

Farr West City Council held its regular meeting on January 4, 2024, at 7:00 p.m. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Katie Williams, Bob Blind, David Jay and Tim Shupe.

Planning Commission members present were Genneva Blanchard and Lyle Earl.

Staff present was Lindsay Afuvai and City Attorney, Liam Keogh. Visitors present were: see attached list.

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 –Swearing in of new Council Members: Bob Blind, David Jay and Timothy Shupe

City Recorder Lindsay Afuvai swore in the new City Council members, Bob Blind, David Jay and Timothy Shupe.

#2 - Opening Ceremony

a. Pledge of Allegiance

Mayor Phippen led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a public hearing and made a recommendation to approve the M-1 zone amendments, set a public hearing for the vacation easement for Steve Wilson, set public hearings to consider an amendment to the general plan and re-zone request for a property on 2000 West, tabled setting public hearings on a request to amend the general plan and re-zone request for the M-1 zone just off of Farr West Drive pending a work session to further discuss.

#4 – Consent Items

a. Assignments and direction for Planning Commission

Mayor Phippen stated the Planning Commission is working to get the updates to the subdivision approved by the February deadline.

- b. Consider approval of minutes dated December 7, 2023

KATIE WLLIAMS MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 7, 2023. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated January 3, 2024

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED JANUARY 3, 2024. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of the 2024 Business License Renewals

Boyd Ferrin stated he would like to have a discussion with Farr West Auto before approving the renewal.

BOYD FERRIN MOTIONED TO APPROVE THE 2024 BUSINESS LICENSE RENEWALS WITH THE EXCEPTION OF FARR WEST AUTO. TIM SHUPE SECONDED THE MOTION, VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consider approval of council assignments and board appointments

KATIE WILLIAMS MOTIONED TO APPROVE THE COUNCIL ASSIGNMENTS AND BOARD APPOINTMENTS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Business Items

- a. Consider approval of business license – Pony Kustoms, Adan Meza
Fanelli Orthodontics, PLLC
Kidney & Hypertension Institute of Utah
Talmage Smedley
Blue Sky Energy Corporation

There was no one present from Pony’s Kustoms. David Jay commented he did not see a fire inspection included on this business and would like that submitted before they are placed on another agenda.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR PONY’S KUSTOMS UNTIL A FIRE INSPECTION IS SUBMITTED. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Christopher Fanelli was present requesting a business license for Fanelli Orthodontics, PLLC.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR FANELLI ORTHODONTICS, PLLC. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There was no one present on behalf of Kidney & Hypertension Institute of Utah.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR KIDNEY & HYPERTENSION INSTITUTE OF UTAH UNTIL A FIRE INSPECTION IS SUBMITTED. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Talmage Smedley was present requesting a business license for Talmage Smedley, T's Doghouse. Mr. Smedley stated he is looking to open a business to train dogs. Mr. Smedley commented he would lower the number of dogs he keeps personally to house the dogs he will train in order to still be in compliance with his kennel license. David Jay asked how many dog owners he would have at his home at any given time. Mr. Smedley commented no more than four at a time and that he has parking for that many vehicles behind his home.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR TALMAGE SMEDLEY. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Blue Sky Energy Corporation requested they be placed on the next agenda.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR BLUE SKY ENERGY CORPORATION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Presentation and acceptance of the 2022-2023 Fiscal Year Audit Report – Child, Richards CPA & Advisors

McKenna Myers was present on behalf Child, Richards CPA & Advisors to give the audit report.

BOYD FERRIN MOTIONED TO ACCEPT THE 2022-2023 FISCAL YEAR AUDIT REPORT. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public Hearing to consider and act on the request to vacate a public utility easement for Steven and Shirlene Wilson located at 2880 West 3325 North

KATIE WILLIAMS MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR STEVEN AND SHIRLENE WILSON LOCATED AT 2880 WEST 3325 NORTH. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTIONED PASSES UNANIMOUSLY.

Steven Wilson was present requesting a vacation of a public utility easement to put a two-car garage in his backyard.

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

- d. Consider approval of Ordinance No. 2024-01, vacating the public utility easement for Steven and Shirlene Wilson located at 2880 West 3325 North

TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2024-01, VACATING THE PUBLIC UTILITY EASEMENT FOR STEVEN AND SHIRLENE WILSON LOCATED AT 2880 WEST 3325 NORTH. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consider approval of the Tesla, Inc. charging station site plan located at 1750 West 2700 North

Jenny Pretare was present via Webex on behalf of Tesla, Inc. Bob Blind asked about access to the facility and if they had coordinated that with the property owner. Mr. Pretare stated they are in full cooperation with them.

BOYD FERRIN MOTIONED TO APPROVE THE SITE PLAN OF TESLA, INC FOR A CHARGING STATION LOCATED AT 1750 WEST 2700 NORTH. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Consider approval of Ordinance No. 2024-02, amending the M-1 Manufacturing zone ordinance

Geneva Blanchard went over the proposed changes to the M-1 Manufacturing zone, commenting that the effort was made to make the M-1 zone more informative and clearer to understand in the code. Geneva stated the permitted uses, conditional uses and prohibited uses were all updated. Tim and Geneva commended the Planning Commission on their work on this ordinance, commenting they did a great job with the updates.

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE 2024-02, AMENDING THE M-1 MANUFACTURING ZONE ORDINANCE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Consider approval of Ordinance No. 2024-03, amending the Fee Schedule Enumerated of the Farr West City Code

Liam Keogh stated that he worked with Nate Carver on increasing the fee for excavation permits.

BOYD FERRIN MOTIONED TO APPROVE ORDINANCE NO. 2024-03, AMENDING THE FEE SCHEDULE ENUMERATED OF THE FARR WEST CITY CODE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Confirm date and times of Council Meetings as the first and third Thursday of the month at 7:00 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West

Katie Williams asked about changing the times of meetings to 6:30 p.m. The City Council discussed and decided to change the times of their meetings to 6:30 p.m. Geneva Blanchard commented she would like the Planning Commission to do the same.

KATIE WILLIAMS MOTIONED TO CONFIRM THE DATE AND TIMES OF COUNCIL MEETINGS AS THE FIRST AND THIRD THURSDAY OF THE MONTH AT 6:30 P.M. AT FARR WEST CITY HALL, 1896 NORTH 1800 WEST, FARR WEST. SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Set a public hearing for the Planning Commission for Thursday, January 25, 2024 to consider approval of updates to the subdivision ordinance as mandated by SB 174.

TIM SHUPE MOTIONED TO SET A PUBLIC HEARING FOR THE PLANNING COMMISSION FOR THURSDAY, JANUARY 25, 2024 TO CONSIDER APPROVAL OF UPDATES TO THE SUBDIVISION ORDINANCE AS MANDATED BY SB 174. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Katie Williams reported on the Communities that Care Coalition, Mosquito Abatement board and RAMP grants.

Boyd Ferrin reported on public safety and Weber Fire District.

Bob Blind reported he has been meeting with employees in the Public Works Department on storm sewer and roads and commented he has filled out the paperwork with Central Weber Sewer and will get working with them.

Tim Shupe reported he has been attending the Planning Commission meetings and stated they are doing a great job and looks forward to working with them.

Mayor Phippen reported on WACOG, Bona Vista Water, the upcoming housing committee and City Council assignments, and the Administrative Land Use Authority. Ken asked how the City Council felt about the Land Use Authority approving site plans as well. David Jay stated they should still keep an eye on those, Tim and Boyd agreed but stated they could revisit the idea once the committee is up and running. Mayor Phippen then went over training.

#6 – Adjournment

AT 8:04 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____