



FARR WEST CITY COUNCIL AGENDA

February 19, 2026 at 5:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a joint work session with the Planning Commission at 5:30 p.m. and its regular meeting at 6:30 p.m. on Thursday, February 19, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. - Work Session to discuss the PD Overlay ordinance

Regular Meeting

Call to Order – Mayor David Bolos

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports
 - a. Public Comments (3 minutes)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated February 5, 2026
 - c. Consider approval of bills dated February 18, 2026
4. Business Items
 - a. Consideration of business license application – Elevated Salon Suites LLC – *Kaylee Buist*
 - b. Consideration of sign approval for Farr West Business Park signs located at 1128 North 2000 West – *Triad Land Development*
 - c. Consideration of Planning Commission alternate appointments
 - d. Consideration of Ordinance No. 2026-03, adopting a Development Review Committee (DRC) fee
5. Mayor/Council Remarks
 - a. Assignment Follow-up (3 minutes)
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on February 13, 2025.

Lindsay Afuvai
Recorder

Application for Business License



Application date: 1/29/26

Owner Name: Kaylee Buist

Owner Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED]

Business Name: Elevated Salon Suites LLC DBA: Elevated Salon

Business Address: 1990 N 2000 W City: Farr West State: UT Zip: 84404

Mailing Address: [REDACTED]

Business Phone Number: 385-405-5047 Number of employees: 0

Manager Name: Jacob Contact Phone: 801-866-3583

**If business is commercial or manufacturing/warehousing, please list square footage: 1,100

State Sales Tax ID # 0-871-576-384 State License # 41-3439497

If a daycare of preschool, number of own children: ; number of other children:

Describe your type of business in detail:

This business operates as a booth rental salon providing licensed beauty professionals with a high quality, professional environment in which to independently operate their services. Services, that are provided are hair services, nail services, eye lash, esthetics.

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # or check if not applicable

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

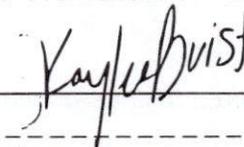
Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

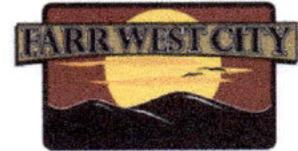
Type of License Applying For: Professional License fee due: \$50.00

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: 1/29/2026

For office use only:

Amount paid: 50.00 Date paid: 2-5-26 Receipt Number: 2.000014093
 City Council Date: Feb 19, 2026 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____



Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 1/22/2026 Applicant Name: Triad Land Development
Applicant Address: [REDACTED]
Phone: [REDACTED]

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: Triad Land Development Address: 1128 N 2000 W

Description of site being considered:

Farr West Business Park

158380004, 158840009, 158840010, 158840011, 158840012, 158840005, 158840006, 158840007, 158840008, 158840001,
158840002, 158840003, 158840004

Tax ID number: See Above Current zoning of site: C2

Abbreviated Site Plan: Farr West Business Park

Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs. See Attached Example
- Materials to be used for the construction of this sign. See Attached Example

If any of the above information is not being provided, please indicate reasoning:

See attached?

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping? Signage will follow city code and be comporable to existing signage of the following surrounding uses.

Example: Same signage as One Monroe, Peterbuilt, Cal Ranch.



Application for Sign Approval

The following conditions will apply to this sign application: N/A - Perminant Signage.

Expiration Date for the use of a temporary sign: N/A

All fields must be filled out before application will be considered. ('N/A' fields not applicable)

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature Nathan Messerly
Print Name Nathan Messerly

Property Owner Signature Nathan Messerly
Print Name Nathan Messerly

For City Use:

Fee Paid \$ 25- Received By: McKinzie Tams

Planning Commission/City Council Review Checklist.

Has all the required information been provided for review where applicable?

Does the proposed sign conform to the City Sign Ordinance?

Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?

