

Farr West City Council held its regular meeting on Thursday, May 15, 2025 at 6:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Bob Blind, David Jay and Tim Shupe. Katie Williams was excused. Planning Commission members present was Geneva Blanchard and Lou Best.

Staff present was Lindsay Afuvai and Cody Cardon. Visitors present were: see attached list.

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

David Jay led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

Peggy Andreason stated she lives on Higley Rd and asked the Council to be mindful of where businesses are when they are being approved, stating that her home is surrounded by home businesses that have large dumpsters and shipping containers on their property making it less enjoyable for her to enjoy her own property.

Amber Lucero read a statement regarding concerns she has with the unsafe crosswalk on 2700 North, stating her daughter who attends Wahlquist Junior High was almost hit in the crosswalk. Ms. Lucero asked when considering changes to the roads to please consider that 2700 North is no longer safe for children and to keep the schools in mind with those discussions.

b. Report from the Planning Commission

Geneva Blanchard reported that the Planning Commission held a work session to discuss a development agreement for the vacant commercial ground in the Park Plaza subdivision. Geneva then stated public hearings were held to consider the detached accessory dwelling unit ordinance and the planned development ordinance, both of which were recommended to the Council for approval. The Planning Commission then recommended approval of an amended Farr West Business Park plat and the Legends

Subdivision Phases 1 and 6. The Planning Commission then set a public hearing to consider amendments to the subdivision improvements ordinance, reported on assignments and adjourned.

c. Monthly Financial Report – Cody Cardon

Cody Cardon presented a financial report to the City Council.

#3 – Consent Items

a. Assignments and directions for Planning Commission

Boyd Ferrin asked that Western Irrigation be notified and included with subdivision approvals, so they are aware of these new developments.

b. Consider approval of minutes dated May 1, 2025

BOB BLIND MOTIONED TO APPROVE THE MINUTES DATED MAY 1, 2025. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.

c. Consider approval of bills dated May 14, 2025

DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 14, 2025. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.

#4 – Business Items

a. Consider approval of business license – Dermatology West LLC
Comcast (Solicitor)

Tyler McKinnon was present requesting a business license for Dermatology West LLC, stating he is looking to open in the Knight Center.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR DERMATOLOGY WEST LLC. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES. MOTION PASSES.

Bret Guercio was present requesting a solicitor's license for Comcast. Mr. Guercio commented they mainly gear their sales towards new builds. Mayor Phippen asked that they please wear their Farr West City badge and to respect any "no soliciting" signs and please move on from those properties.

BOYD FERRIN MOTIONED TO APPROVE A SOLICITOR'S LICENSE FOR COMCAST WITH THE CONDITIONS THEY WEAR THE CITY BADGE AND NOT KNOCK ON DOORS WITH NO SOLICITING. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN AND TIM SHUPE VOTING AYE. MOTION PASSES.

- b. Consider approval of Ordinance No. 2025-02, approving the detached accessory dwelling unit ordinance

David Jay reported the housing committee met and the only adjustment made was regarding corner lots, stating that the setback for any DADU on a corner lot must be set back from the street a minimum of thirty feet. Mayor Phippen stated this ordinance does help the city with our Moderate-Income Housing plan. David Jay thanked the Planning Commission for their work on this. David Jay then stated that with the passing of this ordinance, we will start accepting applications for DADU's on July 1st, giving the city time to prepare for those applicants. Tim Shupe stated this ordinance was reviewed closely with what the proposed legislation is looking to require of cities in the future.

DAVID JAY MOTIONED TO APPROVE ORDINANCE NO. 2025-02, APPROVING THE DETACHED ACCESSORY DWELLING UNIT ORDINANCE AS AMENDED. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN, DAVID JAY AND BOB BLIND VOTING AYE. MOTION PASSES.

- c. Consider approval of Ordinance No. 2025-03, approving the planned development overlay zone ordinance

Mayor Phippen stated this replaces an ordinance that once existed but was removed because there was no enforcement in place. Mayor Phippen stated he believed that issue was resolved with this ordinance. Boyd Ferrin asked if each project would have its own development agreement but that this ordinance is just an outline for what is allowed. City Attorney Liam Keogh stated each project can have its own development agreement if necessary.

BOB BLIND MOTIONED TO APPROVE ORDINANCE NO. 2025-03, APPROVING THE PLANNED DEVELOPMENT OVERLAY ZONE ORDINANCE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.

- d. Consider approval of the Farr West Business Park amended plat

Jordan Watson was present requesting approval of the Farr West Business Park amended plat. Mr. Watson stated they are looking to make condos out of the three buildings to the north, allowing them to sell off individual units.

