

The Farr West City Council held its regular meeting on Thursday, June 4, 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.

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

Bob Blind offered a prayer.

b. Pledge of Allegiance

David Jay led in the Pledge of Allegiance.

#### #2 – Comments/Reports

a. Public Comments

Jason Schenck from 1017 N 1425 W stated he lives where the new business park is being constructed. He said his backyard faces the canal and he is concerned about how close the new business park is to their houses. He explained his biggest complaint is that he recently found out about the construction through Facebook. He is worried about noise, streetlights, security cameras, and loading docks with large trucks. Mayor Bolos stated the overall development was approved in 2024. He explained there is a development agreement, restrictions and setback requirements that the developer will have to adhere to. Lyle Earl stated there were multiple work sessions and public notices announcing the construction. Jason Anderson added that the city has a new app that would have updates going forward. Lyle stated he will get his email and send him the plans. Jason Anderson suggested showing up to meetings to be informed and Lyle suggested watching the meetings on YouTube.

b. Report from the Planning Commission

Lyle Earl reported that the Planning Commission met and held public hearings for two accessory buildings over 2000 sq feet. He said they held a public hearing for consideration of a conditional use permit of a vehicle parts and repair business that was tabled for more information. They had a recommendation to the City Council to approve the Utah Structure Site Plan at 3810 N 2000 W with one person voting no. They also made a recommendation to

approve the West Creek Site Plan at 1000 N 1550 W. Jason Anderson asked if there was an explanation for the one person voting no on the Utah Structure Site Plan and Lyle said the planning commission member was requiring landscaping.

#3 – Consent Items

a. Assignments and directions for Planning Commission

Katie Williams said there is some work needing to be done on the general plan update. Lyle Earl suggested they plan a work session to discuss what needs to be done.

b. Consider approval of minutes dated May 21, 2026

**BOB BLIND MOTIONED TO APPROVE THE MINUTES DATED MAY 21, 2026. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

c. Consider approval of bills dated June 3, 2026

**KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED JUNE 3, 2026. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#4 – Business Items

a. Consideration of business licenses – Calder Sprinkler Landscaping & Excavation –  
*Hector Coronado*  
 Parker Rock N Dirt LLC- *Alex Parker*

Luis Ponce was present requesting a business license for Calder Spinkler Landscaping & Excavation. He stated they do not work at their location and just park their vehicles there. He stated they have plans to build a shop in the backyard. He said there are similar businesses near their location. He said when they bought their property, their real estate agent told them they could have their business there. Mayor Bolos stated the property is in a residential zone and their current business use is not permitted in that area. He said the code enforcement officer has received complaints about the business. Katie Williams stated the City Council approved a similar business in 2023. Katie Williams read the current code for residential businesses. She stated there is vehicular traffic not consistent with the code 5-16-010. Tim Shupe stated the businesses that were approved in the past were not approved for what they are currently doing. Luis Ponce stated it is not fair that similar businesses on the same road were approved. Bob Blind suggested that they table his request so they can review the information for fairness, considering others have been approved. David Jay stated the council should physically go to the area and review what is going on. Katie suggested Luis read the code and see if changes can be

made to keep having a business there. Mayor Bolos suggested applying for a rezone. Luis asked why he must be the one to make the change when other businesses don't have to relocate. Luis stated that he will report the other construction businesses if he isn't able to keep operating. Mayor Bolos stated the other businesses will be looked at because they are running their business illegally right now or they applied for a business license and asked for something different than what they are currently doing.

**TIM SHUPE MOTIONED TO TABLE THE REQUEST FOR A BUSINESS LICENSE FOR CALDER SPRINKLER LANDSCAPING & EXCAVATION FOR FURTHER INVESTIGATION. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Alex Parker was present requesting a business license for Parker Rock N Dirt LLC. Alex stated they purchased Wasatch Valley Excavation's property and they are also an excavation company. Mayor Bolos said there is a conditional use permit currently on the property and that they need to comply with the conditional use permit.

