



FARR WEST CITY PLANNING COMMISSION AGENDA

January 11, 2024 at 6:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, January 11, 2024

6:00 pm Work Session – Discuss amendments to the new subdivision ordinance

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Set a public hearing for January 25, 2024 to consider the request of a conditional use permit for Spencer Knight located at 1741 North 2000 West for warehousing with 25% office space, or detailing services or fitness services, as allowed by the C-2 zone
 - b. Set a public hearing for January 25, 2024 to consider the request of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West
 - c. Public hearing to consider the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West
 - d. Recommendation to the City Council approval or denial of the request to amend the general plan to allow for the commercial zone at 1407 North 2000 West
 - e. Public hearing to consider the request of a re-zone of the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone
 - f. Recommendation to the City Council approval or denial of the request of a re-zone of the Beal Family Trust property, parcel number 15-442-0002, located at 1407 North 2000 West, from the A-1 zone to the C-2 Commercial zone
 - g. Discussion/Action – Changing Planning Commission meeting time to 6:30 p.m.
5. Consent Items
 - a. Approval of minutes dated December 14, 2023
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 5, 2024.

Lindsay Afuvai
Recorder



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date _____ Applicant Name _____

Mailing Address _____

_____ Email _____

Property address of proposed conditional use _____ Current Zoning: _____

Please list the requested conditional use as listed within the city zoning ordinance _____

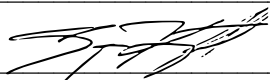
A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.



Signature of Applicant

Property Owner? Y N

Date Application & \$100.00 Processing Fee received _____

Received by _____

Date of public hearing: _____

Date application was ____ Approved ____ Denied by Planning Commission _____

Conditions/Reasons

Date application was ____ Approved ____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 1/4/2024 Applicant Name Adam Lambert

Mailing Address 1495 N. 1500 W Farr West Utah 84404

Phone Number _____

Property address of proposed conditional use 1495 N. 1500 W Farr West Utah 84404 Current Zoning: A-1

Please list the requested conditional use as listed within the city zoning ordinance Accessory Building

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

The proposed building is designed to be large enough to accommodate the hobbies of the owner of the property. In part for, the accommodation of a 5th wheel travel trailer, and various other "toys" and woodworking interests. This also creates a safe covered space to work on and maintain those interests without disrupting neighbors' enjoyment of their property.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

By enclosing these items in an outbuilding, we will be securing items that would otherwise be an eyesore in a single building that fits into the architectural design currently existing in the neighborhood. This neighborhood is appealing in that respect both to us and future owners of the property.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

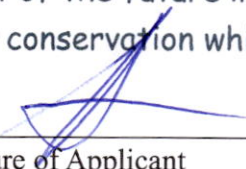
This building will be located at the rear of the property. The furthest corner from the front and side of the house and street respecting all setbacks from property lines.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

In the *General Objectives and Characteristics* section for zoning A-1-R it talks about this area characterized by large lots with outbuildings and maintaining a rural atmosphere. This building is designed to do just that by maintaining the rural atmosphere with one outbuilding that houses the less than rural-looking items within it. Also, future owners will have the same opportunity along with the added benefit of being able to easily modify the structure for their large animals as stated in the objectives.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

Along with the aforementioned benefits to the sensibilities of the neighbors, safety for the owners, and architectural benefits, this structure will be engineered to hold the weight of the future installation of solar panels. This will have the added benefit of water conservation while retaining a large amount of green space.