PROOF PRESENTED BY:

PREPARED FOR:



Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

OFFICE:



746 N. Harrisville Rd.
Ogden, UT 84401
801-823-3100

www.DavisSignsUtah.com
License - Bonded - Insured

OUT TEAM:



SALES:

Yvonne Leavitt
801-529-7852
yvonne@davissignsutah.com

DESIGN:

design@davis-signs.com

LOCATION:



1128 N 2000 W
Farr West, UT 84404

CONTACT:



Braxton Buckway
801-710-4484
bbuckway@indevadv.com

NOTES:

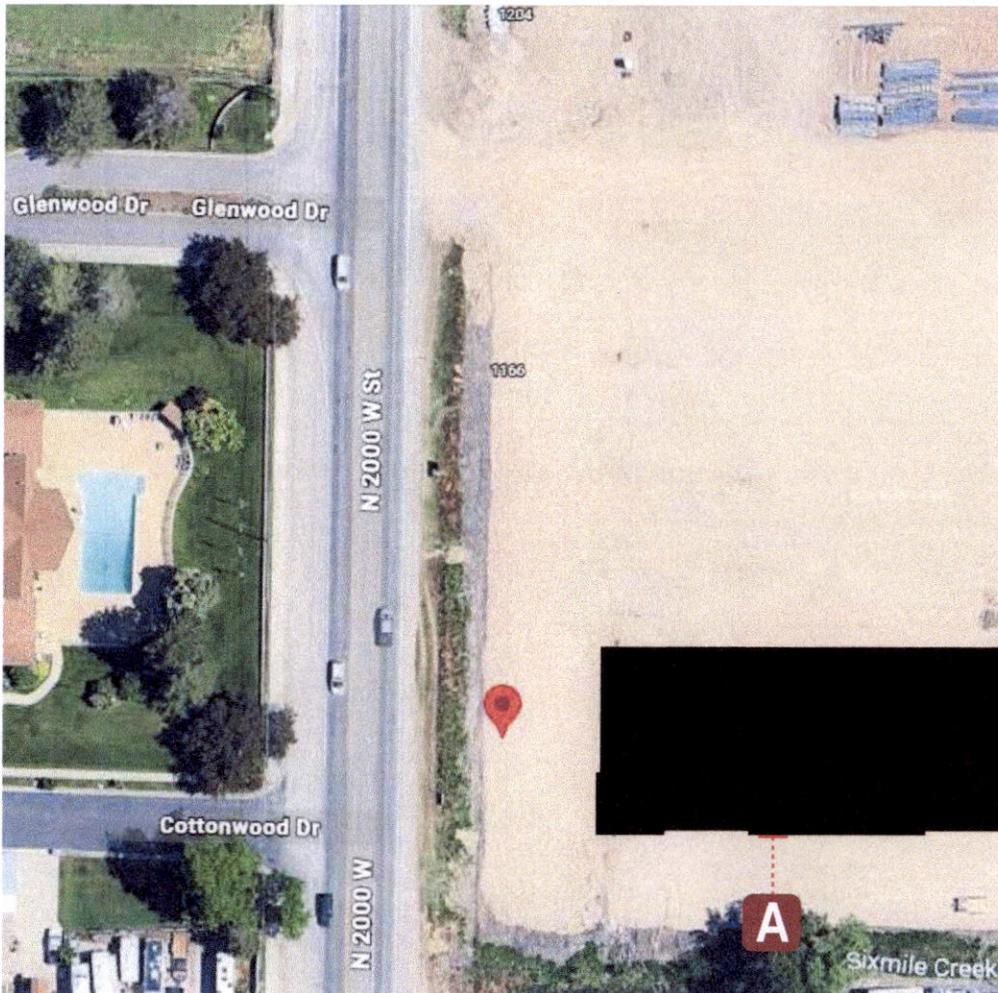


Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices. The colors represented in these drawings are subject to the viewing device, their subsequent resolutions, and the health of the viewers vision.

