

The Farr West City Council held its regular meeting on Thursday, May 21, 2026, at 6:30 p.m. at the City Hall. Council members present were Mayor David Bolos, Katie Williams, Tim Shupe, Jason Anderson, David Jay and Bob Blind.

Staff present was Breanne Carter. Planning Commission members present were Lyle Earl. City Attorney Liam Keogh was also present.

Visitors present were: see attached list.

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

Jason Anderson led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

A team of four students from the Utah State University Civil Engineering Department gave a presentation concerning the pedestrian crossing project on 2700 N. Jason Anderson thanked the students for their hard work. He stated he agrees with the assessment and the underpass option. He asked if the underpass could handle the high water table and how it would be constructed without disrupting traffic. The students stated there is another student that couldn't make it that researched water and pumping that would be able to answer any water questions. The students stated they have a plan written out for traffic during construction and that the road would be going down to one lane while each side would be constructed with a portable traffic light. Katie Williams asked how the maintenance costs are compared between the overpass and underpass. The students responded that most of the maintenance costs would be the same except the underpass would need a pump that would need to be replaced every 5 to 10 years. David Jay asked about UDOT's cost commitment, and the students stated they were committing 500,000 so far. Katie stated there were other options that could be looked at to pay for the rest. Tim Shupe asked if UDOT would share in the maintenance costs and the students responded that in other cities, those costs have fallen to the city. Bob Blind asked about the materials that would be used in the tunnel due to the concern for graffiti and about security. The students stated that anti-graffiti paint would be used as well

as asking for art classes in a local school to paint murals inside. They also stated that lighting and security cameras have been added to their drawings for added security. Katie Williams asked about what additional space would be needed for the overpass option. The students stated they recommend a spiral staircase for less space needed. Mayor Bolos thanked the department for all their hard work and stated they would follow up with any questions.

No other public comments.

b. Report from the Planning Commission

Lyle Earl reported that the Planning Commission met and set two public hearings for accessory buildings over 2,000 sq feet. They set a public hearing for a conditional use permit for a vehicles and parts sales repair business. They had a public hearing to rezone the River Blacksmith property. They had a public hearing for the amendments to Legends Subdivision, and they recommended to the council to approve the revised plat for Legends Subdivision phase 6. They held a public hearing to amend the general plan to allow for M-1 Manufacturing zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive. They held a public hearing to consider the rezone for the northern portions of the Chugg properties and the recommendation to the council was tabled. He stated they also held a public hearing to consider the amendments to the swimming pool ordinance.

#3 – Consent Items

a. Assignments and directions for Planning Commission

No new assignments.

b. Consider approval of minutes dated May 7, 2026

KATIE WILLIAMS MOTIONED TO APPROVE THE MINUTES DATED MAY 7, 2026. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated May 20, 2026

TIM SHUPE MOTIONED TO APPROVE THE BILLS DATED MAY 20, 2026. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

- a. Consideration of business licenses – Calder Sprinkler Landscaping & Excavation –
Hector Coronado
Rocky Mountain Aluminum Art temporary license – *Jeab Ammar*

Hector Coronado was not present requesting a business license for Calder Spinkler Landscaping & Excavation.

DAVID JAY MOTIONED TO TABLE A BUSINESS LICENSE FOR CALDER SPRINKLER LANDSCAPING & EXCAVATION. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jeab Ammar was present requesting a temporary license for Rocky Mountain Aluminum Art. David Jay asked how long it would be run and Jeab answered two weeks. Bob Blind asked about the parking situation. Jeab stated there is enough room for the trailer and parking.

KATIE WILLIAMS MOTIONED TO APPROVE A TEMPORARY BUSINESS LICENSE FOR ROCKY MOUNTAIN ALUMINUM ART. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration of Ordinance No. 2026-07, approving a re-zone of the River Blacksmith property located at approximately 1193 North 2000 West, parcel number 15-001-0127, from the A-1 zone to the Mixed-Use zone

Mayor Bolos gave a description of the ordinance. Katie Williams asked if we need a general plan amendment for this. Attorney Liam Keogh stated they don't need to amend the general plan first and that it is more like a guideline.

KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2026-07, APPROVING A RE-ZONE OF THE RIVER BLACKSMITH PROPERTY LOCATED AT APPROXIMATELY 1193 NORTH 2000 WEST, PARCEL NUMBER 15-001-0127, FROM THE A-1 ZONE TO THE MIXED-USE ZONE. JASON ANDERSON SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration of amendments to the Legends Subdivision Development Agreement

JASON ANDERSON MOTIONED TO APPROVE THE AMENDMENTS TO THE LEGENDS SUBDIVISION DEVELOPMENT AGREEMENT. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration of the revised plat for Legends Subdivision Phase 6

JASON ANDERSON MOTIONED TO APPROVE THE REVISED PLAT FOR LEGENDS SUBDIVISION PHASE 6. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of Ordinance No. 2026-08, approving the amendment to the general plan to allow for M-1 Manufacturing zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001

Mayor Bolos stated that during last week's public hearing, many residents were supportive of the change. He explained the changes to the ordinance. He stated there was a public hearing held to request a rezone to that portion and there was no opposition. He stated this is a motion to approve the general plan amendment.

TIM SHUPE MOTIONED TO APPROVE ORDINANCE NO. 2026-08, APPROVING THE AMENDMENT TO THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE ON THE NORTHERN PORTIONS OF THE DAVID AND JASON CHUGG PROPERTIES LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBERS 19-492-00021 AND 19-414-0001. JASON ANDERSON SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Set a public hearing for June 4, 2026 at 6:30 p.m. to consider the request to vacate a public utility easement for Jeff and Tara Vining located at 3916 North 2650 West

KATIE WILLIAMS MOTIONED TO SET A PUBLIC HEARING FOR JUNE 4, 2026 AT 6:30 P.M. TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR JEFF AND TARA VINING LOCATED AT 3916 NORTH 2650 WEST. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Consideration of Ordinance No. 2026-09, amending the swimming pool ordinance

Mayor Bolos explained this will remove the setback requirement. He stated the planning commission motioned to recommend approval but ruled subject to the city attorney's review of the language. David Jay asked if the pool could be right by the fence. Mayor Bolos read the new ordinance.

DAVID JAY MOTIONED TO APPROVE ORDINANCE NO. 2026-09, AMENDING THE SWIMMING POOL ORDINANCE. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Consideration of a franchise agreement between Farr West City and Forged Fiber 37, LLC

Attorney Liam Keogh said he spoke with Forged Fiber 37 and changed the agreement with them to the standard agreement used by other municipalities and the county. He stated the city is limited in its ability to say no to these providers, but they are allowed to decide what is in the agreement. He stated this company is taking over a different company and will not be adding new lines to the city. Katie Williams mentioned the new agreement has language that states that it is the responsibility of the company if there is any damage, and not on the city. Katie asked if we ever look back at the agreements with other companies. Liam stated we haven't looked at them, but it would be a good idea to review them. Bob Blind asked about the 24-hour notification and if it could be extended. Liam stated it can be added to the agreement. Bob stated there has been a problem with too short notice for schools, fire department and other businesses that are not open on the weekend. David Jay stated there needs to be an amendment to the code before the agreement. Mayor Bolos asked if they could approve it with this amendment and Liam said they can.

TIM SHUPE MOTIONED TO APPROVE A FRANCHISE AGREEMENT BETWEEN FARR WEST CITY AND FORGED FIBER 37, LLC WITH THE AMMENDMENT TO A 48 HOUR NOTICE REQUIREMENT LISTED IN THE AGREEMENT. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

i. Consideration of Jacobson Utility Easement Contract for the Meadows Park

Mayor Bolos explained that the settlement amount for the homeowner was \$5,805. Katie Williams stated there is an existing easement on the north side that will be maintained as an access agreement.

KATIE WILLIAMS MOTIONED TO APPROVE THE JACOBSON UTILITY EASEMENT CONTRACT FOR THE MEADOWS PARK. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

j. Consideration of Resolution No. 2026-07, regarding the public rentals of the Farr West City Senior Citizen Center

Mayor Bolos stated this will restrict public rentals during construction only. It will put a hold on future reservation of the center while it's being constructed.

DAVID JAY MOTIONED TO APPROVE RESOLUTION NO. 2026-07, REGARDING THE PUBLIC RENTALS OF THE FARR WEST CITY SENIOR CITIZEN CENTER. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTIONS PASSES UNANIMOUSLY.

k. Consideration of repurposed the existing pump track area behind city hall for development of a dog park

