

A work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, April 23, 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 Lindsay Afuvai.

Visitors present were: see attached list.

Work Session to discuss the Westside Investments LC on proposed Spiker Schultz subdivision with a PD Overlay

The Planning Commission discussed the proposed pd overlay subdivision proposal for the Spiker Schultz subdivision with Amy Roskelley from Westside Investments.

Regular Meeting

#1 – Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Connor Jones led in the Pledge of Allegiance.

b. Prayer

Greg Pierce offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

There was no report from the City Council.

#4 – Business Items

- a. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider amendments to the swimming pool ordinance

Chairman Earl stated this amendment has been brought up at the request of the building official, commenting that the ordinance is outdated to the current technology used with swimming pools and their equipment, commenting they no longer need to be placed ten feet away from the property line.

DARREN ROYLANCE MOTIONED TO SET A PUBLIC HEARING FOR MAY 14, 2026 AT 6:30 P.M. TO CONSIDER AMENDMENTS TO THE SWIMMING POOL ORDINANCE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider amendments to the Legends Subdivision Development Agreement

Genneva Blanchard stated River Blacksmith has purchased the back parcel of the Brinkerhoff property, so the subdivision plat and development agreement need to be amended accordingly after the property is re-zoned to the mixed-use zone.

CONNOR JONES MOTIONED SET A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE LEGENDS SUBDIVISION DEVELOPMENT AGREEMENT. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider the request of a re-zone of the Brinkerhoff property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the mixed-use zone

DARREN ROYLANCE MOTIONED TO SET A PUBLIC HEARING FOR MAY 14, 2026 AT 6:30 P.M. TO CONSIDER THE RQUEST OF A RE-ZONE OF THE BRINKERHOFF PROPERTY LOCATED AT APPROXIMATELY 1193 NORTH 2000 WEST, PARCEL NUMBER 15-004-0127, FROM THE A-1 ZONE TO THE MIXED-USE ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council approval or denial of the West Creek No. II commercial preliminary subdivision plat located at approximately 1000 North 1550 West

Dallin Curriden stated this is the second subdivision in the West Creek Business Park, but the first application in Farr West City as this development is in both Farr West City and Marriott-Slaterville City. Mr. Curriden stated he attended the DRC meeting and addressed several of the concerns the engineer had and hopes to obtain preliminary approval today and come back for final approval and site plan approval next month.

GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE WEST CREEK NO. II COMMERCIAL PRELIMINARY SUBDIVISION PLAT LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated April 9, 2026

GREG PIERCE MOTIONED TO APPROVE THE MINUTES DATED APRIL 9, 2026. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the parks committee and progress on the Mountain View Park zipline project as well as the Youth Fishing Club.

#7 - Adjournment

AT 6:50 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING AND ENTER BACK INTO A WORK SESSION TO DISCUSS THE PROPOSED R-1-8 ZONE. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Lyle Earl, Chairman

Date Approved: _____