

The Farr West City Council held a joint work session and its regular meeting on Thursday, February 19, 2026, at 5:30 P.M. at the City Hall. Council members present were Mayor David Bolos, Tim Shupe, Katie Williams, Jason Anderson, and Bob Blind. David Jay was excused.

Staff present was Ange Horn. Planning Commission members present were Lyle Earl and Lou Best.

Visitors present were: see attached list.

A joint work session was held with the Planning Commission to discuss the PD Overlay ordinance.

Call to Order – Mayor David Bolos

Mayor David Bolos called the meeting to order at 6:30 PM

#1 - Opening Ceremony

a. Opening Prayer

Bob Blind offered a prayer.

b. Pledge of Allegiance

Jason Anderson led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

Justin Scott, 2430 W 2425 N, Farr West, addressed the Council regarding feedback contained in his prior letter related to the Planning Commission appointment process. Mr. Scott expressed interest in serving the City and requested the City consider opening the Housing Committee to allow citizen participation and input, similar to other committees. He emphasized professional experience in land use and planning, concerns regarding property rights, and the importance of moderate-income housing opportunities to retain families in the community.

Michael Johnson, 2264 W 1025 N, Farr West, stated he has lived at the address for approximately 37 years. He expressed concerns regarding an auto dealership/salvage yard and the number of vehicles located on the lot, stating visibility of oncoming traffic is obstructed unless a driver moves beyond the stop sign. He also identified sidewalk gaps near Far West Auto, Diamond K Animal Feed, and the curve into Country Place Subdivision, stating pedestrian conditions are unsafe, especially with a recently installed six-foot vinyl fence affecting sightlines. Mr. Johnson indicated some concerns were discussed at a previous meeting and offered to leave written comments for Council review.

Jason Anderson read into the record a comment received by email from Roy Crawford, 2216 W 1000 N, Farr West, suggesting the City consider partnering with surrounding cities for a combined police department.

b. Report from Planning Commission

Lyle Earl reported on behalf of the Planning Commission

- a. A recommendation to approve signage for Farr West Business Park, 1128 N 2000 W, for Triad Land Development, to apply across four buildings with consistent design, subject to City requirements.
- b. Setting a public hearing to consider a Conditional Use Permit request for a detached accessory dwelling unit for Denise McLoughlin, 3112 N Pelican Drive, to be scheduled for a future Planning Commission agenda.
- c. Approval of minutes and assignment updates.
- d. Council noted additional discussion of the signage item would occur later under Business Items.

#3 – Consent Items

a. Assignments and directions for Planning Commission

No new assignments were given at this time.

b. Consider approval of minutes dated February 5, 2026

JASON ANDERSON MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 5, 2026. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

c. Consider approval of bills dated February 18, 2026

BOB BLIND MOTIONED TO APPROVE AND PAY THE BILLS DATED FEBRUARY 18, 2026. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#4 – Business Items

a. Consideration of business license applications- Elevated Salon Suites LLC – Kaylee Buist

Kaylee Buist was present requesting a business license for Elevated Salon Suites LLC. Offering 12 booths to independent stylists' opportunities. Taking over Evergreen Salons. Making sure all stylists have licenses and are insured.

TIM SHUPE MOTIONED TO APPROVE THE BUSINESS LICENSE FOR ELEVATED SALON SUITES LLC. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration of sign approval for Farr West Business Park signs located at 1128 North 2000 West – Triad Land Development

Nate Messerly provided clarification on the signage application and process. Council discussed maintaining consistency with the original sign package while ensuring ongoing compliance with City code (including sign area limitations) and confirming that subsequent tenant signs will continue through the City's permit review process.

TIM SHUPE MOTIONED TO APPROVE THE SIGNS FOR THE FARR WEST BUSINESS PARK LOCATED AT 1128 NORTH 2000 WEST. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration of Planning Commission alternate appointments

Mayor Bolos summarized the interview process conducted on February 9, 2026, including the composition of the interview panel, structured time limits, and anonymous scoring. Council discussed potential improvements to interview questions and duration for future processes.

KATIE WILLIAMS MOTIONED TO APPOINT NICK PARKER AND KIRANNE REBER AS ALTERNATES MEMBERS TO THE FARR WEST CITY PLANNING COMMISSION. BOB BLIND SECONDED THE MOTION. MOTION PASSES UNANIMOUSLY.

- d. Consideration of Ordinance No. 2026-03, adopting a Development Review Committee (DRC) fee

Mayor Bolos introduced Ordinance 2026-03 to adopt a \$400 supplemental DRC meeting fee intended to offset City staff and professional review costs, including City Engineer participation, when applicants request additional DRC meetings beyond the initial meeting.

Liam Keogh, City Attorney, provided guidance that Utah code permits such a fee, with an appeal process if fees exceed reasonable costs.

TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2026-03, ADOPTING A DEVELOPMENT REVIEW COMMITTEE (DRC) FEE. JASON SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, JASON ANDERSON, AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

a. Assignment Follow-up

**Reports submitted previously by email.*

Councilman Bob Blind reported that he participated in the Planning Commission interviews. Bob also reported on the America 250/4th of July planning meeting that included discussion of event coordination, during which a Farr West resident, Cesar, expressed willingness to assist with Car Show coordination and operations. Councilman Blind also reported he met with former co-coordinator Steve to review the Emergency Operations Center (EOC) setup and the City's Emergency Management Plan; Steve provided a portable EOC computer system with assignment-management software and shared his copy of an Emergency Response Plan, with ongoing edits bringing the document closer to completion and future distribution. On February 18, he attended the Public Information Officers (PIO) introductory training, provided by Weber County personnel and monitored by Commissioner Sharon Bolos, focused on best practices and considerations for handling media interviews during emergency situations. Bob asked to have current budgets available to city staff and would like to follow up on Public Works immunization program, stating the issue needs to be vetted and determine implementation or not.

Councilman Jason Anderson reported they had to cancel the Traffic Committee meeting this month and that he is working with David Jay and Ange for new Youth City Council, commenting he has reached out to others for onboarding to new committees. Jason also reported there will be a work session on March 5th at 5:30 p.m. which will include a presentation on the proposed traffic signs and paint recommended at 2825 North 2575 West (all way stop) as well as a call and demonstration from Urban SDK on their traffic monitoring solution which would potentially replace our current digital sign reporting.

Councilwoman Katie Williams reported that she participated in two Utah Active Transportation Academy courses- where they discussed safe system design, ebikes, and policy and planning for active transportation. Katie also reported she participated in Planning Commission Interviews where they had 9 wonderful candidates and the two we selected will serve the Planning Commission well. Katie also reported we have selected Landmark Design for the Parks Master Plan consultant and will be meeting with them next week to kick-off.

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

AT 7:16 PM., JASON ANDERSON MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AND ENTER INTO A COMMUNITY REINVESTMENT AGENCY MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Ange Horn, Clerk

Mayor David P. Bolos

Date Approved: _____