

A joint work session and the regular meeting of The Farr West City Planning Commission was held on Thursday, August 27, 2026, at 5:30 pm at the City Hall.

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

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

Visitors present were: see attached list.

Planning Commission held a joint work session with the City Council to discuss the Petersen Inc general plan, re-zone and conditional use applications.

Call to Order – Chairman Lyle Earl

Lyle Earl called the meeting to order.

#1- Opening Ceremony

a. Pledge of Allegiance

Greg Pierce led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#2- Comments/Reports

a. Public Comments

No public comments.

b. Report from City Council

Councilman Tim Shupe reported the City Council met and discussed the re-zone, general plan and conditional use applications for Petersen Inc. These items were tabled. He said the landscaping requirements in section 17.36.090 were amended. An interlocal agreement with Marriott-Slaterville for the West Creek Agreement was approved. He stated that the first successful neighborhood block party was held.

#3- Business Items

- a. Public hearing to receive and consider comments regarding 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

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

Russell Lynch stated he would like to build a detached garage for projects and vehicle maintenance. Lyle Earl asked how big the lot is and he said .35 acre. Kiranne Reber asked what the dimensions would be and he stated 40 X 60. Darren Roylance asked what the height would be and he said 22 feet. Lou Best explained the requirements for an accessory building and stated he would need it to be 21 feet.

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

- b. Recommendation to the City Council approval or denial of the request of a conditional use permit for Russell Lynch located at 3683 N Higley for an accessory building over 2,000 square feet

LOU BEST MOTIONED TO TABLE 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 IN ORDER TO REVIEW A REVISED PLAN THAT MEETS THE HEIGHT REQUIREMENT. KIRANNE REBER SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to receive and consider comments regarding 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

KIRANNE REBER MOTIONED TO ENTER INTO A PUBLIC HEARING 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. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Troy Oram stated he is wanting to build a 40 x 60 accessory building with a 16 foot wall height and a 20 foot peak height.

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 the request of a conditional use permit for an accessory building over 2,000 square feet for Troy Oram located at 1496 North 1350 West

KIRANNE REBER MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET FOR TROY ORAM LOCATED AT 1496 NORTH 1350 WEST. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Public hearing to receive and consider comments regarding the request of a conditional use permit for Richard Dickerson located at 1482 North 1500 West for an accessory building over 2,000 square feet

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING THE REQUEST OF A CONDITIONAL USE PERMIT FOR RICHARD DICKERSON LOCATED AT 1482 NORTH 1500 WEST FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Richard Dickerson stated he is adding an addition to an existing shop for storage use.

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

- f. Recommendation to the City Council approval or denial of the request of a conditional use permit for Richard Dickerson located at 1482 North 1500 West for an accessory building over 2,000 square feet

KIRANNE REBER MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF A CONDITIONAL USE PERMIT FOR RICHARD DICKERSON LOCATED AT 1482 NORTH 1500 WEST FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET. CONNOR JONES SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Public hearing to receive and consider public comments regarding the request of a re-zone of the Hector Coronado and Efrain Herrera property located at 3229 North Higley Rd, parcel numbers 19-017-0089 and 19-017-0082, from the A-1 zone to the C-2 Commercial zone

CONNOR JONES MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING THE REQUEST OF A RE-ZONE OF THE HECTOR CORONADO AND EFRAIN HERRERA PROPERTY LOCATED AT 3229 NORTH HIGLEY RD, PARCEL NUMBER 19-017-0089 AND 19-017-0082, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

Grayson Kingston from 3243 N Pelican Drive stated he is opposed to this because of the fleet of trucks coming and going, the noise and the dust. He stated he would like to keep the area a quiet and peaceful community. Brody Calder and Hector Coronado were present. Brody Calder represented Hector Coronado. Brody stated there has been support received from some of the neighbors. He stated there are currently businesses on the same road that are operating. Lou Best asked if those businesses are residential and Brody stated he is not sure. Brody explained they are willing to work with the community and the city to help find a way to work through some of the issues that are brought up. Julia French from 3243 N Higley Road stated that she is opposed to this business because of the large trucks, construction equipment, and employees that are coming and going. She is also opposed to changing the zone to C-2 because that will open the area to other large businesses. Jeff Mount from 3213 N Higley Road states he has lived here for 20 years and wants to keep the neighborhood rural. He is opposed to the heavy trucks and construction equipment that come by daily. Tamara Grant from 3205 N Higley Road offered support for the business and does not see an issue with it but is opposed to changing to C-2. She would like to see if there is a way to permit the business without changing the zone. Mark White from 3231 N Pelican stated he is concerned about changing to C-2 because of what that will mean for the future.

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

- h. Recommendation to the City Council approval or denial of the request of a re-zone of the Hector Coronado and Efrain Herrera property located at 3229 North Higley Rd, parcel numbers 19-017-0089 and 19-017-0082, from the A-1 zone to the C-2 Commercial zone

Lou Best stated this is a procedural problem because the general plan would have to be changed to do this. He explained the second issue with changing to C-2 is that changing the zone would allow anything under C-2 in this area. Connor Jones stated that if they deny this tonight, there is still an issue with code enforcement. He explained that rezoning would open up more options for commercial. Darren Royslance stated that carving out a C-2 island in a residential area is not practical. Kiranne Reber stated that having residential in a C-2 property is not allowed. Greg Pierce explained that commercial does not fit into a residential area.

KIRANNE REBER MOTIONED TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE REQUEST OF A RE-ZONE OF THE HECTOR CORONADO AND EFRAIN HERRERA PROPERTY LOCATED AT 3229 NORTH HIGLEY RD, PARCEL NUMBER 19-017-0089 AND 19-017-0082, FROM THE A-1 ZONE TO THE C-2 COMMERCIAL ZONE. LOU BEST SECONDED THE MOTION. A ROLL CALL

VOTE WAS TAKEN WITH LOU BEST, CONNOR JONES, DARREN ROYLANCE, KIRANNE REBER, AND GREG PIERCE ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Set a public hearing for September 10, 2026 to receive and consider public comments regarding the request of a conditional use permit for Anthony Smith located at 2184 West 2475 North for an accessory building

Lyle Earl stated that this is not in compliance because the application shows he is requesting the code to be changed. He stated that the request will have to be denied and his application fee refunded.

LOU BEST MOTIONED TO DENY A REQUEST FOR A PUBLIC HEARING FOR SEPTEMBER 10, 2026 TO RECEIVE AND CONSIDER PUBLIC COMMENTS REGARDING THE REQUEST OF A CONDITIONAL USE PERMIT FOR ANTHONY SMITH LOCATED AT 2184 W 2475 N FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#4- Consent Items

- a. Approval of the minutes dated August 13, 2026

DARREN ROYLANCE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 13, 2026. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairman/Commission Follow-up

- a. Report on Assignments

Lou Best said he has been studying the latest requirements for detached accessory dwelling units.

Lyle Earl announced that the fishing club registration is open.

#7 - Adjournment

AT 7:18 P.M., KIRANNE REBER MOTIONED TO ADJOURN THE MEETING. Greg SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Breanne Carter, Clerk

Lyle Earl, Chairman

Date Approved: _____