**DAVID JAY MOTIONED TO APPROVE A BUSINESS LICENSE FOR PARKER ROCK N DIRT LLC. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Public Hearing to consider the request to vacate a public utility easement for Jeff and Tara Vining located at 3916 North 2650 West

**TIM SHUPE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR JEFF AND TARA VINING LOCATED AT 3916 NORTH 2650 WEST. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Mayor Bolos stated there are sewer lines that run in this property dating back to 2004. He said it was determined that the sewer line runs closer to the property line and the city doesn't need a 10-foot easement in this location. He said the request is to vacate a partial easement of 4 feet in the side yard. David Jay stated there is still easement available. No public comments.

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

- c. Consideration of Ordinance No. 2026-10, vacating a public utility easement for Jeff and Tara Vining located at 3916 North 2650 West

Jeff Vining was present and stated they are planning to build a storage shed. David Jay asked if they were going to stay 6 feet off the property line and he said they are. Jeff stated he has support from the neighbors.

**KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2026-10, VACATING 4 FEET OF A PUBLIC UTILITY EASEMENT FOR JEFF AND TARA VINING LOCATED AT 3916 NORTH 2650 WEST. JASON ANDERSON SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, JASON ANDERSON, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Consideration of the request for a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West

Brian Lackt, father of Katherine Schmidt, was present requesting to build a lean-to off the side of an existing pole barn for a covered shade area.

**TIM SHUPE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR KATHERINE SCHMIDT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 3965 NORTH 2600 WEST. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Consideration of the request for a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West

Howard Black was not present. Lyle Earl said the Planning Commission approved it.

**BOB BLIND MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR HOWARD BLACK FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 1530 NORTH 2000 WEST. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- f. Consideration of the site plan approval of Utah Structures located at 3810 North 2000 West

Mayor Bolos stated that Lyle had previously explained the site plan. Katie Williams stated this is a good improvement to the location and they have been good to work with.

**KATIE WILLIAMS MOTIONED TO APPROVE THE UTAH STRUCTURES SITE PLAN LOCATED AT 3810 NORTH 2000 WEST. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- g. Consideration of the West Creek II Final Subdivision located at approximately 1000 North 1550 West

Mayor Bolos stated he and Katie Williams reviewed the consideration for the subdivision. Daniel Stephens was present through WEBEX. Katie stated that one of the terms of the development agreement is that there will be a maximum of 80% impervious services across the project and that the City Council will want to watch that. Daniel stated they are keeping a close tally on that and the open space. He explained that they comply with Farr West City code. He stated they can submit how space has been utilized in a future packet. Katie requested that they make their potential building materials available for the City Council when they submit for building permit. Bob Blind asked about distance and setbacks. Daniel stated there is a minimum of 166 feet before the landscaping starts and over 200 feet before reaching the building. Mayor stated the city engineer has recommended approval.

**TIM SHUPE MOTIONED TO APPROVE THE WEST CREEK II FINAL SUBDIVISION LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. KATIE WILLIAMS SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- h. Consideration of the West Creek II Site Plan located at approximately 1000 North 1550 West

Daniel Stephens addressed the concerns of the residents. He stated that the building closest to those residents' homes faces east so they won't be looking at the back of a building and there will be trees planted along the perimeter of the building. Katie Williams wanted to remind everyone that the discussions and land use decisions happen when they develop the general plan. She said it starts with development agreements and zoning changes and then moves into the site plan. She suggests getting involved when they update the general plan. The residents asked how they can be notified. David Jay stated Peny will give notifications in the future. Jason Anderson stated the city sent out notices to residents in the area.

