

The regular meeting of The Farr West City Planning Commission was held on Thursday, May 28, 2026, at 6:30 pm at the City Hall.

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

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

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

Darren Roylance 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

Tim Shupe reported the City Council had a presentation from students at Utah State University on a pedestrian crossing project on 2700 North. The Council then approved a temporary license for Rocky Mountain Aluminum Art, the River Blacksmith re-zone to the mixed-use zone, the amendment to the Legends Subdivision Development Agreement as well as the revised plat for Legends Phase 6. The council then approved an amendment to the general plan to allow for the M-1 zone on the Dave and Jason Chugg properties, set a public hearing to consider the request to vacate a public utility easement, approved an amendment to the swimming pool ordinance and approved a franchise agreement with Forged Fiber 37, LLC. A easement contract for public utilities was approved for the Meadows Park, a resolution was approved regarding public rentals of the senior center as well as a

discussion on a potential dog park behind city hall. The Council then reported on assignments and adjourned.

#4 – Business Items

- a. Public hearing 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

**LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING 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. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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

- b. Recommendation to the City Council approval or denial 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 RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR KATHERINE SCHMIDT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 3965 NORTH 2600 WEST. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Public hearing 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

**LOU BEST MOTIONED ENTER INTO A PUBLIC HEARING 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 PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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

- d. Recommendation to the City Council approval or denial of a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West

**LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR HOWARD BLACK FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 1530 NORTH 2000 WEST. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Public hearing 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 ENTER INTO A PUBLIC HEARING 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. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

Steve Huntsman owns a bordering property at 3677 N Hwy 126. He presented concerns regarding the lack of parking for an automotive business. He referenced the city's ordinance 17.44.150, which states that off-street parking must be located on the same lot as the building it serves. He stated that the site contains limited parking, and there is no shared agreement with neighboring businesses regarding additional parking spaces. He presented pictures showing the limited number of bays and parking spaces. He requested that the planning commission deny the conditional use based on the city's own ordinance regarding parking and storage on the same lot, and not an adjacent property's lot.

Lyle Earl and Lou Best stated that they would like to do a site visit before making a decision on this matter.

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

- f. Recommendation to the City Council approval or denial of a conditional use permit for Alex Maurer for vehicle/part sales and repair business located at 3677 North 2000 West

**GREG BAPTIST MOTIONED TO TABLE DECISION A CONDITIONAL USE PERMIT FOR ALEX MAURER FOR VEHICLE/PART SALES AND REPAIR BUSINESS LICENSE AT 3677 NORTH 2000 WEST WITH THE CONDITIONS. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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

Brandon Suarez was present on behalf of Utah Structures.

Greg Baptist expressed concerns regarding the lack of landscaping along the frontage. Lou Best asked Greg what suggestions he had; Greg suggested decorative rock to match what is in front of the office building. The planning commission discussed Greg's concerns on landscaping.

**GREG BAPTIST MOTIONED TO TABLE APPROVAL UNTIL A LANDSCAPING PLAN IS SUBMITTED.**

Motion dies due to lack of second.

**DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE UTAH STRUCTURES SITE PLAN. GREG PIERCE SECONDED THE MOTION, GREG BAPTIST VOTING NAY. MOTION PASSES.**

- h. Recommendation to the City Council approval or denial of the West Creek II Final Subdivision located at approximately 1000 North 1550 West

Daniel Stephens was present for Western BlackEdge, LLC.

**GREG PIERCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE WEST CREEK II FINAL SUBDIVISION LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- i. Recommendation to the City Council approval or denial of the West Creek II Site Plan located at approximately 1000 North 1550 West

**LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE WEST CREEK II SITE PLAN LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#5 – Consent Items

- a. Approval of minutes dated May 14, 2026

**DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED MAY 14, 2026. SECONDED THE MOTION, ALL VOTING AYE. GREG PIERCE MOTION PASSES UNANIMOUSLY.**

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl stated that fishing club has concluded and was incredibly successful this year.

#7 - Adjournment

**AT 7:35 P.M., GREG PIERCE MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

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Jen Weiss, Clerk

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Lyle Earl, Chairman

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