

Farr West City Council held a 5:30 p.m. work session and its regular meeting on February 6, 2025, at 6:30 p.m. at the City Hall. Council members present were Mayor Phippen, Bob Blind, David Jay, Tim Shupe and Boyd Ferrin. Katie Williams was excused. The Planning Commission members present were Genneva Blanchard, Lyle Earl, Greg Baptist and Lou Best.

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

#### 5:30 p.m. – Work Session, Transportation Utility Fees

Zach Burk from Jones and Associates presented information on the Transportation Utility Fee study. Mr. Burk stated that streets typically have a life of approximately twenty years and that the more economical approach to maintenance of the roads is to preserve them rather than delaying the reconstruction. Zach stated that for several years he has worked to keep the good roads in Farr West good and repair the bad ones as the budget allows which is where the challenge is. Zach stated that the class C road funds and gas tax funds provide the city with approximately \$382,000 annually for road maintenance. Zach stated this amount is not enough to keep up with the necessary ongoing road maintenance. Mr. Burk stated the transportation utility fee would charge a fee based on ERU's (equivalent residential uses) and ITE trip generations to both residents and commercial businesses. Mr. Burk encouraged the Council to include a mechanism for businesses to appeal their ERU-based fee, giving the council the option to consider data and grant exceptions. Mayor Phippen thanked Zach for his work on this and the information he presented stating he would like the city council to review the information and discuss it further as part of the budget process.

### **REGULAR MEETING**

#### Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#### #1 - Opening Ceremony

a. Opening Prayer

Bob Blind offered a prayer.

b. Pledge of Allegiance

David Jay led in the Pledge of Allegiance.

#### #2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from the Planning Commission

Geneva Blanchard reported the Planning Commission held a work session to continue discussions the detached accessory dwelling units. The Commission then held public hearings to consider a general plan amendment to change the far north parcel behind Maverik to allow for the commercial zone and to consider the request to re-zone the properties behind Maverik to the C-3 zone. The Planning Commission then tabled approval of the Legends preliminary overall subdivision until an amended development agreement is approved and they have received an updated memo from the city engineer.

#3 – Consent Items

a. Assignments and direction for Planning Commission

There were no new assignments given.

b. Consider approval of minutes dated January 16, 2025

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED JANUARY 16, 2025. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

c. Consider approval of bills dated January 31, 2025

**TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED JANUARY 31, 2025. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#4 – Business Items

a. Consider approval of business license – DW Hauls LLC  
The Iron Shop LLC

Dallin Webster was present requesting a business license for DW Hauls LLC. Mr. Webster stated his business is a general transportation business where he transports equipment. Boyd Ferrin stated the concern of residential businesses is that they do not affect the neighborhood, and that equipment is not parked on the street. Mr. Webster stated he has a large driveway to park on the side of his home or behind the fence and that he has options to store equipment at different businesses outside of the city. Boyd confirmed with Mr. Webster that he will maintain the look and feel of his residence without disrupting the residential area. Mr. Webster stated it is primarily a mobile business with just a home address.

**TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR DW HAULS LLC. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL**

**VOTE WAS TAKEN WITH BOB BLIND, TIM SHUPE, BOYD FERRIN AND DAVID JAY ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

David Edgell was present requesting a business license for The Iron Shop LLC. Mr. Edgell stated he has owned a gym since 2003 and is looking to move into the newer building behind Spencer Knight's dental office. Mr. Edgell stated this would be a 24/7 operation with plenty of parking available in the evening when the medical office is closed. Mr. Blind asked about security because of the 24/7 hours. Mr. Edgell stated the building will be very secure with finger scan access and cameras throughout the building and property.

