

Farr West City Council held its regular meeting on February 15, 2024, at 6:30 p.m. at the City Hall. Council members present were Assistant Mayor Boyd Ferrin, Katie Williams, Bob Blind, David Jay and Tim Shupe. Mayor Phippen was excused.

Planning Commission members present were Lyle Earl and Lou Best.

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

Call to Order – Mayor Ken Phippen

Assistant Mayor Boyd Ferrin called the meeting order.

#1 - Opening Ceremony

a. Pledge of Allegiance

Bob Blind led in the Pledge of Allegiance.

b. Prayer

Tim Shupe offered a prayer.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Lyle Earl reported the Planning Commission held a work session to the River Blacksmith proposed development. They will be holding another work session next Wednesday. The Planning Commission set a public hearing to consider amending the general plan to accommodate an M-1 zone on Farr West Drive. The Planning Commission recommended approval of the sign for The Outdoor Garden. They also recommended re-appointment of the three members who are at the end of their terms. They recommended Genneva Blanchard as Chairwoman and Lyle Earl as Vice-Chair.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There were no additional assignments given to the Planning Commission at this time.

b. Consider approval of minutes dated February 1, 2024

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 1, 2024. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated February 13, 2024

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED FEBRUARY 13, 2024. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consider approval of business license – Kidney & Hypertension Institute of Utah
ZB Designs

Anthony Marelli was present requesting a business license for Kidney & Hypertension Institute of Utah. Mr. Marelli stated they will be sub-leasing a few rooms from the existing building.

DAVID JAY MOTIONED TO APPROVE A BUSINESS LICENSE FOR THE KIDNEY & HYPERTENSION INSTITUTE OF UTAH. KATIE WILLILAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Zachary Bailey was present requesting a business license for ZB Designs. Mr. Bailey stated they do 3-D modeling and manufacturing. He stated they are in the red brick building on 2000 West next to the mattress store. Bob Blind asked about business volume. Mr. Bailey stated they are growing rapidly but they only have a pallet worth of material in and out per month.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR ZB DESIGNS. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consider approval of a residential sign for The Outdoor Garden located at 2395 West 1900 North

Steve Bird was present requesting approval of an outdoor sign for his residential agricultural business, The Outdoor Garden. Katie Williams stated the ordinance reads the sign should only be posted when products are being sold and this sign looks permanent. Mr. Bird stated they run year-round with some seasons being busier than others. Bob Blind asked if the sign could be removed in the event there is a drought or something similar. David Jay stated the business would still be permanent. Lou Best stated the Planning Commission was satisfied

with his answer that he sells products year-round. Katie Williams clarified the portion of the sign being measured per ordinance.

KATIE WILLIAMS MOTIONED TO APPROVE A RESIDENTIAL SIGN FOR THE OUTDOOR GARDEN LOCATED AT 2395 WEST 1900 NORTH. DAVID JAY SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of the reappointment of Planning Commission Chair and Vice Chair

DAVID JAY MOTIONED TO REAPPOINT GENNEVA BLANCHARD AS THE PLANNING COMMISSION CHAIR AND LYLE EARL AND THE PLANNING COMMISSION VICE CHAIR. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of the reappointment of Planning Commission Members, Lyle Earl, Greg Baptist and Darren Roylance

TIM SHUPE MOTIONED TO REAPPOINT LYLE EARL, GREG BAPTIST, AND DARREN ROYLANCE TO THE PLANNING COMMISSION. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

- a. Report on Assignments

Tim Shupe reported on the Legislative Policy meeting and several bills that are being considered.

Katie Williams reported on the Parks Committee meeting where they discussed a grant she and Lyle Earl are working on. Katie met with the representative for the RAMP grant and discussed the Mountain View Park upgrade project. Katie also followed up on the Black Pine work session and her contact with WFRC.

David Jay reported he and Mayor Phippen attended the state legislature by invitation of Representative Matthew Gwynn. David Jay offered a prayer and Mayor Phippen lead the pledge of allegiance.

Bob Blind relayed some upcoming meetings the City Council may be interested in. Bob addressed a complaint from a resident regarding the shipping container in the parking lot. Bob reported on the CERT committee and their next meeting. Bob reported he met with Dave

Bunderson regarding future roads and projects in the city. Bob reported on the Central Weber Sewer District meeting.

Boyd Ferrin reported on the Weber Fire District meeting. Boyd addressed emails that come to the City Council and that Mayor Phippen would like to respond to those rather than having multiple people respond to emails. Tim Shupe suggested the mayor delegating responses to councilmembers if he feels that is appropriate.

#6 – Adjournment

AT 7:20 P.M., DAVID JAY MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE.

Andrea Zweifel, Clerk

Boyd Ferrin, Assistant Mayor

Date Approved: _____