

The regular meeting of The Farr West City Planning Commission was held on Thursday, May 14, 2026, at 6:30 pm at the City Hall.

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

Mayor David Bolos and Councilmen Tim Shupe and Bob Blind were present. City Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

#### #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

Connor Jones offered a prayer.

#### #3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Tim Shupe reported on the last two City Council meetings, stating the council approved business licenses, a resolution approving a contract for the Public Works Facility Phase 3, the amended agribusiness ordinance as well as the 2026-2027 tentative budget, the preliminary West Creek II commercial subdivision plat as well as a resolution for match funding with WFRC for the general plan update.

#### #4 – Business Items

- a. Set a public hearing for May 28, 2026 at 6:30 p.m. to consider the request of a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West

**GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR MAY 28, 2026 AT 6:30 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR KATHERINE SCHMIDT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 3965 NORTH 2600 WEST. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Set a public hearing for May 28, 2026 at 6:30 p.m. to consider the request of a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West

**GREG BAPTIST MOTIONED SET A PUBLIC HEARING FOR MAY 28, 2026 AT 6:30 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR HOWARD BLACK FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 1530 NORTH 2000 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Set a public hearing for May 28, 2026 at 6:30 p.m. to consider the request of a conditional use permit for Alex Maurer for a vehicle/parts sales and repair business located at 3677 North 2000 West

**GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR MAY 28, 2026 AT 6:30 P.M. TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR ALEX MAURER FOR A VEHICLE/PARTS SALES AND REPAIR BUSINESS LOCATED AT 3677 NORTH 2000 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Public Hearing to consider the request of a re-zone of the River Blacksmith property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the Mixed-Use zone

Jeremy Scheer stated that during the final approval of Phase 6 of Legends Subdivision, there was a strip of property near the commercial portion of the subdivision and as a result of the discussions during the final approval, Jeremy commented they have purchased that piece of property which is about six acres and now they are wanting to include it in the development.

**DARREN ROYLANCE MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE RIVER BLACKSMITH PROPERTY LOCATED AT APPROXIMATELY 1193 NORTH 2000 WEST, PARCEL NUMBER 15-004-0127, FROM THE A-1 ZONE TO THE MIXED-USE ZONE. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

There were no public comments. Lou Best asked if the residence would stay as residential home. Jeremy Scheer stated they still have approximately three acres but that they have included access through their development near the detention pond for future access to the back portion of their property.

**GREG PIERCE MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Recommendation to the City Council approval or denial of the re-zone of the River Blacksmith property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the Mixed-Use Zone

**GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE RE-ZONE OF THE RIVER BLACKSMITH 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 SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- f. Public hearing to the consider amendments to the Legends Subdivision Development Agreement

**CONNOR JONES MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE LEGENDS SUBDIVISION DEVELOPMENT AGREEMENT. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Darren Roylance confirmed the amendment was simply to include those six acres they had been purchased.

**LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- g. Recommendation to the City Council approval or denial of the amendments to the Legends Subdivision Development Agreement

**GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE LEGENDS SUBDIVISION DEVELOPMENT AGREEMENT. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- h. Recommendation to the City Council approval or denial of the revised plat for Legends Phase 6

**GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REVISED PLAT FOR LEGENDS PHASE 6. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- i. Public hearing to consider the request to amend the general plan to allow for the M-1 Manufacturing zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001

Jason Chugg was present requesting an amendment to the general plan to allow for the M-1 zone on the northern portions of their parcels.

**LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE ON THE NORTHERN PORTIONS OF THE DAVID AND JASON CHUGG PROPERTIES LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBERS 19-492-0001 AND 19-414-0001. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Mike Chatelain thanked the commission for their help in preserving Farr West, particularly this area. Mike stated he felt this proposal is in the best interest of the area and that he supports Jason and David in this development.

Greg Baptist asked if the property owner has talked to Associated Foods about putting in an access on their property. Jason stated they are working with them for access as well as an emergency egress.

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

- j. Recommendation to the City Council approval or denial of the amendment to the general plan to allow for the M-1 Manufacturing Zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001

**DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENT TO THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE ON THE**

**NORTHERN PORTIONS OF THE DAVID AND JASON CHUGG PROPERTIES LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBERS 19-492-0001 AND 19-414-0001. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- k. Public hearing to consider the request of a re-zone of the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001, from the R-1-15 zone to the M-1 Manufacturing zone

**CONNOR JONES MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE NORTHERN PORTIONS OF THE DAVID AND JASON CHUGG PROPERTIES LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBERS 19-492-0001 AND 19-414-0001, FROM THE R-1-15 ZONE TO THE M-1 MANUFACTURING ZONE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

There were no public comments.

**GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- l. Recommendation to the City Council approval or denial of the re-zone of the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001, from the R-1-15 zone to the M-1 manufacturing zone

**LOU BEST MOTIONED TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL OF THE RE-ZONE OF THE NORTHERN PORTIONS OF THE DAVID AND JASON CHUGG PROPERTIES LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBERS 19-492-0001 AND 19-414-0001, FROM THE R-1-15 ZONE TO THE M-1 MANUFACTURING ZONE UNTIL A LEGAL DESCRIPTION AND REVISED SUBDIVISION PLAT IS SUBMITTED. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- m. Recommendation to the City Council approval or denial of the Utah Structures Site Plan Approval

There was no one present on behalf of Utah Structures.

**LOU BEST MOTIONED TO TABLE ANY RECOMMENDATION TO THE CITY COUNCIL ON THE UTAH STRUCTURES SITE PLAN. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- n. Public hearing to consider amendments to the swimming pool ordinance

**LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE SWIMMING POOL ORDINANCE. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Greg Baptist stated he was confused by the language in proposed ordinance. Lyle Earl stated this change is at the request of Nate Carver because the current ordinance is more restrictive than necessary. Lyle then stated he will ask the City Attorney to review and make any recommended changes prior to the City Council meeting.

**DARREN ROYLANCE MOTIONED TO CLOSE THE PUBLIC HEARING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- o. Recommendation to the City Council approval or denial of the amendments to the swimming pool ordinance

**GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE SWIMMING POOL ORDINANCE SUBJECT TO THE CITY ATTORNEY'S REVIEW. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#5 – Consent Items

- a. Approval of minutes dated April 23, 2026

**GREG PIERCE MOTIONED TO APPROVE THE MINUTES DATED APRIL 23, 2026. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Greg Pierce reaffirmed that he felt very good about the change to the development on Farr West Drive.

Kiranne Reber reported on the parks master plan and the first steering committee meeting that was held. Kiranne then reported that he and Lyle had applied for Community Parks and Recreation grant earlier this year and that have been awarded 195,000 to go towards the Meadows Park playground.

Lyle Earl reported that this week is the last week of the Youth Fishing Club and that the Mountain View Park zipline is being worked on and they hope to have it up and running within the next week or two.

#7 - Adjournment

**AT 7:07 P.M., LOU BEST MOTIONED TO ADJOURN THE MEETING. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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Lindsay Afuvai, Recorder

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Lyle Earl, Chairman

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