

A work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, April 9, 2026, at 5:30 pm at the City Hall.

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

Mayor David Bolos and Councilman Tim Shupe were present. City Staff present was Jen Weiss.

Visitors present were: see attached list.

Work Session to discuss the agribusiness ordinance and continue the discussion on proposed new R-1-8 zone

The Planning Commission discussed amendments to the agribusiness ordinance and the proposed new R-1-8 zone.

Regular Meeting

#1 – Call to Order – Chairman 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

Mike Lopez at 3932 N 2600 W stated that he attended a meeting a couple of months ago and brought up the issue of weed control in the Park Plaza development area; he stated that it is still an issue. He stated that the entire fence-line is over-run with weeds, and they are coming through the fence into his yard and garden area causing major problems. He would like this to be addressed, regardless of when development for that area will begin.

Lyle Earl stated that he would make sure it was addressed with the developer.

b. Report from City Council

Tim Shupe reported that the City Council approved licenses for Mecham Industries LLC, Brazilian Paradise LLC, Cotton & Timber Factory Direct Flooring.

The Council approved a conditional use permit and business license for Priority Protection Group Training Facility.

He stated that The Council approved a resolution adopting a blood-borne pathogen exposure control plan.

Tim reported that The Council held a hearing to consider amendments to the 2025-2026 budget, which was approved.

He stated that The Council discussed and approved an amendment for the Farr West City legal services contract.

He stated that The Council adopted April as Childhood Abuse Prevention month.

Tim reported that The Council made no changes or recommendations to assignments.

#4 – Business Items

- a. Public hearing to consider the intent of the legislative body to amend the agribusiness ordinance allowing for retail sale of seeds, compost, fertilizer & planting pots/containers

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE INTENT OF THE LEGISLATIVE BODY TO AMEND THE AGRIBUSINESS ORDINANCE ALLOWING FOR RETAIL SALE OF SEEDS, COMPOST, FERTILIZER & PLANTING POTS/CONTAINERS. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lou Best stated that will be voting “naye”. He further explained that he feels changing an ordinance for the entire city in order to maintain the viability of a single business sets a bad precedent, and is not in the best interest of the city as a whole.

Darren Roylance stated that he feels it would offer future businesses the same opportunity as the business that the ordinance is being changed on behalf of. He added that there should be a stipulation that if the business wants to do anything additional that is not covered in the amendment, the business will have to apply for a commercial rezoning.

Greg Pierce stated that he does not think that a commercial re-zone for that area should be entertained, however he supports an amendment to the ordinance as it has been proposed.

GREG PIERCE 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 amended agribusiness ordinance to allow for retail sale of seeds, compost, fertilizer & planting pots/containers

DARREN ROYLANCE MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL APPROVAL OF THE AMENDED AGRIBUSINESS ORDINANCE TO ALLOW FOR RETAIL SALE OF SEEDS, COMPOST, FERTILIZER & PLANTING POTS/CONTAINERS. GREG PIERCE SECONDED THE MOTION. ROLL CALL WAS DONE: NICK PARKER VOTING AYE, CONNOR JONES VOTING AYE, LOU BEST VOTING NAYE, GREG PIERCE VOTING AYE, DARREN ROYLANCE VOTING AYE. MOTION PASSES.

#5 – Consent Items

- a. Approval of minutes dated March 26, 2026

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED MARCH 26, 2026. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl stated that the city had a tour with the group creating the Parks Master Plan for the city. They visited the Rec Center as well as all the parks within the city. This group will form a plan based on the needs that they identify, as well as the city’s desires for parks and recreation. They will create a report and submit it to the new Review Committee that is being formed right now.

He reported that Fishing Club has begun and is being held on Saturday mornings.

#7 - Adjournment

AT 6:45 P.M., CONNOR JONES MOTIONED TO ADJOURN THE MEETING. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jen Weiss, Clerk

Lyle Earl, Chairman

Date Approved: _____