

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

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

Visitors present were: see attached list.

5:30 p.m. – Work session with the traffic committee to discuss traffic analytics with Urban SDK as well as the intersection at 2825 North 2575 West

The City Council discussed the intersection at 2825 North 2575 West and will reschedule with Urban SDK.

Regular Meeting

Call to Order – Mayor David Bolos

Mayor David Bolos called the meeting to order.

#1 - Opening Ceremony

a. Opening Prayer

David Jay offered a prayer.

b. Pledge of Allegiance

Tim Shupe led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

- a. Peggy Petersen North Higley Rd. Farr West needs independent traffic enforcement. 2575 W is problematic and the crossing guard is in danger. Dirt bikes are being ridden illegally. With the increase in businesses, there will be an increased need.
 - i. Mayor acknowledged her concern.
 - ii. Jason and David echoed her concerns and said we are working with UDOT to address the problems in the area. Jason suggested that Planning Commission could also work to set forth policies that will help in streets and safety.

- iii. Bob said he attended sheriff's meeting and there are more officers coming into the area along with UHP.

b. Report from the Planning Commission

Lyle Earl reported the Planning Commission work session for AE Brown. Public hearing related to a DADU. Recommends repealing PD overlay.

Katie said she would love to see recommendations in the open space in the mixed-use as well. Jason recommends adding traffic calming measures to new developments and offered to collaborate with this. Including these measures in the code. Mayor Bolos recommended discussing all of these in joint work sessions.

#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 19, 2026

JASON ANDERSON MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 19, 2026. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

c. Consider approval of bills dated March 4, 2026

- a. Questions were asked about Weber County Animal Shelter contract. Bob is to meet with them on March 12 and will seek a quarterly report. Katie asked about water lines on Higley Road. They were to repair the canal. It adjoins private property but is not on private property. They will follow up with Public Works for clarification.

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED MARCH 5, 2026. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

d. Consider approval of the Sidewalk Management, Maintenance & Inspection Program (SMMIP)

Mayor Bolos explained this is a program that the Trust has asked that we implement and follow to assist with future insurance claims.

Tim asked if Public Works will be able to keep up with maintenance. Mayor Bolos and Katie said that Public Works already do this, this will just be reporting and recordkeeping. Ange said iWorQ has work order tracking capacity. Bob said that residents are complaining because they do not know how to make requests.

BOB BLIND MOTIONED TO APPROVE AND PAY THE BILLS DATED MARCH 5, 2026. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#4 – Business Items

- a. Consideration of a conditional use permit for a detached accessory dwelling unit located at 3112 North Pelican Drive – Denyse McLaughlin

Denyse McLaughlin was not present requesting a conditional use permit for a detached accessory dwelling unit on her property. Lyle recommended reviewing DADU application as it can be confusing.

JASON ANDERSON MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY DWELLING UNIT LOCATED AT 3112 NORTH PELICAN DRIVE. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Public Hearing to receive and consider public comments regarding the intent of the legislative body to repeal the PD Planned Development Overlay Zone Ordinance, 17.32 from the Farr West City municipal code

TIM SHUPE MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE AND CONSIDER PUBLIC COMMENTS REGARDING THE INTENT OF THE LEGISLATIVE BODY TO REPEAL THE PD PLANNED DEVELOPMENT OVERLAY ZONE ORDINANCE, 17.32 FROM THE FARR WEST CITY MUNICIPAL CODE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

TIM SHUPE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration of Ordinance No. 2026-04, repealing the PD Planned Development Overlay zone Ordinance from the Municipal Code

Mayor wanted to provide clarification. Council and Planning Commission met in joint session. Concerns about what PD Overlay Zone unintended consequences could arise. Possibility of creating new residential zone in the future. This allows the public to have input as to where this would go.

David Jay spoke of problems in the past regarding PD Overlay. Creates a perception of precedence for high density. With the potential for creating a new zone allows growth to be more intentional.

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2026-04, REPEALING THE PD PLANNED DEVELOPMENT OVERLAY ZONE ORDINANCE FROM THE MUNICIPAL CODE. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, JASON ANDERSON, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration of Ordinance No. 2026-05, approving the Farr West Landing CRA Plan

JASON ANDERSON MOTIONED TO APPROVE ORDINANCE NO. 2026-05, APPROVING THE FARR WEST LANDING CRA PLAN. TIM SHUPE 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.

- e. Report and discussion on the amendments to the Farr West Landing participation agreement

Mayor Bolos explained it was adopted during CRA meeting. There was a modification to the sales tax agreement. He thanked everyone for their support and assistance in making this come together

- f. Consideration of the Farr West Landing Public Infrastructure District Letter of Intent

Katie questioned if everything in PID was infrastructure. Liam provided clarification. The city can change governing documents. David Jay added that all funds will go back into the development. Liam clarified that we are looking at bringing in a consultant to assist with the PID. City has names via WFRC. The goal of the final document is to vote on 3/19/26

DAVID JAY MOTIONED TO APPROVE THE FARR WEST LANDING PUBLIC INFRASTRUCTURE DISTRICT (PID) LETTER OF INTENT. BOB BLIND SECONDED THE MOTION. MOTION PASSES UNANIMOUSLY.

- g. Consideration of Peny Master Services Agreement

Mayor thanked the residents and members of council who came to the Open House. He gave a breakdown of services that would be needed vs what Peny offers and included pricing breakdown.

Jason asked for clarity about “up time guarantee,” in service level agreement. Katie found it in the terms of service. Asked about auto-renew and budget.

Katie asked about ADA compliance and Ange said we have until 2027 and Peny would work with us to make that happen.

KATIE WILLIAMS MOTIONED TO APPROVE THE PENY MASTER SERVICES AGREEMENT. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Remarks

a. Assignment Follow-up

**Reports submitted previously by email.*

Katie reported that we awarded 393,610 in a grant for Meadows Park. We have over 1M committed to Meadows.

Bob reported on need at Sheriff’s re: more deputies.

#6 – Adjournment

AT 8:07 PM., BOB BLIND MOTIONED TO ADJOURN THE MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Ange Horn, Clerk

Mayor David P. Bolos

Date Approved: _____