 _____ Property Owner? ☒ Y ☐ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received → Andrea →
Received by 1/4/2024

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

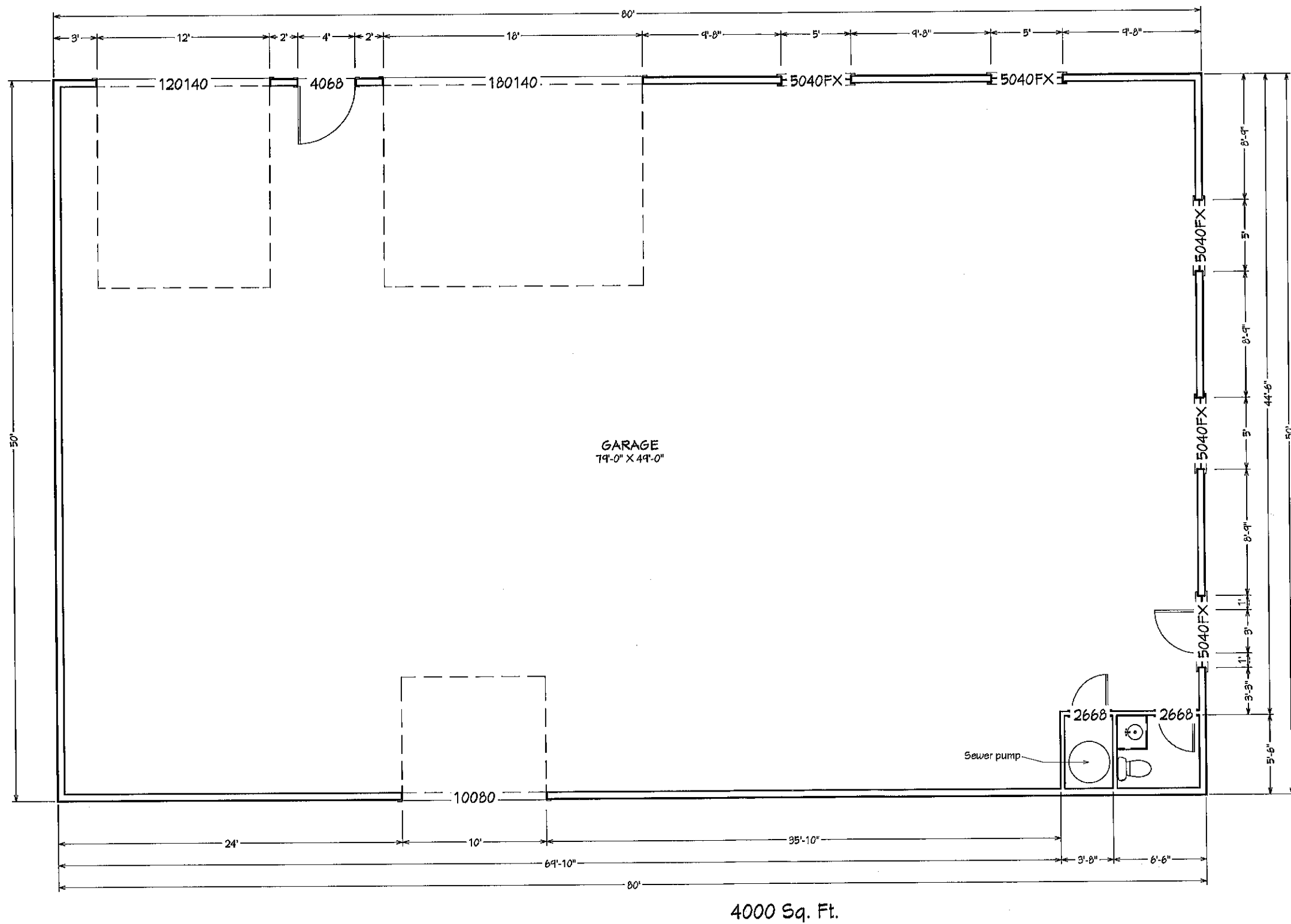
Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

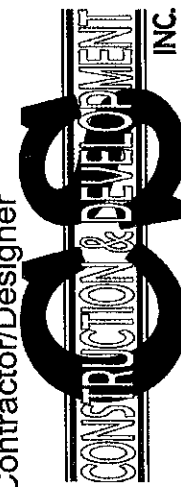
Planning Commission Chair

Mayor



Scale 1/8"=1'

