

The Farr West City Council held a 5:30 p.m. work session and its regular meeting on Thursday, September 3, 2026, at 6:00 p.m. at the City Hall. Council members present were Mayor David Bolos, Tim Shupe, Jason Anderson, Katie Williams, David Jay, and Bob Blind.

Staff present was McKinzie Tams, City Attorney Liam Keogh. Planning Commission members present were Lyle Earl and Lou Best.

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

Jason Anderson offered the opening prayer.

b. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from the Planning Commission

Lyle Earl reported on the August 27, 2026, Planning Commission meeting and joint work session with Petersen Inc. The Commission tabled Russell Lynch's request because the proposed building height exceeded code requirements and recommended approval of conditional use permits for accessory buildings for Troy Oram and Richard Dickerson. The Commission recommended denial of the request to rezone the Hector Coronado and Efrain Herrera property at 3229 North Higley Road from A-1 to C-2.

#3 – Consent Items

a. Assignments and directions for Planning Commission

No additional assignments or directions were given.

- b. Consider approval of minutes dated August 20, 2026

KATIE WILLIAMS MOTIONED TO APPROVE MINUTES DATED AUGUST 20, 2026. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consider approval of bills dated September 2, 2026

TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED SEPTEMBER 2, 2026. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#4 – Business Items

Items E, F, G were discussed at the beginning of the meeting

- a. Consider approval of business licenses – Fastenal Company – David Ravy

Chugg Cattle, LLC – David & Jason Chugg

Wasatch Crane LLC – David & Jason Chugg

David Ravy was present on behalf of Fastenal Company and explained that the company supplies industrial products, safety equipment, and tools, primarily to other businesses. He stated that the proposed signage was expected to match the size and style of existing signs on the building. The business would also accommodate walk-in customers at a service counter.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR FASTENAL COMPANY. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jason Chugg was present on behalf of Chugg Cattle, LLC. He stated that the cattle operation had existed on the property for approximately four or five years and that the business license would not change the number of cattle, structures, or regular operation. The Council discussed the zoning shown on the City's map, the acreage used for the operation, livestock limits, and the potential effect of any future rezoning. Mr. Chugg estimated that approximately 20 cattle would be kept on the property and that cattle would generally be transported once or twice each year.

KATIE WILLIAMS MOTIONED TO APPROVE A BUSINESS LICENSE FOR CHUGG CATTLE, LLC. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jason Chugg was present on behalf of Wasatch Crane, LLC. He explained that the proposed home business would operate one boom truck used for residential construction work and that the vehicle would be parked behind the residence. The Council discussed whether the vehicle traffic

complied with residential business requirements, consistency with prior business-license decisions, and possible amendments to the City's code. City Attorney Liam Keogh advised that tabling the application would allow the Council to address the code before taking final action.

JASON ANDERSON MOTIONED TO TABLE A BUSINESS LICENSE FOR WASATCH CRANE, LLC. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Consideration of the request of a conditional use permit for an accessory building over 2,000 square feet for Troy Oram located at 1496 North 1350 West.

Troy Oram was present and described the proposed accessory building, including its dimensions, location, and surrounding uses. He stated that the building was intended for personal use and not as a rental dwelling.

JASON ANDERSON MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR TROY ORAM LOCATED AT 1496 NORTH 1350 WEST. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Consideration of the request of a conditional use permit for an accessory building over 2,000 square feet for Richard Dickerson located at 1482 North 1500 West.

Richard Dickerson was present and explained that the request was for an addition to his existing shop, placing the total building area approximately 100 square feet above the threshold requiring a conditional use permit. The addition would remain within required setbacks and would match the existing building.

