

A work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, February 12, 2026, at 5:30 pm at the City Hall.

Commission members present were 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 discuss the C-2 Ordinance Revisions

The Planning Commission discussed revisions to the C-2 commercial zone ordinance.

Regular Meeting

#1 – Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#3 – Comments/Reports

a. Public Comments

Justin Scott at 2430 W 2425 N wanted to congratulate the new planning commission appointees and say that he was surprised he was not chosen. He said the interview process was rushed, and he couldn't communicate the messages he wanted. He congratulated those that interviewed better than he did and let the planning commission know that he is available as a backup resource if needed.

b. Report from City Council

City Councilman Timothy Shupe reported that the City Council met last week. He stated Katie Williams was appointed as assistant mayor. The council approved

business licenses for Echo Valley Services and F Squared Excavation. The business license for Top Shed LLC located at Jerry's Nursery was denied because that property is not zoned for that use. The council approved a conditional use permit for an accessory building located at 3056 W 3600 N. The council approved the appointment of Greg Pierce and Connor Jones as Planning Commission members. The council reported on assignments via a new program by electronically submitting a form. He said there is negotiation going on at the State Legislature. Lyle Earl asked for an explanation on HB184. They discussed that bill as well as other legislation issues. The council attended a presentation regarding the new communication program Penny.

#4 – Business Items

- a. Recommendation to the City Council approval of the request for signs for the Farr West Business Park located at 1128 North 2000 West – Triad Land Development

Jordan Watson from 1634 W 1850 N was present requesting signs for the Farr West Business Park. Jordan explained what the signs would look like and stated they would be within code. Lyle Earl wondered if they would need to come in for every individual business. Jordan asked for clarity if all businesses would need to come in individually or if the approval tonight would cover each business. Lou Best asked if every sign will be the same and Jordan said yes. Lou stated if the signs will all be the same, there would be no reason to come in again. Jordan said there will be an option to put signs out in the front, and they would come back in for those.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF SIGNS FOR THE FARR WEST BUSINESS PARK WITH THE CRITERIA THAT IS WITHIN THE CITY ORDINANCES AND THE CCNRS FOR THE BUSINESS PARK LOCATED AT 1128 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing for February 26, 2026 at 6:30 p.m. to consider the request for a conditional use permit for a detached accessory dwelling unit for Denyse McLaughlin located at 3112 North Pelican Drive

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 26, 2026 AT 6:30 P.M. TO CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY DWELLING UNIT FOR DENYSE MCLAUGHLIN LOCATED AT 3112 NORTH PELICAN DRIVE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated January 29, 2026

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JANUARY 29, 2026. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

a. Report on Assignments

Darren Roylance reported that he enjoyed the interview process and thought it went well.

Lyle Earl reported on the recent park meetings. He said they are still working on Meadows Park, and it is moving forward.

#7 - Adjournment

AT 6:46 P.M., DARREN ROYLANCE MOTIONED TO ADJOURN THE MEETING. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Breanne Carter, Clerk

Lyle Earl, Chairman

Date Approved: _____