

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

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

Mayor David Bolos and Councilman Tim Shupe were present. City Staff present was Lindsay Afuvai.

Visitors present were: see attached list.

Call to Order – Vice Chairman Greg Pierce

Greg Pierce called the meeting to order.

#1- Opening Ceremony

a. Pledge of Allegiance

Lyle Earl led in the Pledge of Allegiance.

b. Prayer

Nick Parker offered a prayer.

#2 – Business Items

a. Recommendation to the City Council approval or denial of the West Creek Subdivision No. 3 final plat located at approximately 1000 North 1550 West – *BlackPine*

Daniel Stephens was present requesting approval of the West Creek Subdivision No. 3 final plat. Daniel commented that they had come in about a month ago for approvals of lots 3 and 4 and that this the next lot to the west, which will extend the utilities to the next phase of the project. Greg Baptist asked when the berm between the residential and development would be put in. Mr. Stephens stated there is not an actual berm included in the development agreement, just a 100-foot setback. Greg stated there is a berm included on the approved landscape plan. Mr. Stephens commented there would be 100 feet that would not be touched and then the road with a 66-foot right-of-way as well as a 10-foot trail. Greg stated he recalled there being a requirement for a six-foot berm with trees on top, Mr. Stephens stated that is not in the development agreement but that in the included landscape plan, they are including about three times the amount of landscaping that they normally would, including tree lined streets. Darren Roylance and Greg Pierce both commented they did not recall the requirement for the berm, just the setback. Greg Baptist then asked about the requirement of 25% retail in the buildings, commenting he believed Tim Shupe required that to be part of the development agreement. Daniel commented the only requirement recorded in the agreement was that there would be three different types of uses, but that there was no type of percentage included. Lyle Earl stated the city is getting complaints about dust and asked if they could get a water truck over there

regularly. Daniel stated there are three to four trucks running through the project daily and they are doing their best to keep it under control.

LYLE EARL MOTIONED TO RECOMMEND APPROVAL OF THE WEST CREEK SUBDIVISION NO. 3 FINAL PLAT LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF GREG BAPTIST WHO VOTED NAY. MOTION PASSES.

- b. Recommendation to the City Council approval or denial of the West Creek Building V Site Plan located at approximately 1000 North 1550 West - *BlackPine*

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE WEST CREEK BUILDING V SITE PLAN LOCATED AT APPROXIMATELY 1000 NORTH 1550 WEST. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF GREG BAPTIST WHO VOTED NAY. MOTION PASSES.

- c. Recommendation to the City Council approval or denial of the Legends Subdivision Phase 2 located at approximately 1500 North 2300 West – *Visionary Homes*

Nasir Javed was present on behalf of Visionary Homes requesting final approval of the Legends Subdivision Phase 2. Darren Roylance asked how many townhomes there were and how many single-family homes. Kirrane commented there were 23 townhomes and 9 single-family homes. Nasir commented this phase is basically a continuation of Phase 1.

KIRANNE REBER MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE LEGENDS SUBDIVISION PHASE 2 LOCATED AT APPROXIMATELY 1500 NORTH 2300 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#3 - Adjournment

AT 6:42 P.M., LYLE EARL MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Greg Pierce, Vice Chairman

Date Approved: _____