

Farr West City Council held a joint work session at 5:30 p.m. with the Planning Commission and its regular meeting on February 20, 2025, at 6:30 p.m. at the City Hall. Council members present were Mayor Phippen, Bob Blind, David Jay, Tim Shupe and Katie Williams. Boyd Ferrin was excused. The Planning Commission members present were Genneva Blanchard, Lyle Earl, Greg Baptist, Jason Anderson, Greg Pierce, and Lou Best.

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

5:30 p.m. – Joint work session with the Planning Commission to discuss the PD Overlay and detached accessory dwelling units proposals

The Planning Commission and City Council discussed the PD Overlay and detached accessory dwelling units proposed ordinances.

REGULAR MEETING

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Opening Prayer

Tim Shupe offered a prayer.

b. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

Peggy Andreason stated the sign on 2000 W and Higley Rd is on the wrong side. Mayor Phippen stated he would contact Public Works and make them aware.

b. Report from the Planning Commission

Genneva Blanchard reported that the Planning Commission held a public hearing and made a recommendation to amend the Legends Subdivision Development Agreement to allow for 4-plex and 5-plex units as well as recommended approval of the preliminary overall Legends mixed-use subdivision.

#3 – Consent Items

a. Assignments and direction for Planning Commission

Genneva Blanchard stated there is a joint work session next Thursday.

Mayor Phippen recommended the city start thinking about open houses and public hearings and wants to have the right kind of display to advertise it for residents. He stated it is almost time to re-address the general plan and encouraged them to focus on land use maps.

b. Consider approval of minutes dated February 6, 2025

BOB BLIND MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 6, 2025. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated February 19, 2025

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED FEBRUARY 19, 2025. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Itemsa. Consider approval of business license – Zina Properties LLC and Grimescorp

Luke Braegger was present requesting a business license for Zina Properties LLC. Mr. Braegger stated they would be operating out of the Tramcor office.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR ZINA PROPERTIES LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There was no representative present from Grimescorp.

KATIE WILLIAMS MOTIONED TO TABLE APPROVAL FOR A BUSINESS LICENSE FOR GRIMESCORP. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider approval of the amendment to the Legends Subdivision Development Agreement to allow for 5-plex units – River Blacksmith

Jeremy Scheer and Mike Taylor were present requesting approval of an amendment to the Legends Subdivision Development Agreement. Mr. Taylor stated that he was brought onto

the project after the original development agreement was approved and was asked to take a look at the previous concept, stating that in the townhome portion there was a very narrow section of townhomes that were surrounded by roads on three sides. To concentrate on the open space to make it more usable, they have amended the site to include four larger courtyards that all of the townhome's front. Mr. Taylor this required them to have a little more flexibility, stating that fifty percent of the town homes are still the four-plex units, and that the other fifty percent are now five-plex units, but this allowed for a more efficient layout. Katie Williams stated he would like to see the development agreement be amended to specify the allowed number of units. Genneva Blanchard stated the density number of housing is already in the development agreement. David Jay stated he thought this was a very well designed subdivision. Bob Blind asked about pedestrian traffic and if it will be affected due to the primary entrance being moved. Mike Taylor stated there is a network of walkways connected throughout the development.

TIM SHUPE MOTIONED TO APPROVE THE AMENDMENT TO THE LEGENDS SUBDIVISION DEVELOPMENT AGREEMENT TO ALLOW FOR 5-PLEX UNITS. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIMOTHY SHUPE, KATIE WILLIAMS, BOB BLIND AND DAVID JAY VOTING AYE. MOTION PASSES.

