

The Farr West City Planning Commission work session and regular meeting were held on Thursday, October 9, 2025, at 5:30 pm at the City Hall.

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

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

Work Session to discuss the general plan update

A work session was held to discuss the updates to the general plan.

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 Roylance led in the Pledge of Allegiance.

b. Prayer

Jason Anderson offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

City Councilman Timothy Shupe reported that the City Council set a public hearing to consider the request to vacate a public utility easement, approved an amendment to the Econo Waste contract for the annual increase and approved an ordinance creating a Transportation Utility Fee and Transportation Special Revenue Fund for future road maintenance. The Council reported on assignments and then entered into a CRA

meeting where a closed meeting was held to discuss the Farr West Landing participation agreement.

#4 – Business Items

- a. Recommendation to the City Council approval or denial of the request of a monument sign for Farr West Family Dental at 1407 North 2000 West – Desert Dog Signs

Justin Westmoreland was present requesting a monument sign for Farr West Family Dental. Lou Best asked if the sign was illuminated. Mr. Westmoreland stated it is LED lit from the inside.

JASON ANDERSON MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A MONUMENT SIGN FOR FARR WEST FAMILY DENTAL AT 1407 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Public Hearing to receive and consider public comments regarding the Park Plaza Court Development Agreement

Amy Roskelley was present on behalf of the landowner and developer. Ms. Roskelley went over the proposed development, stating that with the proximity of existing residential, it made sense to reconsider the property to include residential units which resulted in a proposal that included a smaller commercial portion of the property being buffered by residential units. Amy stated there only a portion of the proposed townhomes will be allowed to be for rent and that no short-term rentals will be allowed. Amy also commented that there will be an HOA created for maintenance on the development. Ms. Roskelley went over the exterior elevations of both the residential homes, including town-home and single-family home options, as well as the proposed commercial buildings. Amy then addressed some concerns that have been circulating in the community, stating there never has been a proposal for apartments on this property and that the proposed density does not fall into the realm of high density. Amy stated there are a total of 28 single family units proposed in the development, with only 14 of them townhomes. Amy stated that in the current C-2 zoning, they could put up to 20 commercial spaces as well as several businesses that would not be ideal in this residential area.

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE AND CONSIDER PUBLIC COMMENTS REGARDING THE PARK PLAZA COURT DEVELOPMENT AGREEMENT. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Mike Lopez stated his backyard fence lines this property and commented he does not have an issue with the proposed development but did voice concerns about current

issues with flooding along his fence, asking that the developer take that into consideration when developing the property. Mr. Lopez then stated he would like to see that no rentals be allowed in this development and then voiced his concerns with traffic.

Braeden Stander stated he was relieved to see that there are not going to be apartments, but had concerns that what is being proposed today will grow into higher density once a re-zone is approved. Mr. Stander then stated that when approving townhomes, the city should ensure there is enough property for those residents to keep their vehicles on their own property.

Jeff Sappington voiced concerns with property values and unclear definitions of “moderate income housing.”

Rebecca Gift stated she also lives along the property and voiced concerned with the current drainage and stated something needs to be done to address that prior to development of this property. Ms. Gift then asked that the access to the commercial portion be limited to 4000 North, stating there are already problems with traffic in this neighborhood. Ms. Gift then voiced concerns that with the small number of townhomes, the HOA will be unsuccessful.

Lacob Loewen stated he would rather see an indoor soccer complex on this property rather than the townhomes.

Mandy Penrod stated she does not live in this area but walks it often, commenting that she is concerned about the traffic that adding more homes and development to this area will bring. Mrs. Penrod then stated that Farr West City continues to put in more homes but does not provide any amenities and would like to see more commercial development in the city.

Crystal Stander voiced concerns regarding the townhomes.

Krishna Peterson stated she is concerned with the additional crime and class sizes this development will bring and does not feel our infrastructure will support these many homes.

Chris Johns stated he was the one who started the petition on this development, stating that he was surprised by the plan presented, that it was not as bad as he had anticipated. Mr. Johns then stated he continues to have major concerns with the proposed townhomes, asking why a 55 and older community was not considered. Mr. Johns stated he also had concerns that this development will be approved but then the density will increase.

James LaRue stated he has concerns with the water, the fence lines as well as increased traffic.

Nicole Shirra stated she also lives in the Park Plaza subdivision and does not want to see it change. Ms. Shirra stated she feels like this proposed development goes against everything that Farr West is.

Peggy Andreason stated she lives on Higley Road and that she has seen what commercial development does to residential areas that she also is not in favor of the proposed townhomes.

Justin Nelson asked how mixed-use zone is being proposed when it does not meet the Farr West City code requirements because there is not 40-acres.

Peter Miller commended the developer for including as much residential as it has and then reiterated the request to put the commercial entrance off of 4000 North. Mr. Miller then stated he would hope the proposed number of duplexes and four-plexes would not increase.

Erin Bailey stated she has concerns regarding the safety of children in neighboring communities utilizing the park.

Justin Amos asked if this is only option for the property, stating he does not go with the flow of where he lives.

Kaitlin Flores stated she and her husband moved to Farr West City from Ogden and agreed with the concerns regarding safety and traffic. Ms. Flores then stated she had concerns with the townhomes and smaller lot sizes for the detached homes.

Caroline Crowther stated she does not feel like Farr West City needs to provide for the smaller lots and moderate-income housing, that open space should be preserved.

Genneva Blanchard read from two emailed comments that were sent in, one from Preston Gladwell who supported there-zone, citing the need for additional housing commenting he feels like this is an effective and beneficial use of the land; and another from Ceejae Gladwell who also supports this re-zone commenting there is a need for new and smaller homes in the area.

Mayor Phippen thanked everyone for coming in and participating in the public hearing.