**KATIE WILLIAMS MOTIONED TO APPROVE THE WEST CREEK II SITE PLAN LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- i. Consideration of the Methods Consulting contract for the Transportation CFP and IFFP

Mayor Bolos explained what the plans are. He stated the fees won't be paid by the public and only new development. He said it will provide funding for future projects and roadways. He said the city chose Methods Consulting after reviewing multiple proposals from firms. He stated the goal is to complete the draft plans by the end of this year followed by a financial analysis. Bob

Blind stated the city can't raise the impact fee themselves without a state mandated study. Tim Shupe stated this is an asset the city has needed for a while. David Jay said he appreciates that this is a defined expense going forward. Mayor Bolos said the City Engineer recommended approval. Katie Williams stated she will be abstaining from the vote because her husband is a shareholder for Methods Consulting.

**TIM SHUPE MOTIONED TO APPROVE THE METHODS CONSULTING CONTRACT FOR THE TRANSPORTATION CFP AND IFFP. DAVID JAY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, JASON ANDERSON, DAVID JAY AND BOB BLIND ALL VOTING AYE. KATIE WILLIAMS ABSTAINED. MOTION PASSES.**

- j. Set a public hearing for June 18, 2026 to consider adjustments to the 2025-2026 FY budget

**DAVID JAY MOTIONED TO SET A PUBLIC HEARING FOR JUNE 18, 2026 TO CONSIDER ADJUSTMENTS TO THE 2025-2026 FY BUDGET. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTIONS PASSES UNANIMOUSLY.**

- k. Set a public hearing for June 18, 2026 to consider approval of the final 2026-2027 FY budget

**BOB BLIND MOTIONED TO SET A PUBLIC HEARING FOR JUNE 18, 2026 TO CONSIDER APPROVAL OF THE FINAL 2026-2027 FY BUDGET. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- l. Set a public hearing for June 18, 2026 to consider amendments to the consolidated fee schedule

**DAVID JAY MOTIONED TO SET A PUBLIC HEARING FOR JUNE 18, 2026 TO CONSIDER AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- m. Set a public hearing for June 18, 2026 to consider approval of an ordinance enacting compensation increases for specific city officers

**KATIE WILLIAMS MOTIONED TO SET A PUBLIC HEARING FOR JUNE 18, 2026 TO CONSIDER APPROVAL OF AN ORDINANCE ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- n. Consideration of amendments to Annual Leave/Personal Time Off Policy and Probationary Employees in the Farr West City Employee Policies and Procedures

Mayor Bolos explained that the proposed exhibit creates a more fair and consistent employee leave policy and eliminates the year end use or lose it. He explained currently the employees are only allowed to carry up to 40 hours and he is recommending they can carry over up to 80 hours of time. He explained they would also be allowed to receive a 40 hour payout after they have 80 hours at the end of the fiscal year. He stated that it removed the current ability for the mayor to authorize additional carryover past 80 hours. He said the language has been reviewed by the City Attorney. Katie Williams asked if Cody saw any risk at the end of the fiscal year and Mayor Bolos said he did not.

Mayor Bolos stated that currently there is a 6-month probationary status for full-time employees and he would like it to be lengthened to 12 months. David Jay asked if they still accrued vacation time. Mayor stated that probational full-time employees remain eligible for full-time benefits subject to the department head's approval.

**JASON ANDERSON MOTIONED TO APPROVE RESOLUTION NO. 2026-08, APPROVING AMENDMENTS TO ANNUAL LEAVE/PERSONAL TIME OFF POLICY AND PROBATIONARY EMPLOYEES IN THE FARR WEST CITY EMPLOYEE POLICIES AND PROCEDURES. TIM SHUPE SECONDED THE MOTION, A ROLL CALL VOTE WAS TAKEN WITH TIM SHUPE, KATIE WILLIAMS, JASON ANDERSON, DAVID JAY AND BOB BLIND ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- o. Consideration of a contract with Avenue Consulting for initial property acquisition work on the 1200 West Roundabout Project

Mayor Bolos explained that the contract is for initial property acquisition and negotiation services to assist the city with discussions with the effected property owners. He stated the costs will be reimbursable through WACOG funding. David Jay asked about the hourly billing and if there is a timeframe for this. Katie Williams stated that there is so much nuance with real estate and that it's hard to put a timeframe. Mayor Bolos stated that the city attorney has reviewed and made some changes for the city. David recommended a log to show how each hour was spent. Katie stated she will abstain from this vote because this is a company she works for.

