

The Farr West City Council held its regular meeting on Thursday, August 20, 2026, at 6:30 p.m. at City Hall. Council members present were Mayor David Bolos, Tim Shupe, Bob Blind, and David Jay. Katie Williams was excused.

Staff present was Jen Weiss. Planning Commission member present was Nick Parker.

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

David Jay offered the opening prayer.

b. Pledge of Allegiance

Bob Blind 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 member Nick Parker reported that the Planning Commission held a joint work session with the City Council regarding proposed development of the property located at 1741 North 1200 West.

He reported on the August 13th Planning Commission meeting, including an invitation to a regional housing symposium; public hearings and recommendations regarding the Petersen, Inc. general plan amendment, re-zone, and conditional use permit; an amendment to commercial landscaping requirements where secondary water is unavailable; and approval of the July 9th and July 30th Planning Commission minutes.

#3 – Consent Itemsa. Assignments and directions for Planning Commission

No additional assignments or directions were given.

b. Consider approval of minutes dated August 6, 2026

BOB BLIND MOTIONED TO APPROVE MINUTES DATED AUGUST 6, 2026. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Consider approval of bills dated August 19, 2026

TIM SHUPE MOTIONED TO APPROVE PAYING BILLS DATED AUGUST 19, 2026. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Itemsa. Consider approval of an amendment to the general plan to allow for the M-1 Manufacturing zone for parcel numbers 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 and 15-005-0121

David Jay stated that when Petersen, Inc. last applied for an M-1 rezone, the City Council informed the company that no additional M-1 rezone requests would be granted in that area. He stated that the Council agreed at that time that the M-1 zone would not expand any farther east. He expressed opposition to an M-1 designation in this area, stating that it would be more appropriate for commercial or residential use, while the M-1 zone is intended for the northern end of the city. He also stated that the General Plan does not provide for M-1 zoning in this area and believes the Council should honor that plan and its previous commitment not to expand the M-1 zone farther east.

Planning Commission member Lou Best stated that his primary concern is preserving the appearance of the corridor along 2000 W. He believes the homes currently located on those parcels serve as a buffer between 2000 W and the Petersen, Inc. buildings. He stated that when those homes are eventually removed, commercial development would be better suited for the area and could continue to provide a buffer between 2000 W and the large Petersen buildings, helping to create a more visually appealing corridor.

Mayor Bolos stated that he is concerned that not approving the General Plan amendment could limit Petersen's ability to expand and potentially force the company to relocate its business elsewhere.

BOB BLIND MOTIONED TO APPROVE AN AMENDMENT TO THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE FOR PARCEL NUMBERS 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 AND 15-005-0121. THERE WAS NO SECOND. THE MOTION DIES.

TIM SHUPE MOTIONED TO TABLE THE AMENDMENT TO THE GENERAL PLAN UNTIL A DISCUSSION CAN BE HELD WITH PETERSEN, INC. OFFICIALS REGARDING THEIR FUTURE PLANS FOR THE PROPERTY. DAVID JAY SECONDED THE MOTION. ROLL CALL TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration of Ordinance No. 2026-16, approving a re-zone of the Petersen, Inc. property located at approximately 1461 North 2000 West, parcel numbers 15-004-0110, 15-004-0005 and 15-004-0115, from the A-1 zone to the M-1 Manufacturing zone

The Council noted that parcel 15-004-0115 remained occupied and discussed resolving the questions raised during consideration of the related general plan amendment.

TIM SHUPE MOTIONED TO TABLE ORDINANCE NO. 2026-16, APPROVING A RE-ZONE OF THE PETERSEN, INC. PROPERTY LOCATED AT APPROXIMATELY 1461 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0110, 15-004-0005 AND 15-004-0115, FROM THE A-1 ZONE TO THE M-1 MANUFACTURING ZONE, UNTIL FURTHER DISCUSSION CAN BE HELD WITH PETERSEN, INC. OFFICIALS. DAVID JAY SECONDED THE MOTION. ROLL CALL WAS TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of a conditional use permit for Petersen, Inc. for a new production line building located at 1461 North 2000 West

The Council reviewed the parcels included in the application and determined that the request involved parcels addressed by the two preceding tabled items.

TIM SHUPE MOTIONED TO TABLE THE CONDITIONAL USE PERMIT FOR PETERSEN, INC. FOR A NEW PRODUCTION LINE BUILDING LOCATED AT 1461 NORTH 2000 WEST UNTIL THE RELATED GENERAL PLAN AMENDMENT AND RE-ZONE ITEMS ARE RESOLVED. BOB BLIND SECONDED THE MOTION. ROLL CALL VOTE WAS TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider approval of Ordinance No. 2026-17, amending the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code

DAVID JAY MOTIONED TO APPROVE ORDINANCE NO. 2026-17, AMENDING THE LANDSCAPING REQUIREMENTS IN SECTION 17.36.090 IN THE FARR WEST CITY MUNICIPAL CODE. BOB BLIND SECONDED THE MOTION. ROLL CALL WAS TAKEN, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of Resolution No. 2026-08, approving the interlocal agreement with Marriott-Slaterville City for the West Creek Interlocal Agreement

Mayor Bolos summarized the agreement's provisions regarding stormwater connections, road access, building permit and impact fees, property and sales taxes, and trail planning and maintenance within each city's jurisdiction. The deadline to open the required road access was extended to January 1, 2032, and Marriott-Slaterville City will release previously collected fees within 30 days after execution of the agreement.

TIM SHUPE MOTIONED TO APPROVE RESOLUTION NO. 2026-08, APPROVING THE INTERLOCAL AGREEMENT WITH MARRIOTT-SLATERVILLE CITY FOR THE WEST CREEK INTERLOCAL AGREEMENT. BOB BLIND SECONDED THE MOTION. ROLL CALL VOTE: BOB BLIND, AYE; DAVID JAY, AYE; TIM SHUPE, AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Remarksa. Assignment Follow-up

Bob Blind reported that Pleasant View City intends to participate in Farr West City's radio operations training to assist its personnel in becoming certified.

Tim Shupe reported that he reviewed recent state legislative changes concerning accessory dwelling units and detached accessory dwelling units against the City's ordinances and did not identify any necessary amendments. He provided his review to the Planning Commission for verification.

Mayor Bolos announced a Cottonwood Creek neighborhood corn bust at Mountain View Park on Saturday, August 29, at 6:00 p.m., organized by Ben Smith through the City's neighborhood block party program.

Mayor Bolos recognized the Public Works Department for trimming trees and shrubs, removing brush along 2000 West, replacing sidewalks, assisting with neighborhood cleanup, and obtaining competing bids for the turn-lane project on 1800 North as it turns into 2300 West. He expressed appreciation for the staff's work and service to residents.

Mayor Bolos reported that construction of the new Public Works facility on 2000 West is underway.

Mayor Bolos thanked Kubota for offering the use of tractors, side-by-sides, and other equipment for future City events.

Mayor Bolos reported that the city received approximately \$235,000 in sales tax revenue during the past month and thanked Farr West businesses for their contributions to the community.

**Reports submitted previously by email.*

#6 – Adjournment

**AT 7:36 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: _____