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEEDED WITH THE REGULAR MEETING. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Amy Roskelley addressed the Planning Commission. Ms. Roskelley stated the issues with the water are really happening on the properties that have been built lower than

neighboring properties. Ms. Roskelley stated the city will meet all the storm water standards.

c. Recommendation to the City Council approval or denial of the Park Plaza Development Agreement

Genneva Blanchard stated there have been multiple work sessions regarding this proposal and development agreement, that this has been discussed for several months. Genneva then pointed out that the city does not have any control over what proposals and developments are brought to the city.

Lou Best then stated the current property is zoned commercial and encouraged the residents to look at the permitted used in this zone, stating he feels this proposal is much better than some of the other options that could be allowed. Lou then addressed the concerns that the proposed development be changed once approved, commenting that they will be bound by the development agreement and that should any changes come up, additional public hearings would need to then be held prior to approving those changes.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PARK PLAZA DEVELOPMENT AGREEMENT. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

d. Public hearing to consider the request of a re-zone of the Westside Investments Property located at approximately 2500 West 4000 North, parcel number 19-011-0176, from the C-2 zone to the Mixed-Use zone

JASON ANDERSON MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE WESTSIDE INVESTMENTS PROPERTY LOCATED AT APPROXIMATELY 2500 WEST 4000 NORTH, PARCEL NUMBER 19-011-0176, FROM THE C-2 ZONE TO THE MIXED-USE ZONE. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Braeden Stander stated he has been the victim of bait and switch three times by developers and commented that if the development does not have 40 acres and cannot even be allowed. Mr. Stander then stated that the city should not consider the mixed-use zone.

Mike Lopez voiced concerns with the “bait and switch” and recommended not approving any townhomes.

Jason Eastman stated he felt like if the Planning Commission has already spent six months working on this project that they are invested in this project and have already

made up their mind and feels like that is a slap in the face to the residents and would have like to have had the public included in the process from the beginning.

Derek Monkres stated that if the landowners can do whatever they want and if the land is re-zoned to mixed-use then the development can change from what is currently being proposed.

Jeff Sappington asked why the property isn't being proposed to a re-zone to the residential zone that is already there and similar housing developments.

Dave Bolos stated he felt the plan was awesome and that the re-zone protects the neighboring properties but felt that if a petition with over 300 signatures has been presented to the city, it should be listened to when considering the request of the re-zone.

Brandon Whitesides stated he understands that the Planning Commission is there to ensure the codes are followed and that they are doing a great job. Brandon then encouraged all the residents to also plan to attend to the City Council where approval will also be considered.

Tim Shupe spoke to the residents in attendance, commending them for their concerns and for being present and engaged. Councilman Shupe encouraged all those present to reach out to their local legislatures with the same concerns regarding the housing laws being mandated.

Rebecca Gift voiced additional concerns about the drainage problems.

Caitlyn Flores stated that by warning the residents that this is better than what could be allowed in the commercial zone feels like they are being told to choose the lesser of two evils, commenting that she believes keeping the property commercial and exploring other options would better serve the community's needs.

LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council approval or denial of the request of a re-zone of the Westside Investments Property located at approximately 2500 West 4000 North, parcel number 19-011-0176, from the C-2 zone to the Mixed-Use zone

Chairwoman Blanchard clarified that the development agreement was approved prior to considering the rezone, explaining that it is more restrictive and enforceable than standard city code. The agreement dictates detailed requirements such as setbacks, density, parking, open space, HOA management, and commercial components, and ensures the property cannot be developed outside those parameters. Genneva also

clarified that development agreements are property-specific and does not set a precedent for other parcels.

Commissioners then emphasized that the development agreement triggers a public hearing, allowing for community input, unlike a standard commercial site plan. Residents were reminded that meeting agendas, packets, and recordings are available publicly via the city website, Utah Public Notice site, and YouTube channel. It was also noted that JDC Ranch lies in unincorporated Weber County, outside the city's jurisdiction.

Darren Roylance stated that in his five years of service on the Planning Commission he has learned a lot regarding zoning and land use, stating that state laws require cities to include moderate-income housing and tying compliance to state funding and fines.

The Planning Commission and city attorney determined that a development agreement allowing limited mixed-use provided a balanced approach, offering buffers to nearby neighborhoods while meeting state mandates.

Concerns about drainage were addressed, noting that state stormwater rules prohibit additional runoff onto adjacent properties beyond predevelopment conditions, and that the city enforces these regulations.

The Commission concluded by reminding those in attendance that site plan reviews and further approvals remain ahead, encouraging ongoing public participation through the process. It was clarified that tonight's vote served only as a recommendation to the City Council, which will make the final decision on both the rezone and development agreement.

Greg Baptist thanked everyone for coming and voicing their concerns and for providing the petition, commenting their efforts go a long way for him.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE REQUEST OF A RE-ZONE OF THE WESTSIDE INVESTMENTS PROPERTY LOCATED AT APPROXIMATELY 2500 WEST 4000 NORTH, PARCEL NUMBER 19-011-0176, FROM THE C-2 ZONE TO THE MIXED-USE ZONE. DARREN ROYLANCE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH GREG BAPTIST, DARREN ROYLANCE AND JASON ANDERSON VOTING AYE. LYLE EARL AND LOU BEST VOTED NAY. MOTION PASSES.

#5 – Consent Items

- a. Approval of minutes dated September 11, 2025

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 11, 2025. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Lyle Earl reported on the parks committee and updates to the ADA dock at Smith Family Park.

Jason Anderson reported on the upcoming Trunk or Treat as well as the traffic committee.

Connor Jones stated he is continuing to update pictures for the general plan.

#7 - Adjournment

AT 8:16 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Genneva Blanchard, Chairwoman

Date Approved: _____