A 6:00 pm budget work session and the regular meeting of the Farr West City Council was held on May 18, 2023 at 7:00 p.m. at City Hall. Council members present for the work session were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, Katie Williams and Janele Leatham. David Chugg attended only the regular meeting.

Planning Commission member present was Genneva Blanchard. Staff present was Andrea Zweifel, Cody Cardon and Attorney Liam Keogh. Visitors present were: see attached list.

6:00 pm – Budget Work Session

Cody Cardon presented budget information to the City Council.

Regular Meeting

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Janele Leatham offered a prayer.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a work session regarding the landscape ordinance. She stated they started discussions on the M-1 Zone. The Planning Commission held a public hearing on a conditional use permit for 1500 W 2300 N and recommended approval by the City Council with no additional conditions. The Planning Commission also recommended preliminary approval of their subdivision. Genneva stated they still need to provide some will-serve letters. The Planning Commission held a public hearing for a conditional use permit for Triad Land Development on the property at 1246 N 2000 W. Genneva stated they recommended approval for light manufacturing for a nuts and bolts business, but stated if the use changes, they will need to return to the Planning Commission for a new conditional use permit approval. Genneva reported the Planning Commission set a Public Hearing for a re-zone at 1800 N 1200 W from an A-1 zone to the

C-2 zone to accommodate and existing cell tower. She also reminded the City Council of the joint work session next week to work on the patio home ordinance.

c. Assignments and direction for Planning Commission

Mayor Phippen stated he would like Genneva to assign each Planning Commission member a neighboring city and have them attend their meetings and report on what developments or other important matters are happening in those cities. Genneva stated she will work on that for their next meeting.

#3 – Consent Items

a. Consider approval of minutes dated May 4, 2023

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED MAY 4, 2023. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider approval of bills dated May 17, 2023

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED MAY 17, 2023. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consider approval of business license – Mile 9 Vinyl LLC – Tyler Peterson

Tyler Peterson was present requesting a business license for Mile 9 Vinyl LLC. Mr. Peterson stated he is starting a side business of vinyl fencing. Boyd Ferrin reminded Mr. Peterson that he is in a residential zone and asked him to be a good neighbor and keep the look of a residential area.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR MILE 9 VINYL LLC. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Set a public hearing for June 1, 2023 to consider the request to vacate a public utility easement for Riley Grange located at 2109 West 900 North

Mr. Grange stated he would like to build an accessory building. David Chugg asked what type of building and size. Mr. Grange stated it will be 24'x36' and 14' high pole barn. Janele asked about getting a letter from OpticLoop. Mr. Grange stated he will contact them.

KATIE WILLIAMS MOTIONED TO SET A PUBLIC HEARING FOR JUNE 1, 2023 TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR RILEY GRANGE LOCATED AT 2109 WEST 900 NORTH. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of Resolution No. 2023-03, indicating the intent of Farr West City to adjust a common boundary with Marriott-Slaterville City

Mayor Phippen stated this item has been approved by the City Council previously, however, it was not recorded with the county by Marriott-Slaterville City in a timely manner, so the process has to start over. City Attorney Liam Keogh stated if the City Council holds their public hearing on June 15th, it will keep us on track with Marriott-Slaterville's timing.

BOYD FERRIN MOTIONED TO APPROVE RESOLUTION NO. 2023-03, INDICATING THE INTENT OF FARR WEST CITY TO ADJUST A COMMON BOUNDARY WITH MARRIOTT-SLATERVILLE CITY. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, BOYD FERRIN, JOSH BLAZZARD AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

After a review by the City Attorney, he stated that because the proposed resolution has a spot for the public hearing date, the City Council can set that hearing tonight rather than waiting til their next meeting.

KATIE WILLIAMS MOTIONED TO RECONSIDER ITEM 4(c). BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

KATIE WILLIAMS MOTIONED TO APPROVE RESOLUTION NO. 2023-03, INDICATING THE INTENT OF FARR WEST CITY TO ADJUST A COMMON BOUNDARY WITH MARRIOTT-SLATERVILLE CITY AND SET A PUBLIC HEARING FOR JUNE 15TH, 2023 AT 7:00 PM. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, BOYD FERRIN, JOSH BLAZZARD AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Consider approval of the request of a conditional use permit in the M-1 zone for the Ben Lomond Business Park located at 1500 West 2350 North for assembling, light indoor manufacturing, packaging, processing, research, development and warehousing

Daniel Stevens was present seeking approval of a conditional use permit.