BOYD FERRIN MOTIONED TO APPROVE FARR WEST BUSINESS PARK AMENDED PLAT. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES.

e. Consider approval of the Legends Mixed-Use Subdivision Phases 1 & 6

Mayor Phippen stated there were some questions on the access to the Brinkerhoff property, stating that on the plat, there will be 125 feet of property near the detention pond deeded to the city which is meant for both a detention pond as well as future access to the Brinkerhoff property. Mayor Phippen then opened it up for questions from the public.

Tom Burkland stated the previously submitted plan did include two accesses to the Brinkerhoff property. Tom then encouraged the city to specify where the detention pond and future access will be on the plat and who is responsible for them. Tom stated he felt that for the city to be compliant with their own code, the only option is to table this until the issues are resolved or to deny approval of Phase 6.

Leanna Brinkerhoff asked where the road will be in relation to the drain ditch. Geneva commented that she believed that ditch would likely be piped with the development.

Jeff Hales stated he was present on behalf of the Brinkerhoff family and recommended that rather than a curb cut and approach and stubbed utilities that they include on the plat parcel A and a parcel B, identifying parcel A as the detention basin to be owned and maintained by the city and identifying parcel B as a future access to the property to the south. Mr. Hales commented the Brinkerhoff family feels this is a necessary access to this property, commenting the status of the current access on 2000 West is unknown with future zone changes to that property. David Jay asked if single access was acceptable to the Brinkerhoff family. Ms. Brinkerhoff requested that the two accesses from the previous plat be required and that Phase 6 be denied or tabled until that happens.

Geneva Blanchard clarified that the plat presented with the development agreement was only a concept plan and that as the final plat was planned for, taking into consideration utilities and other factors, that concept has changed.

Boyd Ferrin asked the developer's engineer Mike Taylor if including a stubbed road to the southern property was feasible. Mr. Taylor stated it was but pointed out this would be a 350-foot city owned and maintained road that would grant access to a single property which is

only 230 feet wide, commenting that you would not be able to continue that road through that property effectively based on its size. Mr. Taylor stated the city could wait and see what type of development will come and what uses it will have and then determine what type of access would be needed at that point, whether it be a driveway or a public street, and where exactly it would need to be. Mayor Phippen commented that Public Works has expressed that they are not interested in plowing and maintaining a dedicated stubbed street to nowhere. David Jay asked how difficult it would be to create two parcels on that property, one for detention and one for future access. Mr. Hansen stated it would be an easy fix. Boyd Ferrin asked Mr. Hales and the Brinkerhoff how they felt about keeping the stub as was previously discussed, not knowing what the future of that property is and with concerns on maintenance of that street. **Mr. Hales asked if he and the Brinkerhoff's could be excused to discuss this matter and come back to the Council after a few minutes.*

Renee Call stated she lives to the north of this development and asked when the developer planned to widen Taylor Lane. Mayor Phippen commented that it is part of another phase, and we were unaware of that timeline. Ms. Call stated she is concerned about construction traffic without that road being widened.

Liam Keogh stated he felt the conversation was getting slightly sidetracked, commenting that the road or future location of a stub road should not be overlooked by planning and engineering preferences to give preference to a neighboring property owner when we are talking about a property that could be developed in ten years or 100 years from now.

Mr. Hales came back to the council stating the Brinkerhoff's were requesting that they keep just the approach, stub the utilities to that access and record separate parcels for the detention pond and for the access stating that the city will control the parcel for the access until the Brinkerhoff's or their developer put the road in to their development. Mr. Hales then requested to be included in the pre-construction to verify everything is done and to say they are ok with everything.

BOYD FERRIN MOTIONED TO APPROVE THE LEGENDS MIXED-USE SUBDIVISION PHASES 1 & 6 WITH THE STIPULATIONS THAT THE ROAD WILL BE CURBED INTO THE DEDICATED CITY LAND AS WELL AS ALL OF THE UTILITIES STUBBED TO THAT CITY PROPERTY FOR FUTURE ACCESS TO PROPERTY TO THE SOUTH, AND THAT THE PARCEL BE RECORDED AS TWO SEPARATE PARCELS, ONE FOR THE DETENTION BASIN AND THE OTHER FOR THAT ACCERSS. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.