DRAWING NUMBER
250893-02

FILE PATH:





■ CLIENT

Industrial Development
Advantage, LLC

■ LOCATION

1128 N 2000 W
Farr West, UT 84404

■ REVISIONS

01	12.16.25	07
02	12.30.25	08
03		09
04		10
05		11
06		12

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

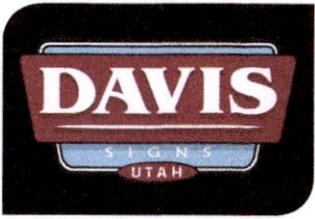
■ RECITALS



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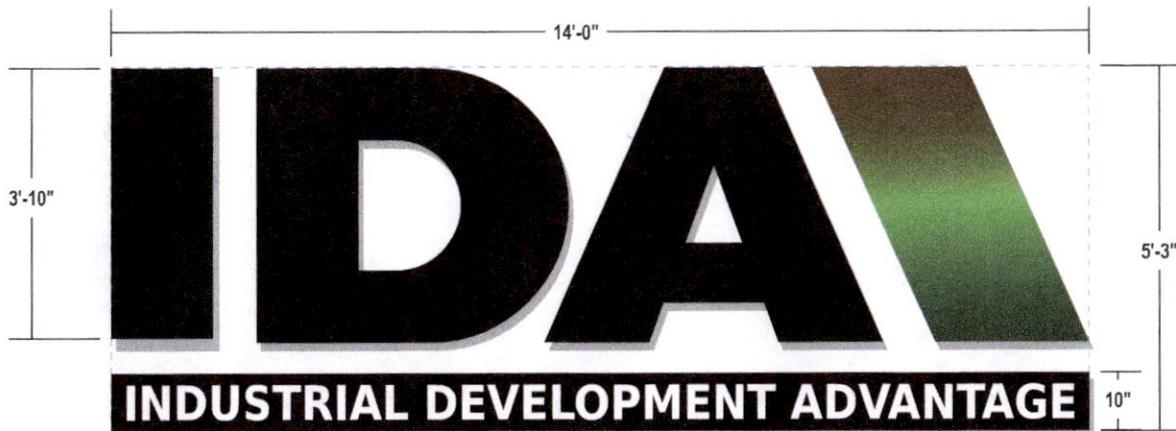
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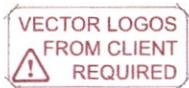
DRAWING NUMBER

250893-02 02 OF 03



PROPOSED SIGNAGE

FRONTAGE: 112 sf
SIGN HEIGHT: 28'- 6"
SQUARE FOOTAGE: 121.5 sf



A | HALO-ILLUMINATED RPC & RBU DISPLAY | Scale: 3/8" = 1'-0"

NOTE:

- Fabricate and install ONE (1) Set of halo illuminated RPC logo/letters as illustrated.
- Fabricate and install ONE (1) Set of illuminated RBU logo/letters with routed face and backed-up acrylic, as illustrated.

FACE: .063 Aluminum
RETURN: 3" Deep - .050 Aluminum
BACK: Clear Lexan
PAINT: See Paint Colors**

ILLUMINATION: White LEDs
INSTALL: 1 1/2" off the wall

FACE: routed face
BACK-UP: White Acrylic
RETURN: 3" Deep - .050 Aluminum
BACK: Clear Lexan

PAINT: See Paint Colors**
ILLUMINATION: White LEDs
INSTALL: Flat to Wall

☺ | FACE

- .090 Alum
- | RETURN COLORS | PERIM: 124'
- See Paint Colors

🎨 | PAINT COLORS

- Black
- Chameleon (Color Shift)