TIM SHUPE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR RICHARD DICKERSON LOCATED AT 1482 NORTH 1500 WEST. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consideration of the request of a re-zone of the Hector Coronado and Efrain Herrera property located at 3229 North Higley Road, parcel numbers 19-017-0089 and 19-017-0082, from the A-1 zone to the C-2 Commercial zone

KATIE WILLIAMS MOTIONED TO DENY THE REQUEST OF A RE-ZONE OF THE HECTOR CORONADO AND EFRAIN HERRERA PROPERTY LOCATED AT 3229 NORTH HIGLEY ROAD, PARCEL NUMBERS 19-017-0089 AND 19-017-0082, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of the request for an amendment to the general plan to allow for the M-1 Manufacturing zone for the 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

Mayor Bolos explained that Petersen Inc. had submitted a request for an amendment to the general plan in error and was not seeking an amendment for the nine listed parcels.

DAVID JAY MOTIONED TO DENY THE REQUEST FOR 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. KATIE WILLIAMS 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.

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

The Council discussed rezoning the three parcels to the C-2 Commercial zone rather than the M-1 Manufacturing zone. City Attorney Liam Keogh advised that the Council had legislative discretion to approve a different zoning designation because the request had been noticed and heard as a rezone. The Council also discussed the consistency of C-2 zoning with the general plan and the residential occupancy of parcel 15-004-0005. Chelsea Steedman, 1617 North 2000 West, asked how the proposed zoning and surrounding commercial uses could affect nearby residential property. The Council explained that neighboring properties would retain their existing zoning unless their owners requested a change and that no further M-1 expansion was proposed in that area.

JASON ANDERSON MOTIONED TO APPROVE OF ORDINANCE NO. 2026-16, FOR A RE-ZONE OF THE PETERSEN INC PROPERTY LOCATED AT APPROXIMATELY 1461 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0110, 15-004-0005, 15-004-0115 FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE WITH THE CONTINGENCY ON PARCEL NO. 15-004-0005, THAT NO COMMERCIAL ACTIVITY CAN OCCUR UNTIL THE PROPERTY OCCUPANCY IS VACANT. BOB BLIND 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.

- g. 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 whether the proposed use required a conditional use permit and discussed manufacturing activity and building height. A representative of Petersen Inc. explained that the building would be used for fabrication and manufacturing and would require a height of 65 feet to accommodate a 100-ton crane.

KATIE WILLIAMS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR PETERSEN INC FOR A NEW PRODUCTION AND MANUFACTURING BUILDING LOCATED AT 1461 NORTH 2000 WEST HEIGHT OF THE BUILDING IS LIMITED TO 65 FEET AND TO APPROVE THE USE OF MANUFACTURING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. PASSES UNANIMOUSLY. A ROLL-CALL VOTE WAS TAKEN WITH BOB BLIND, DAVID JAY, JASON ANDERSON, KATIE WILLIAMS AND TIM SHUPE ALL VOTING AYE. MOTION PASSES.

- h. Consideration of an amendment to residential solid waste and recycle material collection and disposal agreement with Econo Waste, Inc

KATIE WILLIAMS MOTIONED TO TABLE AN AMENDMENT TO RESIDENTAL SOLID WASTE AND RECYCLE MATERIAL COLLECTION AND DISPOSAL AGREEMENT WITH ECONO WATE, INC. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Mayor/Council Remarks

- a. Assignment Follow-up

**Reports submitted previously by email.*

Katie Williams reported that the Land and Water Conservation Fund grant agreement for Meadows Park had been signed, allowing the project to proceed toward construction. The Parks Committee would meet to establish next steps and discuss the contract for design of the wheels park on the east side of the property. The grant amount was approximately \$393,610.

Mayor Bolos reported that West Creek Business Depot received a special-use permit allowing work outside normal noise-ordinance hours, subject to restrictions. Work may begin no earlier than 4:00 a.m., may occur outside normal hours no more than twice per week and eight times per month, and requires advance notice to residents within 300 yards. He also reported on continuing coordination with UDOT concerning traffic studies at 2700 North and 2575 West and at Farr West Drive and 2000 West, a potential pedestrian underpass near Wahlquist Junior High, and the priority of the 2700 North interchange project. He noted that the new turn lanes at 1800 North and 2300 West had been completed.

#6 – Adjournment

AT 8:04 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Clerk

Mayor David P. Bolos

Date Approved: _____