that this event is usually held at Fort Buenaventura but because it is underwater, they had to find a different location, which is the location at 600 North Depot Drive. Ms. Tanner stated this location is pretty isolated from most homes, but they are hoping to be good neighbors and would like to make both Farr West City and Marriott Slaterville City aware of the event. She also stated Ogden City has asked that the city provide them with a letter stating that we have been made aware of the festival and all of their questions have been answered.

BOYD FERRIN MOTIONED TO HAVE THE MAYOR WRITE A LETTER TO OGDEN CITY STATING THAT WE ARE AWARE OF THE EVENT AND ARE IN SUPPORT OF IT. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

b. Consider approval of minutes dated April 20, 2023

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED APRIL 20, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated May 3, 2023

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED MAY 3, 2023. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business licenses – Amerimex Auto Glass LLC – Teresa Vazquez Esparza
B & C Landscaping – Calvin Roberts
A1 Shed Center (Temporary) – Brandon Suarez

Jose Juevas and Teresa Vasquez were present seeking approval of a business license for Amerimex Auto Glass LLC. Mr. Juevas stated this is a mobile business that does window tinting and windshields, as well as commercial and residential window tinting. Boyd Ferrin stated that this is a residential business, and that the intent of those licenses is not to change the look of the neighborhood so if customers do come to their home, he asked that they be discreet.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR AMERIMEX AUTO GLASS LLC. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Calvin Roberts was present seeking approval of a business license for B & C Landscaping. Boyd Ferrin once again stated that this is a residential neighborhood and stated that equipment be obscured from view. Mr. Roberts stated that when they get more equipment, they will get a shed to keep it in.

JOSH BLAZZARD MOTIONED TO APPROVE A BUSINESS LICENSE FOR B & C LANDSCAPING. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Brandon Suarez was present seeking approval of a temporary business license for A1 Shed Center. Mr. Suarez stated that most of his sales are made online but that he is required to have a lot in Utah to sale. Mr. Suarez stated that he is on a month-to-month lease with Craig Smith that could end at any time, which is why he has requested a temporary business license. Mr. Suarez commented that he went to UDOT and got the conditional permit from them and made the necessary improvements to his access.

KATIE WILLIAMS MOTIONED TO APPROVE A TEMPORARY BUSINESS LICENSE FOR A1 SHED CENTER. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. <u>Open public hearing to consider the request to vacate a public utility easement for Darryl Pilgreen located at 2585 West 2225 North</u>

BOYD FERRIN MOTIONED TO ENTER INTO PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR DARRYL PILGREEN LOCATED AT 2585 WEST 2225 NORTH. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Mr. Pilgreen stated he would like to build a pole barn behind his house on what is currently an easement. There were no further public comments.

c. <u>Close public hearing and proceed with the regular meeting</u>

JOSH BLAZZARD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. <u>Consider approval of Ordinance No. 2023-03, vacating the public utility easement for Darryl Pilgreen located at 2585 West 2225 North</u>

JOSH BLAZZARD MOTIONED TO APPROVE ORDINANCE NO. 2023-03, VACATING THE PUBLIC UTILITY EASEMENT FOR DARRYL PILGREEN LOCATED AT 2585

WEST 2225 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Consider approval of the request for a modified site plan for Petersen Inc. located at 1527 North 2000 West – Steve Peterson

Steve Peterson stated they are requesting a modified site plan for a piece of equipment which is actually a small building. Katie then asked about other buildings that were referenced in the engineer's memo, that were never given site plan approval. Mr. Peterson stated that the property was being leased by Set Point Engineering when those buildings were constructed, and that the property is back under the direction of Petersen Inc now and some of those structures will be removed. Lyle Earl commented that they were never given site plan approval from the Planning Commission but were told they were temporary and would be taken down. Katie Williams stated she would like to see an overall updated site plan once the current structures are removed. Josh Blazzard stated that he had just noticed his engineering firm did do the design of this building and didn't know if that was a conflict of interest, but that he had nothing to do with the project.

BOYD FERRIN MOTIONED TO APPROVE THE MODIFIED SITE PLAN FOR PETERSEN INC. LOCATED AT 1527 NORTH 2000 WEST. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. Consider approval of the 2023 Street Maintenance Projects

Dave Bunderson presented the 2023 Class C Street Maintenance Projects, commenting that the projects were split into two.

KATIE WILLIAMS MOTIONED TO APPROVE THE 2023 STREET MAINTENANCE PROJECTS AND AWARD THE BID TO POST CONSTRUCTION IN THE AMOUNT OF $111,505.52 FOR PROJECT A AND $142,234.75 FOR PROJECT B. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. Consider approval of the tentative fiscal year 2023-2024 budget

Cody Cardon stated that is state law that we approve the tentative budget by the first meeting in May which is why this is on the agenda before the work session, commenting it needed to be scheduled for the next meeting because there was previously another one scheduled for today.

JOSH BLAZZARD MOTIONED TO CONSIDER APPROVAL OF THE TENTATIVE FISCAL YEAR 2023-2024 BUDGET. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Set a work session for May 18, 2023 to discuss the tentative budget

BOYD FERRIN MOTIONED TO SET A WORK SESSION FOR MAY 18, 2023 AT 6 PM TO DISCUSS THE TENTATIVE BUDGET. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

i. Consider approval of the cooperative agreement with UDOT for a Pedestrian Overpass over SR-134 in Farr West City

Katie Williams presented the cooperative agreement to the City Council. Katie commented she has Jones and Associates working on a scope of work so that we can get an idea of the cost to engineer the project so we can move forward with bids or whichever direction we need to go.

BOYD FERRIN MOTIONED TO APPROVE THE COOPERATE AGREEMENT WITH UDOT FOR A PEDESTRIAN OVERPASS OVER SR-134 IN FARR WEST CITY. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JOSH BLAZZARD, BOYD FERRIN AND KATIE WILLIAMS ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Boyd Ferrin reported the personnel committee has been meeting and they are getting close on the updated personnel policies and hopes to have that before the council soon. Boyd then encouraged everyone to be kind neighbors with their pets and get some troublesome areas cleaned up. Boyd stated he would like to revisit code enforcement options.

Katie Williams reported the library property RFP has been posted and will close on May 19, commenting any proposals will be reviewed by the parks committee on May 24 and hope to award on the June 1st City Council Agenda. Katie then reported on the ULCT Convention she attended last week. Katie then recognized that Lyle received a Utah Outdoor Recreation Grant for the ADA Ramp at Smith Family Park. Katie then stated the Youth Fishing Club is up and running.

Mayor Phippen reported on WACOG and the housing subcommittee, Bona Vista Water board meeting and parks committee. Mayor Phippen reported we have soccer practices being held on the city property behind city hall on a temporary basis while their regular parks dry out. Mayor Phippen stated we did receive complaints about traffic in the neighborhood next to us and stated he had Mick Holmes contact SWAT to ask them to be more courteous of the neighbors. Mayor Phippen then reported on code enforcement and asked Liam to contact Iris at Weber County to follow up on the discussion to contract with them for code enforcement services. Mayor Phippen then reported on the ULCT Convention and the different changes in law that will affect the city, including the changes to the subdivision approval process.

b. Assignments and direction for Planning Commission

Lyle Earl asked for an assignment from the Council for them to review the zoning and permitted uses in the M-1 and C-2 zones. Josh Blazzard stated he agreed with the need and encouraged the Planning Commission to proceed with work on that.

#6 – Adjournment

AT 8:19 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION. ALL VOTING AYE.

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: ____________________