

A joint work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, August 13, 2026, at 5:30 pm at the City Hall.

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

Mayor David Bolos and Councilman Tim Shupe were present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

Planning Commission held a joint work session with the City Council to discuss the proposed development on the A&E Brown property located at approximately 1741 North 1200 West.

Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#1- Opening Ceremony

a. Pledge of Allegiance

Kiranne Reber led in the Pledge of Allegiance.

b. Prayer

Connor Jones offered a prayer.

#2- Comments/Reports

a. Public Comments

Justin Scott invited the Planning Commission and City Council members to join them at a housing symposium put on by the Northern Wasatch Association of Realtors.

b. Report from City Council

Council Member Tim Shupe reported that the City Council met on August 6th, 2026, they approved minutes and paid bills. The City Council then approved a business license for Prathan Builders & HVAC LLC, Victory Threads, Burton Excavation and Ferree Electric. They approved a conditional use permit for Alex Maurer for a vehicle repair and parts business. Tim Shupe stated they held a public hearing and approved ordinance No. 20206-15 vacating the public utility easement for Charles and Patty Nielson. The Council approved Black Pine Subdivision No.3, West Creek site plan No.5, and The Legends Subdivision Phase 2 development.

#3- Business Items

- a. Set a public hearing for August 27, 2026, to consider the request of a conditional use permit for Russell Lynch located at 3683 North Higley Road for an accessory building over 2,000 square feet

Russel Lynch was present requesting a conditional use permit for a 2,000 square foot accessory building.

NICK PARKER MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 27, 2026, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR RUSSELL LYNCH LOCATED AT 3683 NORTH HIGLEY ROAD FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- b. Set a public hearing for August 27, 2026, to consider the request of a conditional use permit for Troy Oram located at 1496 North 1350 West for an accessory building over 2,000 square feet

Troy Oram was pent requesting a conditional use permit for a 2,000 square foot accessory building.

CONNOR JONES MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 27, 2026, TO CONSIDER THE REQUEST OF A CONDTIONAL USE PERMIT FOR TROY ORAM LOCATED AT 1496 NORTH 1350 WEST FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- c. Public hearing to receive and consider comments regarding the request to amend the general plan to allow for the M-1 Manufacturing zone for parcel numbers 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 and 15-005-0121

GREG BAPTIST MOTIONED TO OPEN A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE FOR PARCEL NUMBERS 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 AND 15-005-0121. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Jeremy Jenson was present requesting to amend the general plan to allow for the M-1 Manufacturing zone.

KIRANNE REBER MOTIONED TO CLOSE THE PUBLIC HEARING AND CONTINUE WITH THE REGULAR MEETING. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- d. Recommendation to the City Council approval or denial of the request to amend the general plan to allow for the M-1 Manufacturing zone for parcel numbers 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 and 15-005-0121

NICK PARKER MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 MANUFACTURING ZONE FOR PARCEL NUMBERS 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 AND 15-005-0121. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- e. Public hearing to receive and consider public comments regarding the request of a re-zone of the Petersen Inc property located at approximately 1461 North 2000 West, parcel numbers 15-004-0110, 15-004-0005 and 15-004-0115, from the A-1 zone to the M-1 Manufacturing Zone

CONNOR JONES MOTIONED TO OPEN A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING THE REQUEST OF A RE-ZONE OF THE PETERSEN INC PROPERTY LOCATED AT APPROXIMATELY 1461 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0110, 15-004-0005 AND 15-004-0115, FROM THE A-1 ZONE TO THE M-1 MANUFACTURING ZONE. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

No public comments were made.

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

- f. Recommendation to the City Council approval or denial of the request of a re-zone of the Petersen Inc property located at approximately 1461 North 2000 West, parcel numbers 15-004-0110, 15-004-0005 and 15-004-0115, from the A-1 zone to the M-1 Manufacturing Zone

KIRANNE REBER MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REQUEST OF A RE-ZONE OF THE PETERSEN INC PROPERTY LOCATED AT APPROXIMATELY 1461 NORTH 2000 WEST, PARCEL NUMBERS 15-004-0110, 15-004-0005 AND 15-004-0115, FROM THE A-1 ZONE TO THE M-1 MANUFACTURING ZONE. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- g. Public hearing is to receive and consider public comments regarding the request of a conditional use permit for Petersen Inc for a new production line building located at approximately 1461 North 2000 West

CONNOR JONES MOTIONED TO OPEN A PUBLIC HEARING TO RECEIVE AND CONSIDER PUBLIC COMMENTS REGARDING THE REQUEST OF A CONDITIONAL USE PERMIT FOR PETERSEN INC FOR A NEW PRODUCTION

LINE BUILDING LOCATED AT APPROXIMATELY 1461 NORTH 2000 WEST. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Chelsea Steadman asked what size and height of the building. She was informed it would be similar to the already existing building.

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

- h. Recommendation to the City Council approval or denial of a conditional use permit for Petersen Inc for a new production line building located at 1461 North 2000 West

An 8-foot fence was discussed and it will be decided on during the site plan approval.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST OF A CONDITIONAL USE PERMIT FOR PETERSEN INC FOR A NEW PRODUCTION LINE BUILDING LOCATED AT 1461 NORTH 2000 WEST. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

- i. Public hearing is to receive and consider comments regarding amendments to the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code

KIRANNE REBER MOTIONED TO OPEN A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING AMENDMENTS TO THE LANDSCAPING REQUIREMENTS IN SECTION 17.36.090 IN THE FARR WEST CITY MUNICIPAL CODE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Christine Oram asked if this is for business or residential purposes. Lyle informed her it was for commercial businesses.

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

- j. Recommendation to the City Council approval or denial of amendments to the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO THE LANDSCAPING REQUIREMENTS IN SECTION 17.36.090 IN THE FARR WEST CITY MUNICIPAL CODE. KIRANNE REBER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#4- Consent Items

- a. Approval of the minutes dated July 9, 2026 and July 30, 2026

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JULY 9, 2026, AND JULY 30, 2026. NICK PARKER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported that the fishing club registration is now open.

Kiranne Reber briefly reported on The Meadows Park.

#7 - Adjournment

AT 7:11 P.M., KIRANNE REBER MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Recorder

Lyle Earl, Chairman

Date Approved: _____