

A work session and the regular meeting of The Farr West City Planning Commission meeting and work session was held on Thursday, June 12th, 2025, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Vice Chairman Lyle Earl, Lou Best, Greg Baptist, Darren Roylance, Greg Pierce, Conner Jones, and Jason Anderson.

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Vanisha Roybal.

Visitors present were: see attached list.

5:30 p.m.- Work Session to discuss the General Plan updates

The Planning Commission discussed the General Plan updates.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lyle Earl led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Council member Tim Shupe reported on a presentation they received from The Youth-City Council requesting the use of the Smith Family Park for a teen entrepreneur market day. The City Council approved a sign request for Farr West Family Dental and an amendment of ordinance to 16.32.030 regarding subdivision improvements. The City Council then set a date for four public hearings regarding the

2024-2025 budget. Tim briefly reported on the council members assignments and the CRA meeting that followed.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for a 2,600 square-foot accessory building for Jenny Astle located at 1578 West Harrisville Rd.

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,600 SQUARE-FOOT ACCESSORY BUILDING FOR JENNY ASTLE LOCATED AT 1578 WEST HARRISVILLE RD. GREG PIERCE SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jenny Astle was present requesting a condition use permit to build a pole barn for personal use.

DARREN ROYLANCE MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. JASON ANDERSON SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Recommendation to the City Council approval or denial of the conditional use permit for a 2,600 square-foot accessory building for Jenny Astle located at 1578 West Harrisville Rd.

Lou Best confirmed the height and setbacks of the building were in compliance with the city requirements.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT FOR A 2,600 SQUARE-FOOT ACCESSORY BUILDING FOR JENNY ASTLE LOCATED AT 1578 WEST HARRISVILLE RD. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing for to consider the request of a condition use permit for a 3,120 square-foot accessory building for Tavin Rose located at 2684 Remuda Drive

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 3,120 SQUARE-FOOT ACCESSORY BUILDING FOR TAVIN ROSE

LOCATED AT 2684 REMUDA DRIVE. GREG BAPTIST SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Tavin Rose was present requesting a conditional use permit for an accessory building to store his vehicles.

JASON ANDERSON MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council approval or denial of a conditional use permit for a 3,120 square-foot accessory building for Tavin Rose located at 2684 Remuda Drive.

Lou Best advised the maximum building height is 20 feet. Mr. Rose stated he was aware of that and would have his engineer make the adjustments.

Genneva Blanchard advised that the corrections be made prior to the next City Council meeting.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR A 3,120 SQUARE-FOOT ACCESSORY BUILDING FOR TAVIN ROSE LOCATED AT 2684 REMUDA DRIVE WITH THE CONDITION THAT THE BUILDING WILL NOT EXCEED THE MAXIMUM HEIGHT OF 20 FEET. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated May 22, 2025

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED MAY 22, 2025. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that there was a park meeting and that the city received funding to finish the ADA dock. Lyle reported that the city did not get the CPR grant for Meadows Park.

Lou Best reported that he was involved in the housing committee meeting and made progress with the report required with the state. He also did some preliminary work on the General plan.

Jason Anderson reported that the Youth City Council & the traffic committee meeting.

#7 - Adjournment

AT 6:51 PM, JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Vanisha Roybal, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____