BOYD FERRIN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT IN THE M-1 ZONE FOR THE BEN LOMOND BUSINESS PARK LOCATED AT 1500 WEST 2350 NORTH FOR ASSEMBLING, LIGHT INDOOR MANUFACTURING, PACKAGING, PROCESSING, RESEARCH, DEVELOPMENT AND WAREHOUSING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, BOYD FERRIN, JOSH BLAZZARD AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. <u>Consider preliminary approval of the Ben Lomond Business Park subdivision located at 1500 West 2350 North</u>

Daniel Stevens stated they are waiting for approval from one irrigation ditch and have obtained the will-serve letter from Bona Vista.

KATIE WILLIAMS MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE BEN LOMOND BUSINESS PARK SUBDIVISION LOCATED AT 1500 WEST 2350 NORTH. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. <u>Consider approval of the request of a conditional use permit in the C-2 zone for Triad Land Development located at 1246 North 2000 West for light indoor manufacturing with associated retail sales and warehousing</u>

Jordan Watson was present seeking approval of a conditional use permit. Boyd asked if he understood the restrictions from the Planning Commission. Mr. Watson clarified the light manufacturing was specifically requested for the north parcel for AVEX and stated they are asking on the south parcel for warehousing with 25% office space. Genneva stated that was included in the Planning Commission motion for the conditional use permit. Katie Williams reiterated that if the north tenant falls through and the use changes, Mr. Watson will need to come back for a seperate conditional use permit.

BOYD FERRIN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT IN THE C-2 ZONE FOR TRIAD LAND DEVELOPMENT LOCATED AT 1246 NORTH 2000 WEST FOR LIGHT INDOOR MANUFACTURING WITH ASSOCIATED RETAIL SALES AND WAREHOUSING, WITH A FASTENERS BUSINESS FOR THE NORTH BUIDLING AND IF THE USE CHANGES, A NEW CONDITIONAL USE PERMIT WILL NEED APPROVAL AND LIGHT MANUFACTURING AND WAREHOUSING WITH

25% OFFICE SPACE ON THE SOUTH PARCEL, WITH THE ABILITY TO EXTEND THIS USE TO THE ENTIRE PROJECT IF AVEX FALLS THROUGH. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH JANELE LEATHAM, KATIE WILLIAMS, BOYD FERRIN, JOSH BLAZZARD AND DAVID CHUGG ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

David Chugg reported on the mosquito abatement meeting. He stated we will be seeing a lot more mosquitoes this year than last. He stated Commissioner Harvey reported on the water situation in Weber County and stated the preparation done in past years will help to handle the runoff this year.

Josh Blazzard reported they met as long-term planning committee for the sewer board. He stated they are discussing the expansion on west 12th street. He stated they also discussed metering and reported they don't see that as being beneficial and won't be pursuing it at this time. Josh stated he has been working on the Freedom Festival and reported there will be a meeting this coming Wednesday. He stated the Boy Scouts do not want to hold the breakfast this year so if there is a group in the city wanting to do that as a fundraiser, it would be considered.

Boyd Ferrin stated the Fire District Board meeting was cancelled, but stated things are going well with the Fire District. Boyd stated the Personnel Committee is working on the new policy. Boyd stated there is a problem with roosters in the city and asked Genneva to have the Planning Commission look at that ordinance.

Katie Williams reported she received an estimate on the 2700 N pedestrian bridge at $2.4 million increasing with inflation to $2.7 million over the next two years. She stated she will still move forward looking for possible grants for that project. Katie stated she got an update from Lyle on the ADA dock at Smith Family Park and passed that along to the Councilmembers.

Janele Leatham stated she had someone reach out to her again about the bike park and asked if there is a central contact for that. Janele complimented the Planning Commission on their work.

Mayor Phippen reported on the WACOG meeting and stated he attended a transportation sub-committee meeting. He reported there are some letters of intent for road projects due by June 5th, so he has the engineer working on those for 3100 N Phase 2, the Associated Foods loop, a connection at the dialysis center road, and a 1200 W Harrisville Road roundabout. Mayor Phippen reported on the legislative policy meeting where they discussed land use and affordable housing. Mayor Phippen stated Cameron Diehl from Utah League of Cities and Towns would like to visit the City Council during one of their upcoming meetings. He stated there is a meeting tomorrow about the pump track to start organizing that project. Mayor Phippen stated Farr West allowed some soccer teams to have games in our parks due to water being held in detention basins that also serve as recreational fields in other cities. Mayor Phippen stated they are nearing their last fishing club class on Saturday and invited the Council to attend. Mayor Phippen also discussed looking at a code enforcement contract with Weber County again. Mayor Phippen asked City Attorney Liam Keogh to coordinate an Open Meetings training for the City Council and Planning Commission. Liam stated he will get with Lindsay to put it on an agenda.

#6 – Adjournment

AT 8:02 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.

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Andrea Zweifel, Clerk

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Ken Phippen, Mayor

Date Approved: ____________________