

The regular meeting of the Farr West City Council was held on October 5, 2023, at 7:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, David Chugg, Josh Blazzard, Boyd Ferrin, Katie Williams and Janele Leatham.

Planning Commission members present were Genneva Blanchard, Lou Best and Lyle Earl. Staff present was Lindsay Afuvai and 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

Mayor Phippen led in the Pledge of Allegiance.

b. Prayer

Boyd Ferrin offered a prayer.

### #2 – Comments/Reports/Presentations

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held a work session to discuss the M-1 and C-2 revisions, approved site plan of the north and south buildings of the Ben Lomond Business Park.

### #3 – Consent Items

a. Assignments and direction for Planning Commission

There were no new assignments given.

b. Consider approval of minutes dated September 21, 2023

**KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 21, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of bills dated October 4, 2023

**JANELE LEATHAM MOTIONED TO APPROVE THE BILLS DATED OCTOBER 4, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#4 – Business Items

- a. Public hearing to consider the request of a residential facility for persons with a disability for North Eastern Services located at 1631 West Harrisville Rd

**BOYD FERRIN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY FOR NORTH EASTERN SERVICES LOCATED AT 1631 WEST HARRISVILLE RD. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

David Carlson stated this will be a home for gentlemen with disabilities so they can live independently in the community with staff support and supervision. Lou Best if this will be licensed through the state. Mr. Carlson stated it would be overseen by the Office of Licensing. Lou asked what the maximum occupancy would be. Mr. Carlson stated it will be a maximum of five but most likely will only be four.

**JOSH BLAZZARD MOTIONED TO CLOSE PUBLIC HEARING AND ENTER INTO REGULAR MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

- b. Consider approval of the request of a business license for a residential facility for persons with a disability for North Eastern services located at 1631 West Harrisville Rd

Janele Leatham asked if there is always staff on hand at the facility. Mr. Carlson confirmed there was. Katie Williams asked if there was adequate parking for employees and any residents. Mr. Carlson commented there is plenty of parking for staff and that the current residents do not drive.

**KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR A RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY FOR NORTH EASTERN SERVICES LOCATED AT 1631 WEST HARRISVILLE RD. 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.**

- c. Consider approval of the Ben Lomond Business Park North building site plan located at 1610 West 2350 North – Black Pine LLC

Daniel Stephens was present requesting approval of the Ben Lomond Business Park North building site plan. Katie Williams asked if all the issues and concerns regarding lighting were addressed by the Planning Commission. Geneva Blanchard confirmed that they have been addressed.

**BOYD FERRIN MOTIONED TO APPROVE THE BEN LOMOND BUSINESS PARK NORTH BUILDING SITE PLAN LOCATED AT 1610 WEST 2350 NORTH. DAVID CHUGG 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.**

- d. Consider approval of the Ben Lomond Business Park South building site plan located at 1605 West 2350 North – Black Pine LLC

**BOYD FERRIN MOTIONED TO APPROVE THE BEN LOMOND BUSINESS PARK SOUTH BUILDING SITE PLAN LOCATED AT 1605 WEST 2350 NORTH. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS, AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Flock Camera presentation – Sgt Kyley Slater, Weber County Sheriff’s Office

Lt. Colby Ryan presented information regarding flock safety cameras. Lt. Ryan stated there is currently one camera in Farr West that was put in by the Sheriff’s Office. Katie Williams asked Lt. Ryan how many cameras he would suggest that Farr West City needs. Lt. Ryan said the more the better but felt if we were able to purchase two or three cameras, that would provide a good amount of coverage. Lt. Ryan stated the cost of each camera is \$2,500 annually and that the other cities that have purchased them have left it to the Sheriff’s office to be responsible to audit the searches and handle those types of things.

#### #5 – Mayor/Council Follow-up

- a. Report on Assignments

Katie Williams reported on the CDBG Grant Workshop presented by the Wasatch Front Regional Council.

Boyd Ferrin reported there is a Self-Reliance and Safety fair at the Weber County Fairgrounds on October 14<sup>th</sup>. Boyd then reported the Weber Fire District had an open house on October 3<sup>rd</sup> that was well attended by the community and encouraged everyone to attend those in the future. Boyd then reported he met with the Black Pine group and that they have purchased the Montoya property on Cottonwood Drive and would like to put in a development similar to BDO but on a

smaller scale. Boyd stated that the city needs to determine what is best for the us regarding this property given access issues with Cottonwood Drive. Boyd commented that Marriott-Slaterville City is interested in annexing that property into their city which would make sense if the access to the property came through them. David Chugg stated he also met with Black Pine and that he did not think there is much benefit to keeping the property in Farr West. Josh Blazzard stated he felt it would be beneficial to have a work session and go over the financial impact of de-annexing the property. Mayor Phippen asked why this type of development could not happen with the property remaining in Farr West City. David Chugg asked why we would want it if there were not any benefit to the city. Boyd Ferrin asked to have a joint work session scheduled before the next City Council meeting to discuss further.

Josh Blazzard reported he will be working on the Trunk or Treat this month.

David Chugg reported he will be attending a public infrastructure district meeting with the Mayor on October 11. Dave then asked to have a follow-up discussion on the personnel committee on the next work session agenda as well.

Mayor Phippen reported on the WACOG housing and transportation subcommittee meetings, the recreation center, grants, parks, and Youth Fishing Club.

#6 – Adjournment

**AT 8:19 P.M., DAVE CHUGG MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION. ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

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