The Farr West City Council held its regular meeting on Thursday, July 16, 2026, at 6:30 p.m. at the City Hall. Council members present were Mayor David Bolos, Katie Williams, Tim Shupe, David Jay and Bob Blind. Jason Anderson was excused.

Staff present was Jen Weiss. 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 the opening prayer.

b. Pledge of Allegiance

Tim Shupe led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from the Planning Commission

Planning Commission Chair Lyle Earl reported on the July 9, 2026 Planning Commission meeting. The Planning Commission recommended approval of the Utah Physical Therapy sign request. They also considered the Slater Family Properties rezone and the Elevantage Consulting, LLC development agreement, both of which appeared on the City Council agenda. A conditional use permit request for a repair business was tabled.

#3 – Consent Items

a. Assignments and directions for Planning Commission

No additional assignments or directions were given.

b. Consider approval of minutes dated June 18, 2026

KATIE WILLIAMS MOTIONED TO TABLE MINUTES DATED JUNE 18, 2026. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated July 15, 2026

Mayor Bolos reported that the rodeo jackpot payouts totaled approximately $7,000 and registration fees totaled approximately $6,500, resulting in an approximate net City contribution of $500 rather than the $3,000 initially committed.

TIM SHUPE MOTIONED TO APPROVE PAYING BILLS DATED JULY 15, 2026. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. BILL MOTION PASSES UNANIMOUSLY.

#4 – Business Items

a. Consideration of a business license – Service Experts

Justin Higgins, general manager of Service Experts, requested approval of a business license for an HVAC business at 1204 North 2000 West, Suite 400. He explained that the former Barlow Service Experts operation was rebranding as Service Experts and that plans for the office buildout and exterior building sign were being prepared.

BOB BLIND MOTIONED TO APPROVE A BUSINESS LICENSE FOR SERVICE EXPERTS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Consider approval of the Impact Fee Analysis and Impact Fee Facilities Plan for Parks, Trails, and Open Space

Jonathan Concidine of Zions Public Finance presented the Parks, Trails, and Recreation Impact Fee Facilities Plan and Impact Fee Analysis. He explained that impact fees are one-time charges to new developments that may fund eligible capital improvements needed to maintain the City's existing level of service but may not fund operations or routine maintenance. The analysis identified a maximum parks impact fee of $6,137 per residential unit and nine planned capital projects, including new parks and trails and an enhancement to an existing park.

The Council discussed eligible expenditures, the six-year expenditure period, possible exemptions or credits, the effect on housing and development, comparisons with surrounding communities, and the need to update the analysis regularly. Cody Cardon explained that the

City's state revenue was being held pending completion of the required annual impact-fee reporting and that the updated documents must be made publicly available.

MAYOR BOLOS OPENED THE MEETING TO PUBLIC COMMENTS.

Camille Cook, a resident of the Remuda neighborhood, supported adopting the calculated maximum fee so the cost of infrastructure needed for new growth would not be shifted to existing residents.

MAYOR BOLOS CLOSED PUBLIC COMMENTS.

KATIE WILLIAMS MOTIONED TO APPROVE THE IMPACT FEE ANALYSIS AND IMPACT FEE FACILITIES PLAN FOR PARKS, TRAILS, AND OPEN SPACE AS PRESENTED AT THE MAXIMUM FEE OF $6,137. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. <u>Consider approval of a sign for Utah Physical Therapy located at 1741 North 2000 West Suite 9</u>

KATIE WILLIAMS MOTIONED TO APPROVE THE SIGN FOR UTAH PHYSICAL THERAPY LOCATED AT 1741 NORTH 2000 WEST, SUITE 9. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE, THE MOTION PASSED UNANIMOUSLY.

d. <u>Consideration of a re-zone of the Slater Family Properties located at 1300 North 2400 West, from the A-1 zone to the R-1-15 zone, including parcel numbers 15-001-0033, 15-004-0089, 15-030-0073, 15-030-0011 and 15-030-0162.</u>

Mayor Bolos summarized the extensive work among the applicant, City, Planning Commission, and public that resulted in larger lots, removal of townhomes, single-family housing, reduced density, and additional open space.

MAYOR BOLOS OPENED THE MEETING TO PUBLIC COMMENTS.

Camille Cook, a resident of the Remuda neighborhood, expressed concern about odors from the nearby Central Weber Sewer Improvement District facility and the effect on future residents and the City.

Kim Olsen, a resident of Meadowlark Estates, expressed concern about light pollution and requested measures to preserve firefly habitat, including environmental review.

Ernestina Collin, a resident of Westwood Village, expressed concern about construction dust and asked whom residents should contact if dust-control issues arise.

Rusty Olsen, a resident of Meadowlark Estates, commented on the development's voluntary park contribution and the potential for development costs to be passed to homebuyers.

Kay Ziebol, a resident of Westwood Village, expressed concern that odors from the wastewater treatment facility would negatively affect future homeowners.

