

Farr West City Council held a 5:30 p.m. work session and its regular meeting on May 2, 2024, at 6:30 p.m. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Bob Blind, David Jay, Katie Williams and Tim Shupe.

Planning Commission members present Genneva Blanchard and Lou Best.

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

5:30 p.m. – Budget Work Session

Cody Cardon presented the tentative budget he had put together based on discussions with the different departments and the mayor.

Call to Order – Mayor Ken Phippen

Mayor Phippen called the meeting order.

#1 - Opening Ceremony

a. Prayer

Boyd Ferrin offered a prayer.

b. Pledge of Allegiance

Mayor Phippen led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Genneva Blanchard reported on the Planning Commission canceled their last meeting but that the Planning Commission will initiate changes to the subdivision ordinance and bring them to the Council.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There were no new assignments passed on.

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

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

- c. Consider approval of bills dated May 1, 2024

KATIE WILLIAMS MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 1, 2024. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of business licenses for The Snack Shack – Scott West
GoatBin, LLC – Levi Bills
Utah Structures LLC – Brandon Suarez

There was no-one present on behalf of The Snack Shack.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL A BUSINESS LICENSE FOR THE SNACK SHACK. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Chris Brady was present requesting a business license for GoatBin, LLC. Mr. Brady stated they sell used shipping containers and are looking to use the lot for a staging yard. Boyd Ferrin asked how many containers would be stored at the site. Mr. Brady stated there were would four or five containers on the site at a time. Bob Blind asked if they would be doing anything to improve the site. Mr. Brady stated they would not need any improvements to the site and would plan to keep the weeds down. Katie Williams stated she had concerns that this did not meet the permitted uses in the code. Geneva Blanchard stated the Planning Commission does not believe temporary businesses fall within the C-2 ordinance and commented she felt they need to go backwards and present a site plan. Spencer Knight stated they have an agreement with Petersen’s to utilize the road and can provide that in writing and that the end vision for the property will be another professional building but until they are ready to do that, he is happy to let Mr. Brady utilize the property for his business. Boyd Ferrin stated he agreed with Geneva and felt the Planning Commission should look at a site plan. Katie stated she felt a conditional use permit and site plan should be obtained prior to considering issuing a business license. Liam Keogh stated it would be up to the Planning Commission to determine if a conditional use permit is required.

KATIE WILLIAMS MOTIONED TO DENY A BUSINESS LICENSE FOR GOATBIN, LLC AND RECOMMEND THAT A SITE PLAN BE OBTAINED. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Brandon Suarez was present requesting a temporary business license for Utah Structures LLC. Mr. Suarez stated he has continued to request a temporary business license as he is on month-to-month lease with Smith and Edwards but that he can apply for a permanent business license if necessary. Mr. Suarez commented he would like to stay in Farr West City as long as Craig Smith will allow him. Boyd Ferrin stated he felt this is the type of business he likes to see in the city and felt they run a good business. Mr. Suarez stated they have added tiny homes, pergolas, lawn furniture and equipment rentals. There was further discussion about what would be required with a permanent site plan, which would include the necessity of restrooms and running water. Geneva suggested meeting with Mr. Suarez and Craig Smith to try and work through these concerns and asked if a temporary business license could be given until they work through those issues.

BOB BLIND MOTIONED TO APPROVE AN EXTENDED TEMPORARY BUSINESS LICENSE FOR UTAH STRUCTURES LLC TO ALLOW HIM TO WORK THROUGH THE PROPERTY OWNER AND PLANNING COMMISSION. 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.

- b. Consider approval of the Fiscal Year 2024-2025 Tentative Budget

BOYD FERRIN MOTIONED TO APPROVE THE FISCAL YEAR 2024-2025 TENTATIVE BUDGET. KATIE WILLIAMS 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.

- c. Consider approval of a donation for the Weber Junior Livestock Program

Katie Williams stated she feels this is a good, valid cause and that there are other good causes that come in but that she has concerns with where we draw the line and

for that reason, cannot vote in support of this donation. Boyd stated he felt this specifically supports youth in our community.

BOYD FERRIN MOTIONED TO APPROVE A \$2,000 DONATION FOR THE WEBER JUNIOR LIVESTOCK PROGRAM. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN BOB BLIND, DAVID JAY, BOYD FERRIN AND TIM SHUPE ALL VOTING AYE. KATIE WILLIAMS VOTED NAY. MOTION PASSES.

Liam Keogh stated that it is the discretion of the City Council as the legislative body to determine what qualifies as a valid expenditure of funds and that they are acting within their right to make the call on whether it is a good use of the money or not.

d. Consider approval of the 2024 Street Maintenance Project and award bid

Dave Bunderson stated we had a bid opening three weeks ago and would like to award the bid to Granite Construction. Dave stated they would like to start early and would be expected to finish by mid-September. Dave then stated these projects are in subdivisions and felt going with a bigger company like Granite will help these projects go smoothly with little disruption to the residents.

KATIE WILLIAMS MOTIONED TO APPROVE THE GRANITE CONSTRUCTION BID OF \$297,124.17 FOR THE 2024 STREET MAINTENANCE PROJECT. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, TIM SHUPE, BOYD FERRIN, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Consider approval of Ordinance No. 2024-08, amending the noise ordinance

Mayor Phippen stated that based on some recent events in the city that had several complaints, he discussed the issue with Liam and the result is a change with more options for enforcement in the ordinance. The ordinance will now allow for criminal and civil penalties of class “c” misdemeanors rather than the infraction which was previously in the code.

BOB BLIND MOTIONED TO APPROVE ORDINANCE NO. 2024-08, AMENDING THE NOISE ORDINANCE. 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.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind that CERT training in Weber County was completed and will be done again in the fall. Councilman Blind reported he had a request from a resident if anything could be done with the puddling at the horse arena.

David Jay reported on moderate income housing and the Senior Center as well as the housing committee and changes to the C-3 zone.

Boyd Ferrin reported on the animal shelter and complaints he has received about keeping things nice and parking and hoped that we could actively encourage our residents to keep their properties clean and be good neighbors.

Katie Williams reported on the ULCT conference and the park committee meeting. Katie then displayed color options for the new Mountain View Park playground and stated they have put it to a vote in the Mountain View Facebook group and that we would need to decide soon.

Mayor Phippen reported on WACOG, trails foundation and the ULCT conference. Mayor Phippen then reported on the city CDRA which will soon become a CRA. Ken commented we will need to hire an attorney to help facilitate this CRA and that the council, who is the board of the CRA, will need to hold a meeting soon. Mayor Phippen then reported we have an RFP out for a purchasing agent to assist in land acquisitions as part of economic development in the city. Mayor Phippen also reported on code enforcement updates and on Bona Vista Water.

Boyd Ferrin reported that there will be a memorial service at Smith Family Park on Memorial Day at 9 am.

#6 – Adjournment

AT 8:02 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: _____