

The Farr West City Planning Commission work session and regular meeting were held on Thursday, September 11, 2025, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Geneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Jason Anderson, Darren Roylance, Greg Pierce and Connor Jones.

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Jen Weiss.

Visitors present were: see attached list.

Work Session to discuss the proposed Jersey Fields Subdivision

A work session was held to discuss the proposed Jersey Fields Subdivision.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Comments/Reports

a. Public Comments

Sonya Fisher, of 6467 S 1850 E Uintah, also owns property in Farr West and has had plans for the last 4 ½ years to build an assisted living facility there. She thanked the city for patience with the assisted living facility plans. She stated that they will unfortunately not be able to build the facility as hoped, due to interest rates, construction costs and other factors. They are hoping to build something else there instead; they have a concrete pad ready for an 11,000 square foot building. They are open to suggestions from the city. Geneva stated the commission would have a discussion and possibly have some ideas to help her.

b. Report from City Council

City Councilman Timothy Shupe reported that the city council had a work session to discuss proposals from the traffic committee, followed by their regular meeting, where they approved an ordinance amending accessory building wall and eave height requirements on lots less than 1 acre. They approved the Petersen, Inc. development agreement and approved the Petersen, Inc modified site plan. He expressed thanks to the planning commission for their willingness to work with Petersen engineering to allow them to bring their site to current code requirements in the near future.

The council agreed to investigate a “mini round-about” that Jason offered as an option. The traffic committee will go forward with developing some plans regarding costs.

#4 – Business Items

a. Recommendation to the City Council approval or denial of the Farr West Landing Commercial Subdivision Final Plat located along 1900 West between 2775 North 2725 North – Woodsonia Real Estate

Hayden Peterson of Landmark 208 S 1300 E SLC, on behalf of Woodsonia. Lou Best requested an update on the arrangements with Pleasant View City. Joren Peterson of Landmark (same address) came to the pulpit as well. The plat approval is for seven lots total. The first lot is Sharkfin, which is in Pleasant View. Lot 2 is the residential portion of project on northern most end. Lot 3 is proposed mid-box retail. Lot 4 is the anchor retailer property. Lot 5, along 2700 N, is a minor lot line adjustment due to road improvements planned. Lot 6 is along I15, and they are proposing smaller retail and restaurants for this area. Lot 7 is a smaller plot set off of 2700 N, it is just a small subdivision due to the new road plan; no use is currently proposed for that.

Greg Baptist asked if utilities are worked out. Joren Peterson stated they are working on that with land shares, they are in the process of finalizing paperwork. Joren Peterson of Landmark stated that Pleasant View has purchased the property, and Landmark is currently assisting them in acquiring the Union Pacific parcel on the south as well as the easement across the pipeline on the south.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FARR WEST LANDING COMMERCIAL SUBDIVISION FINAL PLAT LOCATED ALONG 1900 WEST BETWEEN 2775 NORTH 2725 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Recommendation to the City Council approval or denial of the Farr West Landing proposed big box retail store plan located at approximately 2825 North 1850 West – Woodsonia Real Estate

Darren Roylance stated that for this size of a store, the city requires 5.5 stalls per 1,000 square feet, but Landmark/Woodsonia wants to do 3.5 stalls per 1,000 square feet, which ends up being approximately 470 stalls instead of approximately 500 stalls. Joren stated that the amount of parking that is required is coming from the format general merchandise retailer. He stated that they have over 2,000 locations, and they feel comfortable with that amount of parking for this location due to different retailers being busy at different times, and they feel that there will be plenty of parking for their needs.

Darren Roylance stated that with the overflow of parking on the North, there should be ample parking.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FARR WEST LANDING PROPOSED BIG BOX RETAIL STORE SITE PLAN LOCATED AT APPROXIMATELY 2825 NORTH 1850 WEST- WOODSONIA REAL ESTATE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated August 28, 2025

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 28, 2025. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Baptist stated that he has been working on the traffic committee issues with Jason. They had a meeting that was cut short; he is still in the process of writing items up following that meeting.

Lyle Earl stated that he is trying to arrange a meeting with Greg and Connor. The parks portion of the general plan is mostly completed; they need to have a couple of meetings to finalize things.

Lyle reminded the commission that there is a joint work meeting with city council next Thursday at 5:30.

Lyle reported on the fishing club and the ADA dock.

Darren Roylance reported on the traffic committee.

Geneva Blanchard discussed Park Plaza Court. She spoke with the mayor about PD overlay.

#7 - Adjournment

AT 7:06 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jen Weiss, Clerk

Geneva Blanchard, Chairwoman

Date Approved: _____