Mayor Bolos stated there will not be a vote tonight on the pump track and only a discussion. He explained that the dog park idea is just an idea and not a solution. He explained that the city is not moving to get rid of a pump track but is looking to add a new one to the city. He stated the maintenance that was originally promised to the city has not happened and the track is overgrown. He also explained that current employees haven't been able to keep up with the maintenance. Resident Tina Lamore from 1360 N 1500 W stated her concern with getting rid of the existing pump track is that there isn't a lot for the older kids on this side of Farr West to do. She said that it seems like everything is being developed on the other side of the city. She would like consideration for something that gets the kids outside. Katie Williams agreed that there are not enough spaces for pre-teens to spend their time. Tim Shupe stated that he heard from parents that the new pump track in Meadows Park would only serve the kids to the north of 2700 and suggested maintaining something to the south for those kids as well. Mayor stated he has received several comments from people that are willing to help keep up with the current pump track. David Jay stated that there could be options on both sides of town for kids to play. Katie explained that the state the current pump track is in right now is not usable and asked if it is possible to use the people who have volunteered to help while they work to build the new one. Jason Anderson stated that if they can find funds to improve the area, then they can use it to improve the current pump track. Katie asked what the cost would be to knock it down and Mayor stated they would use the city's resources to take it down. Jason asked if an open house is possible to gather ideas from the community to get thoughts about what they can do. Mayor stated that would be a good idea.

#5 – Mayor/Council Remarks

a. Assignment Follow-up

**Reports submitted previously by email.*

Councilman Tim Shupe reported that a Utah League of Cities and Towns (ULCT) Legislative Policy Committee meeting is scheduled for June 1. The meeting is expected to provide valuable

information regarding the impacts of legislation passed during the recent legislative session. A more detailed report and analysis will be presented to the City Council at the June 4 meeting.

Councilman Jason Anderson reported on continued efforts to coordinate the next Youth City Council meeting, though scheduling conflicts have delayed setting a meeting date. Jason also noted a resident concern regarding motorists failing to stop for a school bus displaying its stop arm and flashing lights near the bus stop on 2000 West. The concern was raised to increase awareness of the safety issue.

Councilwoman Katie Williams reported that the first Parks Master Plan Advisory Committee meeting was held, with three new resident volunteers participating and providing valuable input and perspective. Residents interested in serving on the advisory committee were encouraged to contact Ange for additional information. Katie also noted that Little League baseball games are underway and expressed appreciation to Mick and Recreation staff for maintaining the fields and supporting game operations. Additionally, the annual Memorial Day Flag Ceremony is scheduled for May 25 at 11:00 a.m. at Smith Family Park.

Councilman Bob Blind reported he attended the Central Weber Sewer District Board of Trustees meeting, where it was noted that no tax increase is anticipated for the upcoming fiscal year. Bob also reported on a Weber County Emergency Management meeting and received a briefing on sewage and sanitation operations during a catastrophic infrastructure failure. The discussion emphasized the importance of emergency preparedness, noting that many residents may be inadequately prepared for a prolonged disruption of essential services. Additional briefing materials and related information are available upon request.

Mayor David Bolos reported he met with Elevantage regarding the proposed development on the Slater property near the sewer plant. The developer agreed to submit a revised plan with significantly reduced density, including the removal of townhomes and a reduction of more than 100 residential lots. Discussions also included a potential development agreement that could provide substantial contributions toward future City improvement projects.

Mayor Bolos also reported successful collaboration with Dave and Jason Chugg regarding the Farr West Drive property. The developer agreed to rezone approximately 13 acres on the northern portion of the site to M-1 industrial zoning, eliminating a proposed 39-unit residential subdivision. The change is expected to reduce the City's future road improvement obligations along Farr West Drive. Mayor noted that the associated public hearing and Planning Commission meeting were well attended and received strong community support.

Mayor Bolos then reported he is coordinating with Public Works to obtain Certified Playground Safety Inspector credentials for a city employee, enhancing our ability to inspect and maintain park playground facilities.

Dave then reported on the Bona Vista Water Improvement District Board meeting, where a resolution was adopted requiring additional water rights, shares, or contract water to accompany new developments exceeding the district's baseline density standard. The policy is intended to ensure adequate water resources are available to serve higher-density development.

Mayor Bolos also attended a Weber Fire District Board meeting and received an overview of district operations. The district currently serves approximately 80,000 residents across 515 square miles, responded to 6,483 incidents during the year, and continues to experience increased ambulance and wildland fire revenues. Dave noted that impact fee revenues have declined compared to previous years, while service demand remains strong, with August identified as the busiest month and Monday as the busiest day of the week for emergency responses.

Bob Blind reported that on Tuesday night, they did a radio dialing to make sure the radio worked.

Mayor Bolos made some announcements including on Saturday, Farr West Garage Band is putting on a show at the park. He also announced that the city is bringing back the traditional souvlaki dinner. He then announced that Monday there will be a flag ceremony for Memorial Day. He stated that he has started a Mayor's Award for Excellence and he awarded the first one to Trev from the Public Works Department. Tim Shupe added that Trev has spent many hours after work and has earned this award.

#6 – Adjournment

AT 8:13 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Breanne Carter, Clerk

Mayor David P. Bolos

Date Approved: _____