

The Farr West City Planning Commission work session and regular meeting were held on Thursday, October 23, 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, Connor Jones, and Greg Pierce.

City Council Member Timothy Shupe was present. City Staff present was Breanne Carter.

Visitors present were: see attached list.

Work Session to discuss the Jersey Fields proposed subdivision

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

Regular Meeting

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

City Councilman Timothy Shupe reported the City Council opened a public hearing to consider a request for vacating a utility easement. There were no comments, and the public hearing was closed. The City Council approved an ordinance vacating the public utility easement for the landowner. The City Council approved a sign application for Farr West Dental. He commented the Farr West Dental facility remodel turned out well, Planning Commission agreed. City Council reviewed and approved the purchase of three new fleet pickup trucks and a new Polaris Ranger.

The City Council approved the sale of three current vehicles and one Polaris Ranger. The council's assignments were reported. Boyd Ferrin reported on the fire district's plans to build two new stations and a training center. David Jay reported that the youth city council will assist in parking the vehicles at the trunk or treat. Bob Blind reported on a recent meeting that he attended regarding Silver Ridge Elementary. Discussion included school zone safety, traffic calming solutions and mobile speed check signs and how to utilize them. He also reported on an emergency coordination meeting that he attended regarding the possible breakage of Pineview Reservoir and how it would affect the surrounding communities. Mayor Phippen reported the city received an official declaration of compliance from the state for their moderate income housing reports. The city got full compliance and a high rating for five different applications to the report. He also reported the Weber County Transfer Station budgets are being decreased and affected by competition, which might affect the services provided.

#4 – Business Items

- a. Recommendation to the City Council approval or denial of the request for a modified site plan for Ogden Cycle Association located at 2390 W 4000 N- Brad Sweet

Brad Sweet from the board of Ogden Cycle Association stated they are hoping to construct water storage tanks on the southeast corner of the facility. Lou Best asked about the color of the tanks. He requested they blend into the land and be an earth tone color. Brad stated they would be a tan color.

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL FOR A MODIFIED SITE PLAN FOR OGDEN CYCLE ASSOCIATION LOCATED AT 2390 WEST 4000 NORTH. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing to consider the request of a conditional use permit for Steve Petersen for a 14,625 square foot pole barn

Jeff Lowe, representing Steve Petersen, stated he is looking to build a pole barn with a dirt floor for farm equipment. Lyle Earl asked what the height would be, and Jeff stated it would be 32 feet. Lou Best asked if it is for 100% agricultural use and Jeff said yes.

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR THURSDAY, NOVEMBER 13, 2025 AT 6:30 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR STEVE PETERSEN FOR A 14,625 SQUARE FOOT POLE BARN. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated October 9, 2025

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 9, 2025. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Jason Anderson reported the youth city council will be helping with the trunk or treat. He stated he attended the Utah League of Cities and Towns Convention and learned of a program called America 250. He stated they offer ideas to celebrate America's 250th anniversary and how to get the community involved. He stated they will need volunteers to help. He stated UDOT, Weber County and the Weber School District will be doing a traffic observation on 2700 N to improve traffic flow. He reported on the traffic committee and stated they are starting to standardize reports. The signs have had outages, and public works is looking into it. The committee is exploring a mini roundabout at 2825 N and 2575 W including looking at some funding and examples from other cities. He stated the Happy Days subdivision has been working with the traffic committee on how to handle the bus situation.

Lyle Earl reported on fiber optics with Connex and stated he is working with them to get the rest of the city done. He reported there is extra grant money from the Mountain View Park playground, and they will be using that to put in two ziplines. He stated there is a new member of the parks committee. He gave a reminder about the Wasatch Choice Vision Fall Workshop coming up for the members to attend.

Genneva Blanchard reported that the property adjacent to Legends and next to the church farm will be coming in to continue the subdivision and will be added to the next work session. She started a discussion with the Planning Commission about their work sessions. She stated that since they spend a lot of time in work sessions, they should be better prepared. She stated that there needs to be better communication before and during the work sessions to make it worth their time. A discussion followed between the Planning Commission members and City Councilman Tim Shupe regarding ways to improve preparation and communication for future work sessions.

#7 - Adjournment

AT 7:10 P.M., DARREN ROYLANCE MOTIONED TO ADJOURN THE MEETING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Breanne Carter, Recorder

Geneva Blanchard, Chairwoman

Date Approved: _____