- c. Consider approval of the preliminary overall Legends mixed-use subdivision located at approximately 2350 West 1300 North – River Blacksmith

Jeremy Scheer and Mike Taylor were present requesting approval of the preliminary overall Legends mixed-use subdivision. Mr. Taylor stated that they have realigned 2300 West to align with the power corridor. Mike stated there were originally hopes that they could use that space before but that was not possible, commenting that this change allows for some nice trail loops in the development. Mike then stated they have met with staff and Matt Robertson and have addressed all of his original concerns and that recently they have discussed providing a dedicated right of way for potential access to 1700 North and also potential access at 1500 North, the first alley way in the townhome portion, that could allow access to the property west. Mr. Taylor then stated that the commercial portion of the development shrunk as portions of the property have been or will soon be sold to Bona Vista Water, Weber Fire District and Non-Typical Excavation. Jeremy Scheer commented that this plan has not changed that much from the concept plan and that most of the items from the engineer have been addressed commenting they have a meeting scheduled next week with him and city staff to go over the remaining issues that need clarification. David Jay asked about the previous plans that included courtyards and the new plans has ponds B and C. Mike Taylor explained they are dealing with high ground on this project and that they will not be retaining anything on this project, all water will be detained using a bypass system that unless they exceed the historical allowed release rate, water will not enter those ponds. Mike stated these are shallow

ponds that could hold up to a foot of water a possible four or five times a year, only after significant rainfall.

Mayor Phippen read from an email from Matt Robertson with Jones and Associates regarding potential access at 1500 North, 1700 North and 1300 North. Katie Williams asked about the intersection at 1700 North and asked why it was not squared up and if it will be compatible with future roads to the west, Mr. Taylor stated it would. Ken Phippen stated he would like to ensure those three potential future accesses are included in the plan for future developments. Ken then stated there was a comment from the engineer regarding including a turnaround at the end of 2300 West. Mr. Hansen stated that with the private drive, it does meet the fire code for a turnaround. Jeremy stated this will be discussed with Matt and staff and feels they can accommodate whatever is necessary. There was further discussion regarding including a stub road or access to the Brinkerhoff property and the viability of including that in the plans. Geneva Blanchard stated that Nate has recommended obtaining a letter from the Brinkerhoff's stating they were not interested in a stub and acknowledging that they understood that would not be an option in the future, commenting that the connection would only lead to Westwood Village and was not necessary, citing that that our ability in the transportation plan is to make sure traffic can go north, south, east and west which is accomplished through 2300 West. Mayor Phippen stated that it would be his recommendation that the right of way to the property be included in the development. Mr. Scheer stated they have met with those property owners and have offered to purchase it but that the owners are not interested in selling or obtaining a stub to the property. Katie Williams stated that she felt the connection through 2300 West made more sense that including access to the Brinkerhoff to the property. Katie Williams asked why there was no parking on the open space on the north side. Mr. Taylor stated this portion of the road would be the active adult portion of the project and those open spaces would be exclusive to the residents on that road. Mr. Taylor stated that the main trailhead is near the townhomes where there are approximately 25 parking spaces there to accommodate visitors there. Katie then asked for clarification on what open space was a part of the homeowner's association and which ones would be dedicated to the city. Geneva stated west detention basin and the trail all the way to the east will be deeded to the city and the rest is part of the association. Jeremy Scheer stated they will continue to work with the city staff and engineer to put traffic calming measures in place.

KATIE WILLIAMS MOTIONED TO APPROVE THE PRELIMINARY OVERALL LEGENDS MIXED-USE SUBDIVISION LOCATED AT APPROXIMATELY 2350 WEST 1300 NORTH. TIME SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID JAY, BOB BLIND, KATIE WILLIAMS AND TIMOTHY SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind reported on CERT and the emergency management meeting for the county.

David Jay reported the Youth City Council getting ready for the Easter Egg Hunt.

Katie Williams reported on the parks committee and the grants the city has applied for.

Tim Shupe reported on the Legislative Policy Committee meeting.

Ken Phippen reported on WACOG, the trails foundation, and Active Transportation Committee.

#6 – Adjourn City Council Meeting and enter into Community Reinvestment Agency meeting

AT 7:52 P.M., DAVID JAY MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AND ENTER INTO A COMMUNITY REINVESTMENT AGENCY MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

McKinzie Tams, Recorder

Ken Phippen, Mayor

Date Approved: _____