Contractor/Designer



1296 W 1100 N
Farr West, UT 84404
(801) 941-4855

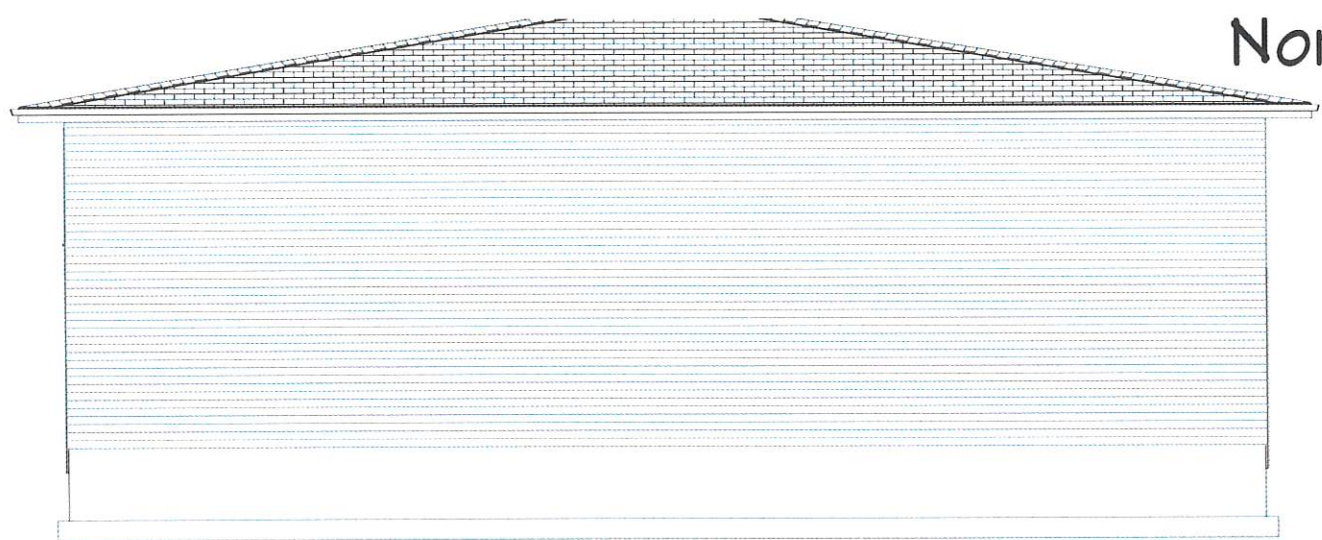
Adam and Tamera Lambert Garage
1495 N 1500 W
Farr West, UT 84404

