

The Farr West City Council held a joint work session and its regular meeting on Thursday, February 5, 2026, at 5:30 P.M. at the City Hall. Council members present were Mayor David Bolos, Tim Shupe, Katie Williams, and Jason Anderson. Bob Blind and David Jay were excused.

Staff present was Jen Weiss. Planning Commission members present was Lyle Earl.

Visitors present were: see attached list.

A joint work session was held with the Planning Commission to discuss the proposed Elevantage development.

Call to Order – Mayor David Bolos

Mayor David Bolos called the meeting to order.

#1 - Opening Ceremony

a. Opening Prayer

Tim Shupe offered a prayer.

b. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Appointment of Assistant Mayor

Katie Williams was appointed as Assistant Mayor.

c. Report from the Planning Commission

Lyle Earl reported that the Planning Commission met last Thursday and held a public hearing to consider a conditional use permit for Jonathan and LeAnne Ostler, for an accessory building over 2,000 sq ft. He stated that the planning commission made a recommendation to the Administrative Land Use Committee to approve the preliminary subdivision plat for Jersey Fields on Farr West Drive, which was approved unanimously. He reported that the planning commission made recommendations to reappoint Greg Pierce and Connor Jones for three-year terms on the commission. He stated that they held an election for Planning Commission chairman Lyle Earl, and vice chair Greg Pierce.

#3 – Consent Items

- a. Assignments and directions for Planning Commission

No new assignments were given at this time.

- b. Consider approval of minutes dated January 22, 2026

JASON ANDERSON MOTIONED TO APPROVE THE MINUTES DATED JANUARY 22, 2026. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- c. Consider approval of bills dated February 4, 2026

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED FEBRUARY 4, 2026. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#4 – Business Items

- a. Consideration of business license applications- *Echo Valley Services- Colin Shumaker*
F-Squared Excavation LLC- Daryl Fullmer
Top Shed LLC- Cohen Zaugg

Colin Shumaker was present requesting a business license for Echo Valley Services.

KATIE WILLIAMS MOTIONED TO APPROVE THE BUSINESS LICENSE FOR ECHO VALLEY SERVICES. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Daryl Fullmer was present requesting a business license for F-Squared Excavation LLC.

TIM SHUPE MOTIONED TO APPROVE THE BUSINESS LICENSE FOR F-SQUARED EXCAVATION LLC. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Cohen Zaugg was present requesting a business license for Top Shed LLC.

KATIE WILLIAMS MOTIONED TO DENY THE BUSINESS LICENSE FOR TOP SHED LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION CARRIES.

- b. Consideration of the request of a conditional use permit for an accessory building over 2,000 square feet for Jonathon & LeAnne Ostler located at 3056 West 3600 North

TIM SHUPE MOTIONED TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR JONATHON & LEANNE OSTLER LOCATED AT 3056 WEST 3600 NORTH. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration of Ordinance No. 2026-02, amending the fee schedule enumerated in Farr West City Municipal Code to include the TUF fee

KATIE WILLIAMS MOTIONED TO APPROVE THE ORDINANCE NO. 2026-02, AMENDING THE FEE SCHEDULE ENUMERATED IN FARR WEST CITY MUNICIPAL CODE TO INCLUDE THE TUF FEE. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, TIM SHUPE, AND JASON ANDERSON VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration of Planning Commission appointments

TIM SHUPE MOTIONED TO APPROVE THE APPOINTMENT OF GREG PIERCE AND CONNOR JONES AS FULL MEMBERS TO THE PLANNING COMMISSION. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of Planning Commission Chairman and Vice Chair appointments

JASON ANDERSON MOTIONED TO APPROVE THE APPOINTMENT OF LYLE EARL AS THE PLANNING COMMISSION CHAIRMAN AND GREG PIERCE AS THE VICE CHAIR. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Remarks

- a. Assignment Follow-up

*Reports submitted previously by email.

Katie Williams reported she met with Ange and Mayor Bolos to discuss communication strategy, including social media, newsletters, crisis communications, and upcoming engagement events, with work beginning on a citywide crisis communications plan and planning underway for a spring clean-up event. The Block Party program is currently active, offering incentives to neighborhoods willing to host events. Katie reported she also met with the Peny web development team to review product functionality. The Parks Committee met on February 4 and received a presentation on the Elewantage development and potential park

amenities; three responses have been received to the Park Planning RFP, with a consultant selection anticipated next week. Work is ongoing to finalize the CPR grant for Meadows Park and to hire a firm to complete an environmental clearance. Additionally, Katie participated in the ULCT Legislative Policy Committee webinar on February 2, which included discussion on property tax and Truth in Taxation reform, introduction of another TUF bill, and a request from the League for members to advocate for restoration of funding to the Local Administrative Advisor program.

Tim Shupe reported that recent activity has focused on the current Utah Legislative Session, during which more than 34 bills have passed the House and 26 have passed both the House and Senate to date. None of the enacted legislation presents significant concerns for Farr West City at this time; however, several pending bills related to property taxes and land use authority continue to be monitored closely, and updates will be provided as the session progresses.

David Jay reported he attended a presentation with the developers of PENY, a potential alternative to the City's current website platform, and expressed support for staff recommendations on the preferred path forward. Councilman Jay also attended the WACOG Housing Subcommittee meeting on February 2 with Mayor Bolos and reported no additional comments from that meeting.

Bob Blind reported the Central Sewer meeting was held as scheduled, with the primary additional item being a non-commitment briefing from the Marian Park developers regarding future plans and potential land use or land swap concepts; Lou and Lyle attended on behalf of the Planning Commission. The County CERT meeting was discussed and pre-planned for future sessions. An emergency radio checkout was completed successfully with the County Communications Manager, with the next login scheduled for the following quarter. An assignments work session was held in which council assignments were distributed, with no issues noted. Additionally, a briefing and demonstration of the PENY AI program was provided by company representatives, with discussion indicating significant potential for the program.

#6 – Adjournment

AT 7:06 PM., TIM SHUPE MOTIONED TO ADJOURN THE MEETING. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jen Weiss, Clerk

Mayor David P. Bolos

Date Approved: _____