

A work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, January 29, 2026, at 5:30 pm at the City Hall.

Commission members present were Vice Chairman Lyle Earl, Lou Best, Greg Baptist, Darren Roylance, Connor Jones. and Greg Pierce.

City Council Member Timothy Shupe and Mayor David Bolos were present. City Staff present was Breanne Carter.

Visitors present were: see attached list.

Work Session to give a 2026 update and discuss the Jersey Fields subdivision

The Planning Commission gave a 2026 update and discussed the Jersey Fields subdivision.

Regular Meeting

#1 – Call to Order – Lyle Earl

Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance 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 met and got a presentation on the last financial audit and there were no concerns. He reported that Jerry's Nursery no longer needs a business license and that business licenses for Beehive Graze LLC and Echo Valley Services were approved. He stated that the Council amended the parental and maternity leave policy.

#4 – Business Items

- a. Public hearing to consider the request of a conditional use permit for Jonathon & LeAnn Ostler for an accessory building over 2,000 square feet located at 3056 West 3600 North

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR JONATHON & LEANN OSTLER FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 3056 WEST 3600 NORTH. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lee Otukolo from Bowman Construction presented a site plan and signatures from the neighbors approving the plan. Darren Roylance asked how many square feet it will be, and Lee responded 3500 sq feet. Lou Best asked about setbacks and how tall it will be. Lee responded that the height will be 21 feet and setbacks will be 17 feet. He stated the requirements for the city will be met.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- b. Recommendation to the City Council approval or denial of the request of a conditional use permit for Jonathon & LeAnne Ostler for an accessory building over 2,000 square feet located at 3056 West 3600 North

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT FOR JONATHON & LEANNE OSTLER FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 3056 WEST 3600 NORTH. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the Administrative Land Use Authority (ALUA) approval or denial of the preliminary subdivision plat for Jersey Fields Subdivision located at approximately 1650 Farr West Drive, to include payment and construction of the pedestrian pathway on Farr West Drive

LOU BEST MOTIONED TO RECOMMEND APPROVAL TO THE ADMINISTRATIVE LAND USE AUTHORITY (ALUA) OF THE PRELIMINARY SUBDIVISION PLAT FOR JERSEY FIELDS LOCATED AT APPROXIMATELY 1650 FARR WEST DRIVE TO INCLUDE PAYMENT AND CONSTRUCTION OF THE PEDESTRIAN PATHWAY ON FARR WEST DRIVE WITH THE CONDITIONS THAT ALL CONSTRUCTION TRAFFIC COME FROM THE NORTH AND THAT ALL ITEMS ARE

ADDRESSED FROM THE ENGINEER'S MEMO. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Confirm the date and time of Planning Commission Meetings as the second and fourth Thursday of the month at 6:30 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West City Utah

GREG BAPTIST MOTIONED TO CONFIRM THE DATE AND TIME OF PLANNING COMMISSION MEETINGS AS THE SECOND AND FOURTH THURSDAY OF THE MONTH AT 6:30 P.M. AT FARR WEST CITY HALL, 1896 NORTH 1800 WEST, FARR WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council appointment or re-appointment of the Planning Commission members Greg Pierce and Connor Jones as full members

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPOINTMENT OF GREG PIERCE AND CONNOR JONES AS FULL MEMBERS OF THE PLANNING COMMISSION. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Recommendation to the City Council appointment of the Planning Commission Chairman and Vice Chair-

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPOINTMENT OF LYLE EARL AS THE PLANNING COMMISSION CHAIRMAN. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPOINTMENT OF GREG PIERCE AS THE VICE CHAIR. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated November 13, 2025

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 13, 2025. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Greg Pierce reported that Genneva Blanchard did a ton of work for the city and feels that her new position will be very helpful for the city. Lou Best agreed and said she is indispensable. Lyle Earl stated that Genneva Blanchard has lots of experience and he is grateful that she will be taking the new position.

Lyle Earl reported that the new ADA fishing dock at the Smith Family Park is officially done. He stated the parks committee has been working on grants for Meadows Park. The parks committee will be using the remaining grant funds for Mountain View Park to build two ziplines. He has been asked to join the Legislative Policy Committee and will be attending those meetings.

#7 - Adjournment

AT 6:58 P.M., GREG PIERCE MOTIONED TO ADJOURN THE MEETING. SECONDED THE MOTION, ALL VOTING AYE. DARREN ROYLANCE MOTION PASSES UNANIMOUSLY.

Breanne Carter, Clerk

Lyle Earl, Vice Chairman

Date Approved: _____