

The regular meeting of The Farr West City Planning Commission was held on Thursday, October 8, 2026, at 6:30 pm at the City Hall.

Commission members present were Chairman Lyle Earl, Kiranne Reber, Greg Baptist, 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 Lindsay Afuvai.

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

Tim Shupe reported the City Council approved, with conditions, a franchise agreement with Strata Networks, the interlocal agreement with Weber County Clerk's Office for elections and a new janitorial services agreement for City Hall and the Rec Center. The Council also approved a Professional Services Agreement with ESI Engineering for survey and design work on the 3300 North widening project, an amendment to our Econo Waste solid waste and recycling collection agreement as well as the request for conceptual design services from American Ramp Company for Meadows Park. The Council then approved the Transportation and Land Use Connection Consultant Agreement with Wasatch Front Regional Council, reported on their assignments and adjourned.

#3 – Business Items

- a. Public hearing to receive and consider comments regarding the request of a conditional use permit for a 2,400 square foot accessory building for Joseph Andersen located at 1644 West 1200 North

CONNOR JONES MOTIONED TO ENTER INTO A PUBLIC HEARING TO RECEIVE AND CONSIDER COMMENTS REGARDING THE REQUEST OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR JOSEPH ANDERSEN LOCATED AT 1644 WEST 1200 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Joseph Andersen stated he is on a half-acre lot and is looking to build a 2,400 garage in his backyard. The Commission reminded Mr. Andersen of the height requirements and restrictions, as well as setback requirements.

Carl Hale stated he lives three houses to the north and asked what the building would be used for. Mr. Andersen stated it would be storage and for his antique cars.

KIRANNE REBER MOTIONED TO CLOSE PUBLIC HEARING AND PROCEED WITH REGULAR MEETING. CONNOR JONES 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 a 2,400 square foot accessory building for Joseph Andersen located at 1644 West 1200 North

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR JOSEPH ANDERSEN LOCATED AT 1644 WEST 1200 NORTH. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Set a public hearing for October 22, 2026 to consider the request of a re-zone of the A & E Brown Development property, parcel number 15-831-0002, located at approximately 1741 North 1200 West, from the A-1 zone to the Senior Housing Residential Zone

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR OCTOBER 22, 2026 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE A & E BROWN DEVELOPMENT PROPERTY, PARCEL NUMBER 15-831-0002, LOCATED AT APPROXIMATELY 1741 NORTH 1200 WEST, FROM THE A-1 ZONE TO THE SENIOR HOUSING RESIDENTIAL ZONE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lou Best stated he had concerns with the development agreement as submitted and asked if those should be addressed prior to the re-zone. Kiranne Reber asked about open space on the concept plan and questioned why we would not require the minimum amount of open space. It was discussed that they could proceed with the re-zone process, but that there would be several questions that need to be addressed regarding the development agreement.

#4 – Consent Items

- a. Approval of minutes dated September 10, 2026

KIRANNE REBER MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 10, 2026. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Kiranne Reber reported on the parks committee, stating that as part of the parks master plan study they have scheduled a joint work session with the Council and Commission on October 22nd at 5 pm to go over the proposed concepts. Kiranne then reported they have applied for a grant through outdoor recreation funding for Meadows Park.

Lyle Earl reported that the Youth Fishing Club wrapped up and went great. Lyle then reported there would also be a joint work session regarding a proposal on Jerry's Nursery property at 5:30 p.m. on October 15th, before the Council meeting.

#6 - Adjournment

AT 7:14 P.M., KIRANNE REBER MOTIONED TO ADJOURN THE MEETING. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Lyle Earl, Chairman

Date Approved: _____