

The regular meeting of The Farr West City Planning Commission was held on Thursday, June 25, 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, Kiranne Reber, and Connor Jones.

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

Visitors present were: see attached list.

Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#1- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Lou Best offered a prayer.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Tim Shupe reported that the City Council approved a temporary business license for Blue Dragon Fireworks. He stated that the Council adjusted the 2025-2026 budget that was approved, bringing it in line with the new budget. He reported that the Council approved an ordinance enacting a compensation increase for certain city officials.

Tim reported that the Council approved the final proposed budget for 2026-2027.

He reported that the city's accountant, Cody Cardon, gave the city a new certified tax rate of .00032, which is a reduction from the previous rate. He reported that there was a state audit regarding the city's fraud and abuse policy, and the city was presented with a new policy, which the Council approved. The Council also approved a final risk assessment from the State

Auditor's office.

#3 – Business Items

- a. 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 PIERCE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR ALEX MAURER FOR A VEHICLE/PART SALES AND REPAIR BUSINESS LOCATED AT 3677 NORTH 2000 W, WITH A CONTINGENCY THAT ONLY TEN OF THE 17 PARKING STALLS ARE USED FOR CAR SALES, AND ALL VEHICLES DISPLAYED OUTSIDE ARE OPERATIONAL. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Public Hearing to consider amendments to the sign ordinance, section 17.56.070 (C), freestanding signs in commercial zones with freeway access

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE SIGN ORDINANCE, 17.56.070 (C), FREESTANDING SIGNS IN COMMERCIAL ZONES WITH FREEWAY ACCESS. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

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

- c. Recommendation to the City Council approval or denial of amendments to the sign ordinance, section 17.56.070 (C), freestanding signs in commercial zones with freeway access

GREG ROYLANCE MOTIONED TO APPROVE AN AMENDMENT TO THE SIGN ORDINANCE, SECTION 17.56.070 (C), FREESTANDING SIGNS IN COMMERCIAL ZONES WITH FREEWAY ACCESS. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Set a public hearing for July 9, 2026 to consider the request of a conditional use permit for an automobile repair shop for G& J Automotive, LLC located at 2656 North 2000 West

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR JULY 9, 2026 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR

**AN AUTOMOBILE REPAIR SHOP FOR G&J AUTOMOTIVE, LLC
LOCATED AT 2656 NORTH 2000 WEST. GREG BAPTIST SECONDED THE
MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- e. Consideration of canceling the July 23, 2026 Planning Commission meeting

**DARREN ROYLANCE MOTIONED TO CANCEL THE JULY 23, 2026
PLANNING COMMISSION MEETING. GREG PIERCE SECONDED THE
MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#4 – Consent Items

- a. Approval of minutes dated May 28, 2026

**GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED MAY
28, 2026. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE.
MOTION PASSES UNANIMOUSLY.**

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that the city was awarded a federal land grant by the state, which will now go to the National Park Service for final approval. He stated that it should be approved in the next couple of weeks.

He reported that city attorney Liam Keogh sent an email regarding the development agreement for the Elevantage project. He stated that some positive changes were made regarding parking spaces and roads, as well as increased setbacks on corner lots.

He reported that there will be a public hearing on July 9th for the development agreement, as well as a public hearing for the R-1-15 rezone application.

#6 - Adjournment

**AT 6:57 P.M., DARREN ROYLANCE MOTIONED TO ADJOURN THE
MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING
AYE. MOTION PASSES UNANIMOUSLY.**

Jen Weiss, Clerk

Lyle Earl, Chairman

Date Approved: _____