**DAVID JAY MOTIONED TO APPROVE A BUSINESS LICENSE FOR THE IRON SHOP LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOYD FERRIN, TIME SHUPE AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Consider approval of the amendment to the general plan for the northernmost parcel of the Farr West Landing property, parcel number 19-015-0058, to allow for the commercial zone

Mayor Phippen stated that explained that the current zoning is M-1 and future zoning maps show it as M-1 and this proposal would change the future zoning to allow for commercial use. Boyd Ferrin asked how this would affect the current zone and property owners. Mayor Phippen stated this would not affect the current zone, only the option to change in the future.

**BOB BLIND MOTIONED TO APPROVE THE AMENDMENT TO THE GENERAL PLAN FOR THE NORTHERNMOST PARCEL OF THE FARR WEST LANDING PROPERTY, PARCEL NUMBER 19-015-0058, TO ALLOW FOR THE COMMERCIAL ZONE. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIMOTHY SHUPE, BOYD FERRIN, BOB BLIND AND DAVID JAY VOTING AYE. MOTION PASSES.**

- c. Consideration of city building cleaning services

Mayor Phippen explained that we have received a new bid for cleaning services, commenting that we have been with the same company for several years and that although the new bid is more monthly than what we currently pay, we would expect that we will get better results from the new company.

**BOYD FERRIN MOTIONED TO APPROVE THE CLEANING BID FROM SWAV FOR \$895 PER MONTH. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOB BLIND, BOYD FERRIN AND TIMOTHY SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Consider approval of the re-appointment of Planning Commission Members, Geneva Blanchard, Lou Best and appointment of Jason Anderson as a full member

**BOYD FERRIN MOTIONED TO APPROVE THE RE-APPOINTMENT OF GENNEVA BLANCHARD, LOU BEST TO THE PLANNING COMMISSION AND THE APPOINTMENT OF JASON ANDERSON AS A FULL MEMBER. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOYD FERRIN, TIM SHUPE AND BOB BLIND ALL VOTING AYE. MOTIONED PASSES UNANIMOUSLY.**

- e. Consider approval of the re-appointment of the Planning Commission Chair and Vice Chair

**TIM SHUPE MOTIONED TO APPROVE THE RE-APPOINTMENT OF GENNEVA BLANCHARD AS THE PLANNING COMMISSION CHAIRPERSON AND LYLE EARL AS THE VICE CHAIR. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, TIM SHUPE, BOYD FERRIN AND DAVID JAY ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#5 – Mayor/Council Follow-up

- a. Report on Assignments

David Jay reported that he and the mayor attended the Local Officials Day at the State Capital with the Youth City Council. David then reported on the WACOG housing subcommittee meetings, upcoming celebrations including the Easter Egg Hunt. Mayor Phippen commented the ribbon cutting for the Mountain View Park playground will be immediately after the Easter Egg Hunt, at 9:15 a.m.

Boyd Ferrin reported on the quarterly contract meeting with the sheriff's office, commenting that our allocations for our contract will be increasing this year and that he has also been asked to be a part of an allocations team to work on those allocations for next year. Boyd stated the annual contract cost is increasing 6.8% this year from \$725,244 to \$774,581. Boyd stated he had provided those numbers to Cody to plan for in the upcoming budget.

Tim Shupe reported on current legislation, stating he has been attending the legislative policy committee meetings virtually, commenting we're watching four or five bills regarding housing very closely.

Bob Blind reported on roads, stating the construction on 4000 North is ongoing. Bob then reported on Central Weber Sewer, stating he has been moved from long range

planning to the audit committee. Bob also reported on County Emergency Management and emergency operation centers.

Mayor Phippen reported on the trails foundation board, the legislative policy committee meetings that are held every Monday, the park committee and code enforcement. Mayor Phippen stated he and Nate Carver have met with most everyone that had their business license flagged due to site plan compliance and hoped to see improvements within the upcoming months. Ken commented there were a few residential businesses with signage that brought up the topic of possibly allowing conditional uses for live work uses in a commercial zone. Ken then reported on Bona Vista as well as the CRA guiding principles which will be on the next agenda for approval.

#6 – Adjournment

**AT 7:26 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.**

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

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