

Farr West City Council held its regular meeting on February 1, 2024, at 6:30 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 Geneva Blanchard, Lou Best 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 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

Bob Blind offered a prayer.

#### #2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Geneva Blanchard reported the Planning Commission held a work session to finish up the subdivision ordinance changes, held a public hearing and recommended approval of a conditional use permit for Spencer Knight, held a public hearing and recommended approval of a conditional use permit for Adam Lambert for a 4,000 square foot accessory building, recommended approval of the site plan and sign for Durk's Plumbing, held a public hearing and recommended approval updates of the sign ordinance and held a public hearing and recommended approval of the new subdivision ordinance.

#### #3 – Consent Items

a. Assignments and direction for Planning Commission

Geneva Blanchard stated they are holding a work session with River Blacksmith next week on a mixed-use development as well as finishing the C-2 ordinance updates.

- b. Consider approval of minutes dated January 18, 2024

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED JANUARY 18, 2024. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of bills dated January 31, 2024

**DAVID JAY MOTIONED TO APPROVE THE BILLS DATED JANUARY 31, 2024. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#4 – Business Items

- a. Consider approval of business license – The Saddle Club, Amber Allen

Amber Allen was present requesting a business license for The Saddle Club. Amber stated it is a horse training business to train children in the fundamentals of horse training. Amber stated she will be using the arena by the pop machines on North Plain City Rd. Amber stated she will be using her own horses. Amber stated she will not have more than four students at a time, each with their own teacher as she oversees them all.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR THE SADDLE CLUB. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Consider approval of a conditional use permit for Spencer Knight located at 1741 North 2000 West for warehousing with 25% office space, or detailing services or fitness services, as allowed by the C-2 zone

Spencer Knight was present requesting a conditional use permit. Katie Williams commented that the plans included in their packets did not reflect the conditions that must be met, including the 25% office space. Mr. Knight stated that some businesses may not want walled off office space, but that they will still have and meet the office space requirement. Liam Keogh stated the code does not require a framed off office space and felt Mr. Knight could challenge that and would win. Katie Williams stated she felt the building is designed; it does not look like a business would go in but that it looks like a storage unit. Mr. Knight stated that this building would be too expensive for anyone to pay for a storage unit and commented that a lot of the uses in the C-2 zone would not work for this area as there is no frontage of view of the building from the street. Lou Best commented that “flex space” is something that is not even addressed in our current ordinances and that will likely be addressed and added soon.

**BOYD FERRIN MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR SPENCER KNIGHT LOCATED AT 1741 NORTH 2000 WEST FOR WAREHOUSING WITH 25% OFFICE SPACE, OR DETAILING SERVICES OR FITNESS SERVICES AS ALLOWED BY THE C-2 ZONE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOYD FERRIN, BOB BLIND, DAVID JAY, AND TIM SHUPE VOTING AYE. KATIE WILLIAMS VOTED NAY. MOTION PASSES.**

- c. Consider approval of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West

Adam Lambert was present requesting a conditional use permit for an accessory building. Mr. Lambert stated his plan is to build a shop to store his RV, razors, and trailers. David Jay asked if he will be using this building for any manufacturing. Mr. Lambert stated he may use it for building things, but just for himself as he has a facility elsewhere for his business.

**KATIE WILLIAMS MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, KATIE WILLIAMS, AND TIM SHUPE VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Consider approval of the Durk’s Plumbing Supply site plan located at 2908 North 2000 West

? Bailey was present requesting approval of his site plan. Mr. Bailey commented they have outgrown their current location and are looking to build a new facility to move locations.

**BOYD FERRIN MOTIONED TO APPROVE THE SITE PLAN FOR DURK’S PLUMBING SUPPLY LOCATED AT 2908 NORTH 2000 WEST. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Consider approval of the Durk’s Plumbing Supply site plan located at 2908 North 2000 West

Katie Williams had questions on the location of the sign. Geneva stated it was shown on the of the plans as she had discussions with the engineer on it and that it did meet the requirements of the city code. Katie then mentioned that any wall signs would need further approval as they were not included in this application.

**BOB BLIND MOTIONED TO APPROVE THE DURK'S PLUMBING SUPPLY SITE PLAN LOCATED AT 2908 NORTH 2000 WEST. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN, AND TIM SHUPE ALL VOTING AYE. KATIE WILLIAMS VOTED NAY. MOTIONED PASSES.**

- f. Consider approval of Ordinance No. 2024-05, amending the sign ordinance

Mayor Phippen stated this was intended to be included when the amendments to the A-1 and A-1-R zone but got left out. Katie commented that the code being referenced in the ordinance is going to the conditional uses in the M-1 zone. Lou Best stated the intent is to reference where the changes were made in the A-1 zones.

**TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2024-05, AMENDING THE SIGN ORDINANCE. BOYD FERRIN 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. 2024-06, updates to the subdivision ordinance as mandated by SB 174

Geneva Blanchard stated this ordinance only affects one to two-family single-family dwelling developments and further explained how the new process will work, per state requirements.

**KATIE WILLIAMS MOTIONED TO APPROVE THE ORDINANCE NO. 2024-06, UPDATES TO THE SUBDIVISION ORIDNANCE AS MANDATED BY SB 174. BOYD FERRIN 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.**

Tim Shupe thanked the Planning Commission for all their work on this ordinance.

- h. Consider approval of Ordinance No. 2024-07, updating the fee schedule enumerated in the Farr West City Municipal Code

**TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2024-07, UPDATING THE FEE SCHEDULE ENUMERATED IN THE FARR WEST CITY MUNICIPAL CODE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIME SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- i. Consider approval of Resolution No. 2024-01, approving the application to the Land and Water Conservation Fund

Katie Williams stated we have submitted a RAMP Grant for a updated playground in Mountain View park, commenting this application to the Land and Water Conservation Fund will go towards matching funds for the RAMP Grant application. Lyle Earl commented that this is a federally funded grant.

**KATIE WILLIAMS MOTIONED TO APPROVE RESOLUTION NO. 2024-01, APPROVING THE APPLICATION TO THE LAND AND WATER CONSERVATION FUND. TIM SHUPE 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.**

- j. Consider approval of civil and prosecutor legal service agreements

**BOYD FERRIN MOTIONED TO APPROVE THE CIVIL AND PROSECUTOR LEGAL SERVICE AGREEMENTS. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND. MOTION PASSES UNANIMOUSLY.**

- k. Discussion/Action – Vision Insurance

Mayor Phippen stated this is coming back from a previous discussion after asking for clarifying questions. Boyd Ferrin stated he felt this coverage should be included in the benefit package paid for by the city. David Jay stated he felt that it should have been included all along.

**DAVID JAY MOTIONED TO APPROVE THE ADDITION OF VISION INSURANCE AS AN OPTION TO THE EMPLOYEES PAID BENEFITS PACKAGE. BOB BLIND 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.**

- l. Discussion – 2024-2025 Budget

Mayor Phippen commented that he wanted to have an initial budget discussion. Cody Cardon stated he usually provides records to the department heads at the beginning of March. Cody stated the tentative budget needs to be adopted by the beginning of May, with

adoption of the budget at the second meeting in June. Ken stated he wanted to bring up a few things to consider as we get into budget preparations, including incorporating the TUF (Transportation Utility Fee) and the possibility of eliminating the recycling program is the recycling facility ends up not re-opening, which could offset the TUF. Ken also wanted to include the purchase of flock cameras for the city. Boyd stated he would like to start having these initial discussions sooner rather than later as soon as the legislature wraps up. Tim Shupe asked if the new council members could get a copy of the current budget to review.

#### #5 – Mayor/Council Follow-up

##### a. Report on Assignments

Tim Shupe reported on the legislative policy committee and legislative updates.

Katie Williams reported the next park committee meeting will be held on Monday, February 12<sup>th</sup> at 9 am.

Boyd Ferrin reported he, the mayor and some of the staff members met with Madison Avlies who is a local administrative advisor with the Wasatch Front Regional Council. Boyd stated they discussed some ideas we can look to implement that would be of a benefit to Farr West City. Boyd then reported on the city contract meeting with the Sheriff's office, commenting that the tentative budget for law enforcements services is proposed to decrease slightly this year. Boyd then stated a discussion was also held on the flock cameras and stated he would like to see the city budget for a minimum of three additional cameras to the one already in place, provided by Weber County.

David Jay reported that now with the appointments of the city council and planning commission members to the Housing Committee so now he will work to schedule a time to start meeting together. David Jay then introduced Justin Scott, who is a new resident that has volunteered to be involved with the Housing Committee. Justin stated he is a long-time realtor and would like to get involved and be of assistance to the committee. David also reported he and the mayor have been invited by Matt Gwynn to attend the legislative next week.

Bob Blind reported on the CERT program and their budget requests and needs and is waiting to hear back from them. Bob then reported on the UTA Board of Trustees meeting and the Central Weber Sewer District meeting, noting a impact fee reduction request from Yaya Foods was requested because they did not want to set a precedence.

Mayor Phippen reported on Bona Vista Water and code enforcement.

#6 – Adjournment

**AT 8:13 P.M., KATIE WILLIAMS MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

Date Approved: \_\_\_\_\_