

The regular meeting of The Farr West City Planning Commission was held on Thursday, July 9, 2026, at 6:30 pm at the City Hall.

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

Mayor David Bolos and Councilman Tim Shupe were present. City Staff present was Breanne Carter and Nate Carver.

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

Greg Baptist led in the Pledge of Allegiance.

b. Prayer

Kiranne Reber offered a prayer.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

There was no meeting held due to the Freedom Festival and 4th of July. Greg Baptist thanked the Mayor, City Council and staff for a fantastic Freedom Festival.

#3 – Business Items

a. Recommendation to the City Council approval or denial of the request for a sign for Utah Physical Therapy located at 1741 North 2000 West Suite 9

Representative from business not present. Greg Baptist asked about the sign size and what it will look like. Kiranne Reber stated it will be 8 x 4 and have light pointed downward.

GREG BAPTIST MOTIONED TO APPROVE THE REQUEST FOR A SIGN FOR UTAH PHYSICAL THERAPY LOCATED AT 1741 NORTH 2000 WEST SUITE 9 WITH THE REQUIREMENT THAT THE LIGHTING IS DIRECTED TOWARDS THE GROUND AND NOT TO THE PUBLIC. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Public hearing to consider the request of a re-zone of the Slater Family Properties located at approximately 1300 North 2400 West, from the A-1 zone to the R-1-15 zone, including parcel numbers 15-004-0033, 15-004-0089, 15-030-0073, 15-030-0011 and 15-030-0162

Chris Williams explained that this area is currently in the general plan as A-1 and they are requesting to move to R-1-15. Lyle Earl asked how many homes were in the first proposal and Chris stated 525 homes. He explained that it has been lessened to 385 homes while also eliminating the townhomes from the original proposal.

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A RE-ZONE OF THE SLATER FAMILY PROPERTIES LOCATED AT APPROXIMATELY 1300 NORTH 2400 WEST, FROM THE A-1 ZONE TO THE R-1-15 ZONE, INCLUDING PARCEL NUMBERS 15-004-0033, 15-004-0089, 15-030-0073, 15-030-0011 AND 15-030-0162. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Kaleb Albee from 2251 W 900 N stated he is not opposed to the growth or the development but would like it done the right way. He asked questions about the project including requesting a traffic impact study. He wondered about the irrigation canal and asked if the canal company has reviewed and approved the plans. He also requested that the traffic study, drainage study and canal coordination documents be available for public record. Dennis Miller from 1010 N 2250 W stated he is concerned about the current traffic issues where he lives and is worried about more traffic issues after this development. He also had concerns about the water that will be needed. Chad Jones from 2106 W 900 N stated the road is already not very wide and he is worried about traffic issues. Lyle Earl stated that the road is managed by UDOT. Kaleb Albee asked if there is a way to wait on development until after UDOT fixes the road and Lyle stated there is not a way to wait on development. Chris Williams addressed the questions that have been asked. He stated there is not a connection from 900 N into the subdivision except for emergency vehicles. He stated they are under statewide guidelines for a pollution prevention plan that they must follow. He stated the homes will take less water than agriculture. He explained that they are required to inform each new resident that the sewer plant is nearby. He answered other questions regarding traffic and parking. Mayor Bolos agreed that the concerns are valid about 1025 N 2000 W. He stated there will need to be a traffic study conducted by UDOT to determine if a signal is needed. He stated the storm water and canal concerns have been approved by the public works director. He also explained that the developer has agreed to contribute \$4000 per unit to be used for parks, trails and roads in the city. He

encouraged everyone to contact UDOT to express their traffic concerns. Nate Carver stated there is an interlocal agreement with Marriott Slaterville to clean 4-mile creek and that Marriott Slaterville oversees that agreement. Mike Johnson from 2264 W 1025 N asked about basements and Lyle Earl said there will be no basements due to the water table.

GRAIG BAPTIST MOTIONED TO CLOSE PUBLIC HEARING AND PROCEED WITH REGULAR MEETING. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the City Council approval or denial of the Slater Family Properties located at approximately 1300 North 2400 West, from the A-1 zone to the R-1-15 zone, including parcel numbers 15-004-0033, 15-004-0089, 15-030-0073, 15-030-0011 and 15-030-0162

KIRANNE REBER MOTIONED TO APPROVE A REQUEST OF A RE-ZONE OF THE SLATER FAMILY PROPERTIES LOCATED AT APPROXIMATELY 1300 NORTH 2400 WEST, FROM THE A-1 ZONE TO THE R-1-15 ZONE, INCLUDING PARCEL NUMBERS 15-004-0033, 15-004-0089, 15-030-0073, 15-030-0011 AND 15-030-0162. CONNOR JONES SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH GREG BAPTIST, KIRANNE REBER, CONNOR JONES AND LYLE EARL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Public hearing to consider approval of the Elevantage Consulting, LLC development agreement

CONNOR JONES MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE ELEVANTAGE CONSULTING, LLC DEVELOPMENT AGREEMENT. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Chris Williams explained the changes that have been made to the plans. He thanked the Planning Commission and the Mayor. Lyle Earl explained the development agreement and stated the developer must follow it closely.

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

- e. Recommendation to the City Council approval or denial of the Elevantage Consulting, LLC development agreement

Kiranne Reber asked about concerns regarding the size of the accessory buildings and stated Lou Best also had concerns. Chris Williams explained the height will go back

to the code unless it is stated in the development agreement. Kiranne also asked if a good faith agreement could be added to the development agreement to put pressure on UDOT. Nate Carver and Mayor Bolos stated it can't be added to the agreement, but the city will put pressure on Chris to reach out to UDOT.

KIRANNE REBER MOTIONED TO APPROVE THE ELEVANTAGE CONSULTING, LLC DEVELOPMENT AGREEMENT WITH A CHANGE TO SECTION 8.85 REGARDING ACCESSORY STRUCTURES AND DETACHED BUILDINGS TO SPECIFY THAT THOSE SHOULD MEET THE CITY CODE REQUIREMENTS. CONNOR JONES SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH GREG BAPTIST, KIRANNE REBER, CONNOR JONES AND LYLE EARL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Public hearing 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

KIRANNE REBER MOTIONED TO ENTER INTO A PUBLIC HEARING 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. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Jimmy was present requesting a conditional use permit. He explained that his business is an automotive repair shop. Nate Carver stated that this property is not currently zoned for this type of business. He explained that a site plan approval and subdivision rezone would have to happen before this business could be approved at this location. The owner's cousin and neighbor were present and explained the owner is a good man that puts others before himself. Greg Baptist stated that he will have to go through the proper paperwork to get the property rezoned and Nate recommended setting up a meeting with the city to discuss options.

- g. Recommendation to the City Council approval or denial of a conditional use permit for an automobile repair shop for G & J Automotive, LLC located at 2656 North 2000 West

CONNOR JONES MOTIONED TO TABLE THE 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.

#4 – Consent Items

- a. Approval of minutes dated June 25, 2026

KIRANNE REBER MOTIONED TO APPROVE THE MINUTES DATED JUNE 25, 2026. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Kiranne Reber reported there is a meeting coming up to discuss the pump track maintenance. She said there is progress on the new Meadows Park across from Wahlquist.

Lyle Earl reported on the progress at the new Meadows Park.

#6 - Adjournment

AT 8:03 P.M., KIRANNE REBER MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Breanne Carter, Clerk

Lyle Earl, Chairman

Date Approved: _____