**JASON ANDERSON MOTIONED TO APPROVE A CONTRACT WITH AVENUE CONSULTING FOR INITIAL PROPERTY ACQUISITION WORK ON THE 1200 WEST ROUNDABOUT PROJECT. BOB BLIND SECONDED THE MOTION, A ROLL CALL**

**VOTE WAS TAKEN WITH TIM SHUPE, JASON ANDERSON, DAVID JAY AND BOB BLIND ALL VOTING AYE. KATIE WILLIAMS ABSTAINED. MOTION PASSES.**

#5 – Mayor/Council Remarks

a. Assignment Follow-up

*\*Reports submitted previously by email.*

*Councilman Shupe reported on the ULCT Legislative Policy Committee meeting where they reviewed the outcomes of the 2026 legislative session, noting that 541 of the 1,010 bills introduced were passed, with 243 impacting municipalities. Discussion also focused on interim advisory groups that will address key issues including housing and land use, annexations, economic development, impact fees, property taxes, water, and other municipal concerns in preparation for the next legislative session. Updates were provided regarding property tax resources available through ULCT and housing reporting requirements, including the continued obligation to report annual residential Certificates of Occupancy to the Governor's Office of Economic Opportunity. Tim stated that additional meeting materials and presentations are available through the ULCT website.*

*Councilman Jay reported on attending the WACOG Housing Subcommittee meeting with Mayor Bolos on June 1, 2026, where members continued discussions regarding housing projects and infrastructure needs throughout the county. An update was also provided on ongoing efforts to involve the Youth City Council in upcoming America 250 celebration events. Additionally, preliminary discussions have been held with Sean Meyers of Meyers Mortuaries regarding potential participation in a future city cemetery concept, with interest expressed in meeting with city officials to explore the idea further.*

*Councilman Blind reported on several recent community and emergency preparedness activities. He noted that the Memorial Day Flag Ceremony at Smith Family Park Plaza was well attended and included participation from local veterans and remarks from city representatives. An update was provided from the Weber County CERT meeting, including spring training outcomes, upcoming training opportunities, and procedural document reviews, with three Farr West residents recently completing CERT certification. He also attended the Janicki Industries Open House, where he met with business leaders and promoted opportunities for partnerships with Farr West businesses. Additional updates included participation in America 250 planning efforts and coordination of the city's first neighborhood "Block Party," a CERT-focused community event featuring fire safety training in partnership with the Weber County Fire Department.*

Councilwoman Katie Williams reported the website for the parks master plan is live to gather information from the public. She also stated there is an active transportation meeting this week.

Councilman Jason Anderson reported there will be a traffic committee meeting this week before the active transportation meeting. He said they are currently working to recruit youth city council members.

Councilman Tim Supe recommended reviewing the state website [drou.t.ut.gov](http://drou.t.ut.gov). He said it explains and reviews the water issues the state is experiencing.

Mayor Bolos reported the Fire Marshall has brought in buckets for the public to use for fireworks. He stated they are working on the housing proposal site to the south on the Slater property. He said there has been some transportation and safety infrastructure discussions with UDOT. He reported that he has been working with the fire district on drainage concerns and fire mitigation.

#6 – Adjournment

**AT 8:40 P.M., DAVID JAY MOTIONED TO ADJOURN THE MEETING. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

\_\_\_\_\_  
Breanne Carter, Clerk

\_\_\_\_\_  
Mayor David P. Bolos

Date Approved: \_\_\_\_\_