Date 1/2/24

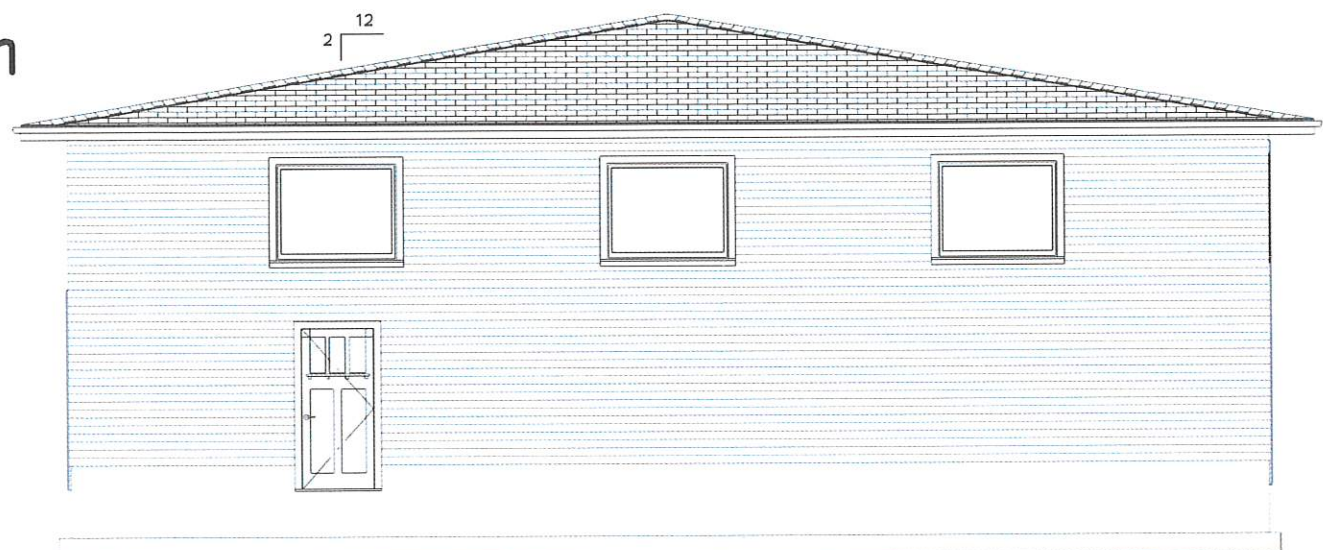
Page 1



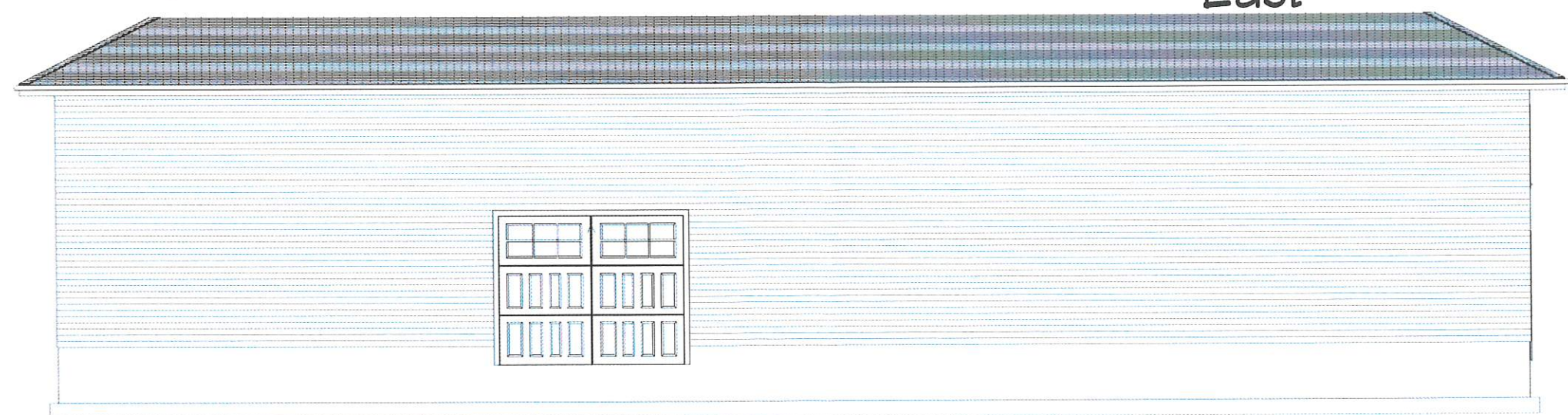
North



West



East



South

Scale 1/8"=1'

Contractor/Designer



1296 W 1100 N
Farr West, UT 84404
(801) 941-4855

Date

1/2/24

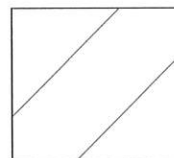
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Adam and Tamera Lambert Garage

