

The Farr West City Planning Commission work session and regular meeting were held on Thursday, August 28, 2025, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Jason Anderson, Darren Roylance, Greg Pierce and Connor Jones.

Commission members excused were Lou Best and Greg Baptist.

City Council Member Timothy Shupe was present. City Staff present was Ange Horn.

Visitors present were: see attached list.

Work Session to discuss the proposed Petersen Inc. development agreement

A work session was held to discuss the proposed Petersen Inc. development agreement.

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren led in the Pledge of Allegiance.

b. Prayer

Jason offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Councilman Tim Shupe reported concerns about stop signs at 2575 W 2825 N from public comment. Jason has given council guidance with the help of traffic committee, the City Council to mitigate traffic concerns. CRA held a joint meeting where a public hearing was held to consider the Farr West Landing Community Reinvestment Project Area Plan. The Council approved business licenses for NMR Properties, LLC, Snow Squad, and Car Shine Pros, LLC. One entity was tabled for licensure due to lack of

representation. The request to vacate the public utility easements for Ryan Smith was approved. Regarding the Annexation Plan, the Council will be seeking guidance from the Planning Commission in the future to make sure the city is in compliance with state legislature. There was a funding request for a community musical. The Council then reported on assignments and adjourned. Katie reported on disc golf at Parks Meeting and has met with a citizen from Farr West to discuss funding to finish the project of the new disc golf course.

#4 – Business Items

- a. Public Hearing to receive public input regarding an amendment to Farr West City Ordinance No. 17.44.190, amending accessory building wall and eave height requirements for lots less than 1 acre

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING AN AMENDMENT TO FARR WEST CITY ORDINANCE NO. 17.44.190, AMENDING ACCESSORY BUILDING WALL AND EAVE HEIGHT REQUIREMENTS FOR LOTS LESS THAN 1 ACRE. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lyle: Nate Carver asked for guidance on this ordinance, as it stands any property less than an acre, the roof at its peak is 20' and 15' at wall height. To allow for standard doors and recreational vehicles in garages. Raising 1' on peak and walls to 21' and 16' respectively. On lots 1 acre or larger restrictions of roof peak 25' and wall height of 18'.

Leah Mossler – 3056 W 3600 N, house has no neighbors and is on $\frac{3}{4}$ acre lot. She wants 24' peak and 19' wall height for building to accommodate a recreational vehicle and daughter's hobby. She has been to the city building and was told almost no one receives variance. She is asking for variance. She would like this ordinance to include room for case-by-case basis.

Genneva encouraged her to seek variance but also cautioned that legally, exceptions are difficult for the city to defend if challenged.

Tavin Rose – 2684 Remuda Drive, supports and appreciates this.

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

- b. Recommendation to the City Council approval or denial of an amendment to Farr West City Ordinance No. 17.44.190, amending accessory building wall and eave height requirements for lots less than 1 acre

JASON ANDERSON MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO FARR WEST CITY ORDINANCE NO. 17.44.190, AMENDING ACCESSORY BUILDING WALL AND EAVE HEIGHT REQUIREMENTS FOR LOTS LESS THAN 1 ACRE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public Hearing to receive public input regarding the proposed Petersen Inc. development agreement

LYLE EARL MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE PROPOSED PETERSEN INC. DEVELOPMENT AGREEMENT. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Geneva – from a city standpoint. Modifications proposed to the Petersen site; the city is assisting development agreement to allow for a Petersen development plan to bring them into compliance. Any new development from here on would be required to be in compliance with city code.

They agreed from the gallery.

No public comment.

DARREN ROYANCE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council approval or denial of the proposed Petersen Inc. development agreement

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED PETERSEN INC. DEVELOPMENT AGREEMENT. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council approval or denial of the Petersen Inc. modified site plan

DARREN ROYANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PETERSEN INC. MODIFIED SITE PLAN. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lyle will present to City Council and Geneva will email City Council to provide needed context for Planning Commission's recommendations.

#5 – Consent Items

- a. Approval of minutes dated July 10, 2025

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED JULY 10, 2025. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle reported on Park Meeting and Fishing Club.

Jason reported on Active Transportation, Traffic Committee, and Youth City Council.

#7 - Adjournment

AT 6:59 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Ange Horn, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____