

A work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, February 26, 2026, at 5:30 pm at the City Hall.

Commission members present were Chairman Lyle Earl, Lou Best, Greg Baptist, Connor Jones, Nick Parker, and Kiranne Reber. Greg Pierce and Darren Roylance were excused.

City Council Member Timothy Shupe, and Mayor David Bolos were present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

Work Session to discuss the proposed A&E Brown Development located at approximately 1741 North 1200 West – Luke Martineau, J Fisher Companies

The Planning Commission discussed the proposed A&E Brown Development located at approximately 1741 North 1200 West – Luke Martineau, J Fisher Companies.

**Regular Meeting**

#1 – Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Kiranne Reber led in the Pledge of Allegiance.

b. Prayer

Nick Parker offered a prayer.

#3 – Comments/Reports

a. Public Comments

Marvin Farrell with the Western Irrigation Board introduced himself. Mr. Farrell stated that they are trying to become more interactive with the cities. Lou Best asked if he had the opportunity to review the city maps. He responded that he has seen the maps, but not a thorough study. He said they are working on GIS Mapping. Lou encouraged him to become familiar with the maps, as this will help developers, as well as the city to make an objective evaluation.

b. Report from City Council

City Councilman Timothy Shupe reported that the City Council approved a business license for Elevated Salon Suites and a sign request for Farr West Business Park Plaza. The council approved an ordinance adopting a Development Review Committee (DRC) Fee. There was information provided regarding House Bill 184. Greg Baptist asked Mr. Shupe about property tax bill 501. Timothy Shupe responded that there is some opposition going on with it, and they will see if there will be amendments or if the bill will be dropped.

#4 – Business Items

- a. Public hearing 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 MOTIONED TO ENTER INTO A PUBLIC HEARING 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 SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Vicky Stuart stated that residents received a letter regarding this permit, and she is unsure what is being built. The Planning Commission stated it is an existing building with a living unit above it, and that it is a formal application for the use of space. Lou Best stated that they were hoping residents would come in and formally apply for the use of these similar spaces as a detached accessory unit. He stated the space won't look any different on the outside. Lyle Earl stated that it has been inspected and is up to code.

Lisa Jensen confirmed with the Planning Commission that the resident would be required to complete the same process if there were changes to future plans.

Marlene Poole asked if the owner was planning to live on the property or if the resident was planning on two rentals. Lyle Earl stated that the resident will be living on the property.

Sandy Voss asked what happens with the current ADU's that have not formally applied. Lou stated that there is currently not any punitive action. The Planning Commission encourages residents to apply because it benefits the city of Farr West if they can be reported to the state.

Kamy Beutler asked if there was a population cap for residents in Farr West City. Lou Best explained building density is based off zoning requirements and mandates by the state.

**KIRANNE REBER MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Recommendation to the City Council approval or denial of the request for a conditional use permit for a detached accessory dwelling unit for Denyse McLaughlin located at 3112 North Pelican Drive.

**GREG BAPTIST MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY DWELLING UNIT FOR DENYSE MCLAUGHLIN LOCATED AT 3112 NORTH PELICAN DRIVE. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Recommendation to the City Council to repeal the PD Overlay Ordinance.

**GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL TO REPEAL THE PD OVERLAY ORDINANCE AND ALLOW TIME TO REWRITE AND MODIFY IT OR CREATE A NEW ZONE FOR SOMETHING THAT WILL WORK BETTER FOR THE CITIZENS OF FARR WEST. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#5 – Consent Items

- a. Approval of minutes dated February 12, 2026

**KIRANNE REBER MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 12, 2026. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Kiranne Reber reported on the parks committee and stated that they have submitted a grant request for funding The Meadows Park.

#7 - Adjournment

**AT 7:01 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING.  
KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION  
PASSES UNANIMOUSLY.**

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McKinzie Tams, Clerk

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Lyle Earl, Chairman

Date Approved: \_\_\_\_\_