Katie Williams explained that purchasers would be required to acknowledge the property's proximity to the treatment facility and the potential for odors

MAYOR BOLOS CLOSED PUBLIC COMMENTS.

Katie Williams commended the Planning Commission's work and stated that the proposal provides a range of single-family housing opportunities while maintaining larger lots near existing neighborhoods.

DAVID JAY MOTIONED TO APPROVE RE-ZONE OF THE SLATER FAMILY PROPERTIES LOCATED AT 1300 NORTH 2400 WEST, FROM THE A-1 ZONE TO THE R-1-15 ZONE, INCLUDING PARCEL NUMBERS 15-001-0033, 15-004-0089, AND 15-030-0073, 15-030-0011 AND 15-030-0162, WITH THE CLARIFICATION THAT THE PROPERTY OWNER HAS THE RIGHT TO REQUEST A REZONE. KATIE WILLIAMS SECONDED THE MOTION. A ROLL-CALL WAS TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Consider approval of the Elevantage Consulting, LLC development agreement.

Chris Williams of Elevantage Consulting reviewed the proposed development agreement. He explained that each subdivision plat and individual lot title would disclose the property's proximity to the sewer treatment facility and that buyers would sign an acknowledgment. He also addressed preservation of wetlands and firefly habitat, construction dust controls, the voluntary contribution for community park amenities, and the proposed Marian Park name requested by the Slater family.

The Council and applicant discussed accessory structures, power-line constraints, trail connections, fencing, traffic, phasing, and dedication of trails, parks, and open space to the City. The parties agreed that small accessory structures in Tier 1 would retain the specified three-foot setback and that larger accessory structures on Tier 2 through Tier 4 properties would follow existing City code. The applicant stated that building tiers could be adjusted on lots affected by power lines so homes would not be placed beneath the lines, subject to review during each phase.

KATIE WILLIAMS MOTIONED TO APPROVE THE ELEVANTAGE CONSULTING, LLC DEVELOPMENT AGREEMENT AS RECOMMENDED BY THE PLANNING COMMISSION AND INCORPORATING CHANGES DISCUSSED IN TONIGHT'S MEETING. TIM SHUPE SECONDED THE MOTION. A ROLL-CALL WAS TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

f. Consider approval of Ordinance No. 2026-13, amending signs allowed in the commercial and manufacturing zones.

BOB BLIND MOTIONED TO APPROVE ORDINANCE NO. 2026-13, AMENDING SIGNS ALLOWED IN THE COMMERCIAL AND MANUFACTURING ZONE. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

g. Set a public hearing for August 6, 2026 at 6:30 PM to consider the request to vacate a public utility easement for Charles and Patty Nielson located at 2523 West 2525 North

KATIE WILLIAMS MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 6, 2026 AT 6:30 PM TO CONSIDER THE REQUEST TO VACATE A PUBLIC UTILITY EASEMENT FOR CHARLES AND PATTY NIELSON LOCATED AT 2523 WEST 2525 NORTH. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

h. Consider approval of Resolution No. 2026-09, establishing a temporary general plan advisory committee to review proposals for updating the general plan

Williams explained that the temporary committee would review two consultant proposals and recommend a consultant for the general plan update. Wasatch Front Regional Council is funding the update and administering the contract. The committee will consist of Mayor David Bolos, Katie Williams, Community Development Director Nate Carver, Public Works Director Robbie Sprank, Tim Shupe, and Planning Commission Chair Lyle Earl.

TIM SHUPE MOTIONED TO APPROVE RESOLUTION NO. 2026-09, ESTABLISHING A TEMPORARY GENERAL PLAN ADVISORY COMMITTEE TO REVIEW PROPOSALS FOR UPDATING THE GENERAL PLAN. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. THE MOTION PASSED UNANIMOUSLY.

#5 – Mayor/Council Remarks

a. Assignment Follow-up

**Reports submitted previously by email.*

Tim Shupe reported that he would complete a review of recent state-law changes affecting accessory dwelling units and detached accessory dwelling units and advise the Planning Commission whether City ordinance changes are needed.

Katie Williams reported that mosquito activity was lower because of drought conditions and that no human or animal cases of West Nile virus had been reported in Weber County during the year. She announced a pump track maintenance meeting for July 21, 2026, at 5:30 p.m. at City Hall and invited community volunteers to participate. She thanked staff and volunteers for their work on the Freedom Festival.

David Jay complimented the organization and service at the souvlaki dinner during the Freedom Festival.

Mayor Bolos reported that the Weber Fire District had approved annexation of the Roy and Riverdale fire departments. He thanked City staff, Council members, committees, volunteers, and the families who helped organize the Freedom Festival and honor Jimmy Papageorge's legacy. He reported that the City received approximately $28,000 in sponsorship donations and publicly thanked the event sponsors.

#6 – Adjournment

AT 8:47 P.M., BOB BLIND MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jen Weiss, Clerk

Mayor David P. Bolos

Date Approved: ____________________