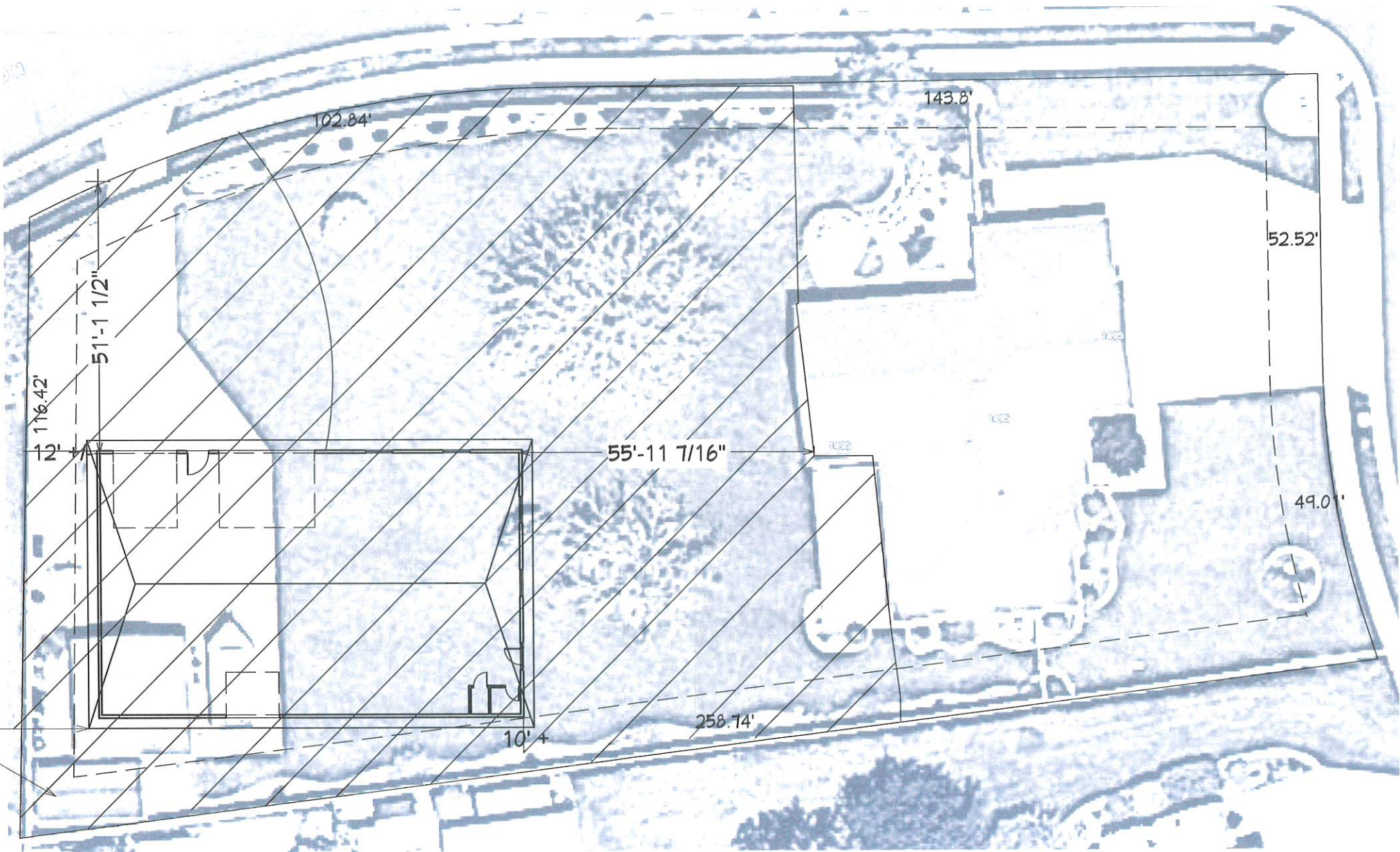
1495 N 1500 W

Farr West, UT 84404



Calculated back yard 20,150 sq ft
Max shop size 20% 4,030 sq ft
Shop 4,000 sq. ft.

Remove existing sheds



Plot Plan

Scale 1"=25'

Contractor/Designer



1296 W 1100 N
Farr West, UT 84404
(801) 941-4855

Adam and Tamera Lambert Garage
1495 N 1500 W
Farr West, UT 84404

Date

1/2/24

Page

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Application for Rezoning Real Property



Date Submitted Dec. 8, 2023 Applicant's Name Brad Butterfield
Applicant's Address [REDACTED]
Applicant's Phone (800) [REDACTED]

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres..... \$200.00 []
Commercial or Manufacturing..... \$250.00 [☒]

Fee received by Lindsay A. Fuvar Date 12/8/2023

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

15-442-0002

Be rezoned from (present zoning) Residential/Agricultural
To (desired zoning) Commercial

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. []

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

The majority of the properties along 2000 w are planned as residential in the future

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

Provide excellent oral health care.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

Provide greater access ~~to receive~~ to oral health care

Signature of Petitioner(s):

Brad Butterfield

Address:

1761 N 2000 W
Farr West UT 844

- ✓ Checklist:
- ☒ Fees Paid
 - ☒ Legal Description
 - ☒ Scale Drawing
 - ☐ Adjacent Property Owners List
 - ☒ Public Hearing Set
 - ☐ Adjacent Property Owners Notified