🔄 | BACK-UP

- 1/8 White Acrylic

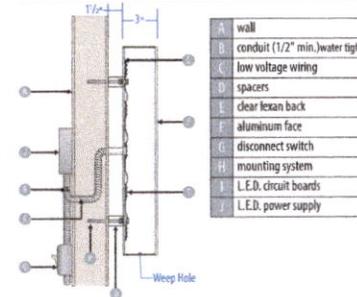
🔄 | BACK

- Clear

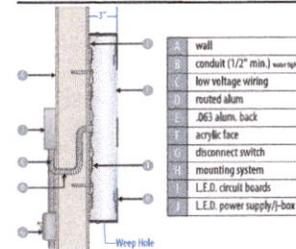
💡 | ILLUMINATION

- Hanley White LEDs

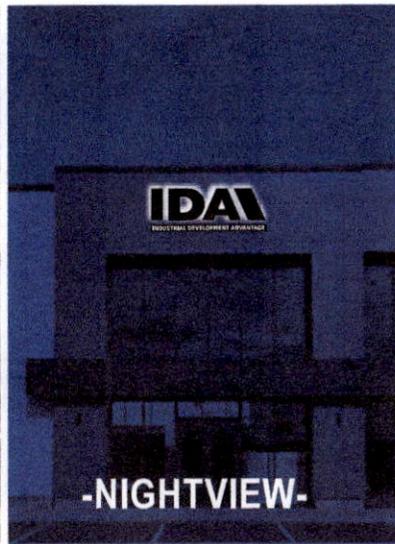
🔍 | RPC CROSS SECTION EXTERIOR



🔍 | RBU CROSS SECTION



⚡ Client shall verify state of electrical service w/ engaged certified electrician; addressing req'd capacities, dedicated & energized service, and min. 5ft from signage.



■ CLIENT

Industrial Development Advantage, LLC

■ LOCATION

1128 N 2000 W
Farr West, UT 84404

■ REVISIONS

01	12.16.25	07
02	12.30.25	08
03		09
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05		11
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■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

■ RECITALS



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DRAWING NUMBER

250893-02 | 03 OF 03

Farr West City Development Review Committee (DRC) Meeting Application



Applicant Name: _____

Company (if applicable): _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Property Address (if applicable): _____

Parcel Number (if known): _____

Proposed Development Information

Type of Applicant:

Property Owner Developer Authorized Agent Other: _____

Brief Description of Proposed Development:

(Include proposed use, general scope, and any known zoning or entitlement requests. Attach additional pages if necessary.)

DRC Meeting Request Type

Initial DRC Meeting (First meeting for this project)

Supplemental DRC Meeting (Additional meeting requested for the same project)

If this request is for a **Supplemental DRC Meeting**, I acknowledge that a **\$400 administrative fee applies**, which will be applied toward the City Engineer’s review of the proposed development and administrative costs incurred by the city.

Acknowledgement and Signature

I understand that the Development Review Committee (DRC) meeting is intended as a preliminary, advisory review to provide general guidance regarding the proposed development. Comments provided by staff do not constitute approval, authorization, or a commitment by the City to approve any application, permit, or entitlement.

Applicant Signature: _____

Printed Name: _____

Date: _____

For Office Use Only

Application Received By: _____

Date Received: _____

DRC Meeting Date Assigned: _____

Additional Notes:

DRC Meeting Disclaimer

The City provides one (1) Development Review Committee (DRC) meeting for each project at no cost. Any request for additional DRC meetings for the same project may be subject to an administrative fee, as established by the City’s adopted fee schedule.

ORDINANCE NO. _____

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING TITLE 3 OF THE
FARR WEST CITY MUNICIPAL CODE**

WHEREAS, Title 3 Section 3.30.010 “Fee Schedule Enumerated” of the Farr West City Code of Ordinances establishes certain fees for various municipal services within Farr West City; and

WHEREAS, the Farr West City Council desires to update certain provisions of Title 3 Section 3.30.010 “Fee Schedule Enumerated” to reflect the adoption of the Development Review Committee (“DRC”) fee; and

NOW THEREFORE, the Farr West City Council ordains that Title 3 Section 3.30.010 “Fee Schedule Enumerated” shall be amended in part to add the following fee/language (amended/updated language contained in red text):

3.30.010 FEE SCHEDULE ENUMERATED

Code Section	Item	Fee	Effective Date
16.12	Development Review Committee (DRC) fee	\$0.00 initial review. \$400.00 each additional review.	Feb 2026

This Ordinance supersedes all prior ordinances and policies of Farr West City, Utah to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect 15 days after publication or posting by the City Council of Farr West City, Utah.

Dated this _____ day of _____, 2026.

FARR WEST CITY MAYOR

David P. Bolos

ATTEST: _____
Farr West City Recorder

Vote of City Council

Yes No

Council Member Anderson	___	___
Council Member Williams	___	___
Council Member Shupe	___	___
Council Member Blind	___	___
Council Member Jay	___	___