

The Farr West City Planning Commission work session and regular meeting were held on Thursday, November 13, 2025, at 5:30 pm at the City Hall.

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

Commission members excused were Lou Best and Greg Pierce.

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 Jersey Fields subdivision and the proposed Elevantage Subdivision concept plan

A work session was held to discuss the proposed Jersey Fields subdivision as well as the proposed Elevantage Subdivision concept 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

Genneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Connor Jones 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 Meeting held on November 6, 2025. Council approved business licenses, modified site plan for Ogden Cycle Association, development agreement and rezone for Park Plaza, and the Weber

County Pre-Disaster Mitigation Plan. Council concluded meeting by reporting on assignments.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for Steve Petersen for a 14,625 square foot pole barn located at 2444 West 2000 North

DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR STEVE PETERSEN FOR A 14,625 SQUARE FOOT POLE BARN LOCATED AT 2444 WEST 2000 NORTH. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

The Chair asked if anyone from the public wished to comment on the request.

No public comments were received.

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

- b. Recommendation to the City Council approval or denial of the request of a conditional use permit for Steve Petersen for a 14,625 square foot pole barn

Steve Petersen stated the building is a recycled steel “roller coaster” style building that has been shortened by 10 feet, commenting the building height will be approximately 18 feet at the eaves, with 16-foot doors to allow access for a hay wagon. The building will be used for hay, tractors, skid steers, and for riding horses and is located behind trees and is not readily visible from public view.

There was brief discussion about the structure’s use and height. No objections were raised.

LYLE EARL MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST OF A CONDITIONAL USE PERMIT FOR STEVE PETERSEN FOR A 14,625 SQUARE FOOT POLE BARN WITH THE CONDITIONS: DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the City Council approval or denial of the request of a sign for Rocky Mountain Fence Inc located at 2202 North 2000 West

Levi Call was present requesting approval of a sign for Rocky Mountain Fence Inc.

DARREN ROYLANCE MOTIONED TO RECOMMEND APPROVAL OF THE SIGN FOR ROCKY MOUNTAIN FENCE INC LOCATED AT 2202 NORTH 2000 WEST. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council approval or denial of the Park Plaza Court Preliminary Subdivision Plat

Amy Roskelley was present requesting preliminary approval of the Park Plaza Court subdivision plat.

Genneva Blanchard noted for the record that the request under consideration is the preliminary subdivision plat related to the single-family homes and townhomes portion of Park Plaza Court, with the commercial portion separated. Genneva then indicated that the commercial area should return at a later date for a separate site plan approval, and that any motion should specify this condition. Genneva then commented the City Engineer's review of the preliminary subdivision plat did not include any comments, which is unusual since there are typically items to clean up at this stage; remaining comments relate to final plat and improvement plans.

Commissioners discussed that the plan does not differ from what the Commission has previously reviewed. Darren Roylance stated he continues to oppose townhomes generally but expressed that the concept overall is acceptable.

Greg Baptist voiced concerns regarding headlights from vehicles exiting a double drive-through in the commercial area and traveling on internal roads, potentially shining into unit 9 and units 3 and 4 within the townhome area, especially at night.

Darren inquired whether internal road connections between the residential and commercial areas are necessary in their current configuration and whether they contribute to headlight impacts.

Potential mitigation discussed included reviewing the townhome floor plans and elevations to see how many windows are on the sides facing drive-through exits and internal streets, adding trees or other screening along affected townhome sides and park strips to help reduce headlight impacts. It was acknowledged that additional detail and mitigation measures would be addressed during the commercial site plan review.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PARK PLAZA PRELIMINARY SUBDIVISION PLAT. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Consideration of canceling the November 27, 2025 and December 25, 2025 Planning Commission Meetings

GREG BAPTIST MOTIONED TO CANCEL THE NOVEMBER 27, 2025 AND DECEMBER 25, 2025 PLANNING COMMISSION MEETINGS. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated October 23, 2025

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 23, 2025. JASON ANDERON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Jason Anderon Reported that the Traffic Committee worked with Crosswalks Academy, in coordination with Weber County, UTA, UDOT and others, on a traffic audit previously requested by Tim. Many volunteers participated, including children, the current Mayor, and past officials. The results will be reported to UDOT, with the goal of increasing the priority of Farr West's safety concerns. The Traffic Committee has been considering options for the intersection at 2825 North and 2575 West, focusing on the safety of turning onto or crossing the intersection by vehicle and pedestrian: A mini-roundabout was considered but determined to be too small for larger vehicles (such as fifth-wheel trailers). The Traffic Committee will recommend to the City Council a four-way stop at that intersection, with crosswalks and advance warning signage on each end of the bend. Reported on America 250 – Utah: This program is related to celebrating the 250th anniversary of the United States' independence and would like to find someone to help run local efforts for this program and will be putting out public announcements (such as on Facebook) to gather support and encourage community involvement.

Darren Roylance reported on an Active Transportation meeting. Discussed ongoing projects for sidewalk on the east side of 2000 West and pedestrian improvements on 2700 North. Funding is in place for both projects, but funding years are 2028 and 2032, respectively. There are possible additional avenues to pursue for remaining funding needs.

Lyle Earl reported on parks, grants, and dock project. The City is preparing a Land and Water Conservation Fund (LWCF) grant application for approximately \$375,000. At Mountain View Park approximately \$90,000 remains from a grant for this park. The City will install a double zip line so children can race each other. Public Works is scheduled to begin digging on Monday. After coordination with the vendor (Garrett), Public Works will prepare the site and the vendor will complete installation. The City's

estimated out-of-pocket cost is about \$600, with completion expected by spring, weather permitting. The new dock is nearly complete. All concrete has been poured, and trim/angle iron is being installed along the edges to hold the decking. Photos were shown of the ongoing work and Public Works staff performing the work.

Genneva Blanchard announced her resignation. Genneva stated she has served on the Planning Commission for approximately eight years, joining to learn, serve the community, and use professional experience to help with planning matters. Genneva described the significant time commitment involved (development meetings on Wednesdays, Planning Commission and City Council meetings on Thursdays, agenda preparation on Fridays, and frequent coordination with the Mayor, staff, and commissioners). Genneva stated she has enjoyed serving, helping to blend different experiences and perspectives, and volunteering that time for the benefit of the community. Genneva then stated that in the past month certain matters circulating in the community felt directed personally and, as a result, she feels she is no longer meant to serve in this capacity. Effective December 31, 2025, she will resign from the Farr West City Planning Commission.

Additional notes: Because the November and December meetings that fall on Thanksgiving and Christmas have been canceled, there will be one more meeting for the Commission this year. Genneva will pass along necessary information and timing regarding assignments and responsibilities so the Commission will not be left without support at year-end. Commission members thanked Genneva for her service.

#7 - Adjournment

AT 7:31 P.M., DARREN ROYLANCE MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Ange Horn, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____