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____

Ownership Info for 154420002 as of Dec-11-2023 10:17:23am

Property Owner as of Dec-11-2023 10:17:23am

Property Address

MICHAEL & BONNIE BEAL FAMILY
TRUST

1407 N 2000 W

FARR WEST

84404

Parcel Number: 154420002

Tax Area: 145

Mailing Address

MICHAEL & BONNIE BEAL FAMILY
TRUST

430 N STATION PKWY APT 456

FARMINGTON UT

840253149

Current References

Entry #	Book	Page	Recorded Date
2321541			February 13, 2008

Kind of Instrument WARRANTY DEED

2797765

June 10, 2016

Kind of Instrument EASMNT

2860267

May 31, 2017

Kind of Instrument QUIT CLAIM DEED

Dedication Plats

Cottam Subdivision 1st Amendment
[66-032](#)(TIF)

Prior Parcels

[152620002](#) (Dead)

[150040006](#) (Dead)

Legal Description

ALL OF LOT 2, COTTAM SUBDIVISION 1ST AMENDMENT, FARR WEST
CITY, WEBER COUNTY, UTAH.
TOGETHER WITH AND SUBJECT TO PRIVATE ACCESS EASEMENT E#
2797765.

PART OF THE SE 1/4 OF SECTION 2, T.6N., R.2W. S.L.B. & M.
COTTAM SUBDIVISION 1ST AMENDMENT

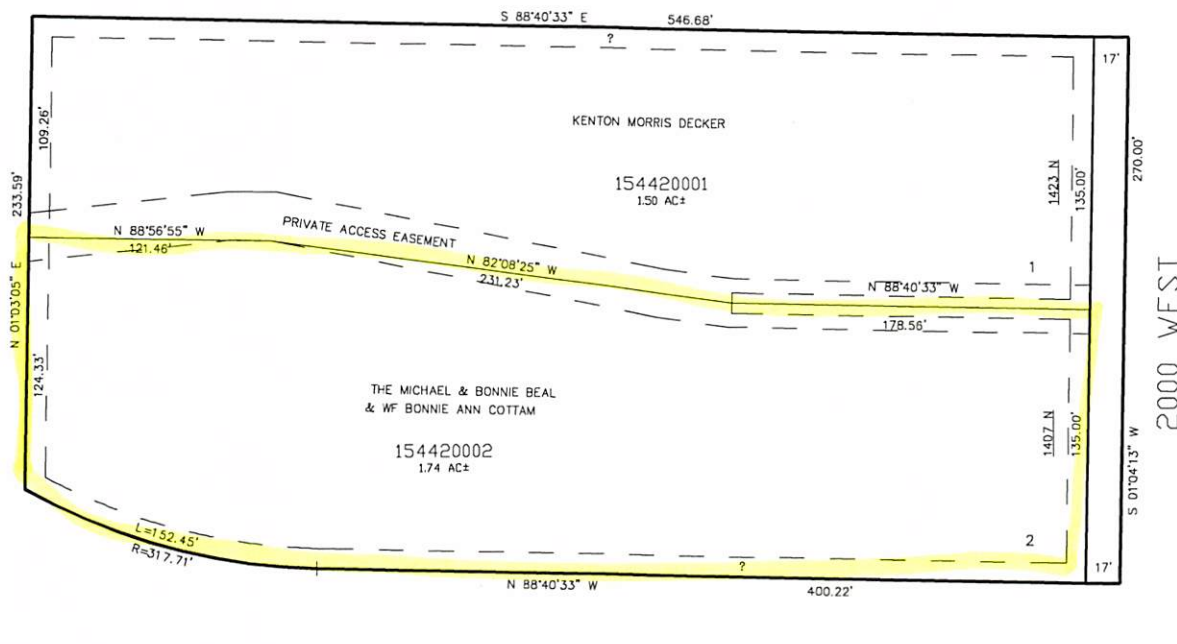
IN FARR WEST CITY

TAXING UNIT: 145

SCALE 1" = 50'

SEE P. 4

SEE P. 4



SEE P. 4

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 66, PAGE 32 OF RECORDS.