- f. Consider the request for possible support/sponsorship of Community Theatre – Stacey Dixon

Stacey Dixon was present asking about the possibility of Farr West City collaborating with neighboring cities for a community theatre stating there is not really anything like that near here and that the interest in the theater is growing. Ms. Dixon stated that North Ogden City has offered the North Ogden Amphitheater as a donation for them to use for this program. David Jay asked what was requested of Farr West City to collaborate. Ms. Dixon stated they are requesting money to get this program going but that they would likely be able to reimburse those funds after the show. Boyd Ferrin asked what other cities have committed to this program. Ms. Dixon stated Plain City is discussing this tonight and North Ogden is donating the venue as their donation and that she did not believe Pleasant View would participate at this time. Ms. Dixon then commented she had not yet heard back from Harrisville. Boyd Ferrin asked Cody Cardon where this could be taken out of our budget. Cody stated this should really fall under 10-82 and that if we are giving money to someone, we should really give the public an opportunity to give their opinion on it. Cody stated he felt it should be included in the budget which and part of public hearings for approval. Mayor Phippen asked to have a \$5,000 donation for this included in the budget for consideration. Cody stated he felt this, and other donation requests should be handled this same way. Ms. Dixon stated it would be their intention to reimburse those funds with the hope that the city will continue to donate again in future years.

g. Consideration of Truth in Taxation for upcoming budget

Mayor Phippen stated that with previous budget discussions about adding an additional building inspector there seemed to be some confusion on whether we should proceed with truth in taxation and wanted to have it back on the agenda to clear it up. Cody Cardon stated he felt with everything going on with the CRA and upcoming hearings where we will be telling people we are giving away property tax revenue to then also say we're raising property taxes as well. Cody stated he does not feel it sends the best message and that it would be confusing and that it not the best timing for the city. Cody stated there has already been talks of having to do it consider truth in taxation next year with the increase from the sheriff's department, so he recommended using building permit fees to allow us to outsource any needs we have for the next year allowing us to look at truth in taxation in a lot more detail for next year. Cody stated there are funds that could be moved to outsource the needs for this year to get us by and reconsider this year. Tim Shupe stated he appreciates the option to get us by until next year and is not in favor of considering truth in taxation at this time. Boyd Ferrin stated he agreed. Cody Cardon asked how much money they would like him to roll over to use for these purposes so he can prepare it in the budget. Cody stated he could calculate an estimate.

BOYD FERRIN MOTIONED TO HOLD ON PURSUING TRUTH IN TAXATION FOR THE CURRENT BUDGET. DAVID JAY SECONDED THE MOTION. A ROLL

CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, BOYD FERRIN AND TIM SHUPE. MOTION PASSES.

h. Consideration of Farr West Park ballpark lights upgrade

Mayor Phippen stated Mick Holmes had requested funding for this in the upcoming budget but has now asked about the possibility of installing the lights before the new budget to hopefully avoid potential cost increases. Cody Cardon said he encouraged Mick to run through the council and make sure they were ok with this part of the budget before giving the go-ahead to contractors. Cody stated there is \$40,000 in the budget and that the bid, with rebates, is coming in at around \$32,000. Boyd Ferrin asked if the lights and park are being used enough to justify the cost. Tim Shupe stated the the cost to update will only go up and that if the money is already budgeted for, we should go ahead and do it.

TIM SHUPE MOTIONED TO APPROVE THE BID TO UPGRADE THE FARR WEST PARK BALLPARK LIGHTS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Bob Blind reported on the upcoming Memorial Day Celebration and CERT. Bob then reported that the new traffic committee met and discussed traffic concerns and then reported there will be a transportation utility fee open house on May 22nd from 5-7 pm in the Senior Center.

Boyd Ferrin reported on Weber Fire District and stated there will be another Freedom Festival planning meeting next week.

David Jay reported on the housing committee meeting, stating they discussed the detached accessory dwelling unit ordinance and that some of those committee members have also met to create an application for these newly approved DADU's. David Jay then reported there will be a Youth City Council meeting just before the Freedom Festival meeting to get an idea of how they can contribute to the festival.

Tim Shupe reported on the legislative policy committee and a few different bills that were not passed but that might be noteworthy and could possibly be revisited in the future.

Mayor Phippen reported on WACOG, the trails foundation, the WFRG growth committee and legislative policy committee housing subgroup. Ken stated this is the last week of the Youth Fishing Club until the fall and then reported on code enforcement. Lastly,

Mayor Phippen reported on Farr West Landing development stating that there will be a joint meeting with Pleasant View and UDOT scheduled soon and that subdivision and site plan applications should start coming in as well as review of the development agreement.

#6 – Adjournment

AT 8:33 PM., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

Lindsay Afuvai, Recorder

Mayor Ken Phippen

Date Approved: _____