



FARR WEST CITY PLANNING COMMISSION AGENDA

January 25, 2024 at 5:30 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 5:30 pm work session and their regular meeting at 6:30 pm on Thursday, January 25, 2024

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

1. Call to Order – Chairwoman Geneva 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. Public hearing 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. Recommendation to the City Council approval or denial of 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
 - c. Public hearing 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
 - d. Recommendation to the City Council approval or denial of the request of a conditional use permit for a 4,000 square foot accessory building for Adam Lambert located at 1495 North 1500 West
 - e. Public hearing to consider amendments to signs allowed in residential zones
 - f. Recommendation to the City Council approval or denial of amendments to the signs allowed in residential zones
 - g. Public Hearing to consider approval of the updates to the subdivision ordinance as mandated by SB 174
 - h. Recommendation to the City Council approval or denial of the updates to the subdivision ordinance as mandated by SB 174
 - i. Discussion – Appointment of Housing Committee members
5. Consent Items
 - a. Approval of minutes dated January 11, 2024
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 19, 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 [REDACTED]
[REDACTED]

Property address of proposed conditional use _____ Current Zoning: _____

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

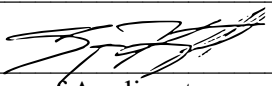
A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

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 [REDACTED]

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.

Signature of Applicant

Property Owner? Y N

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

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

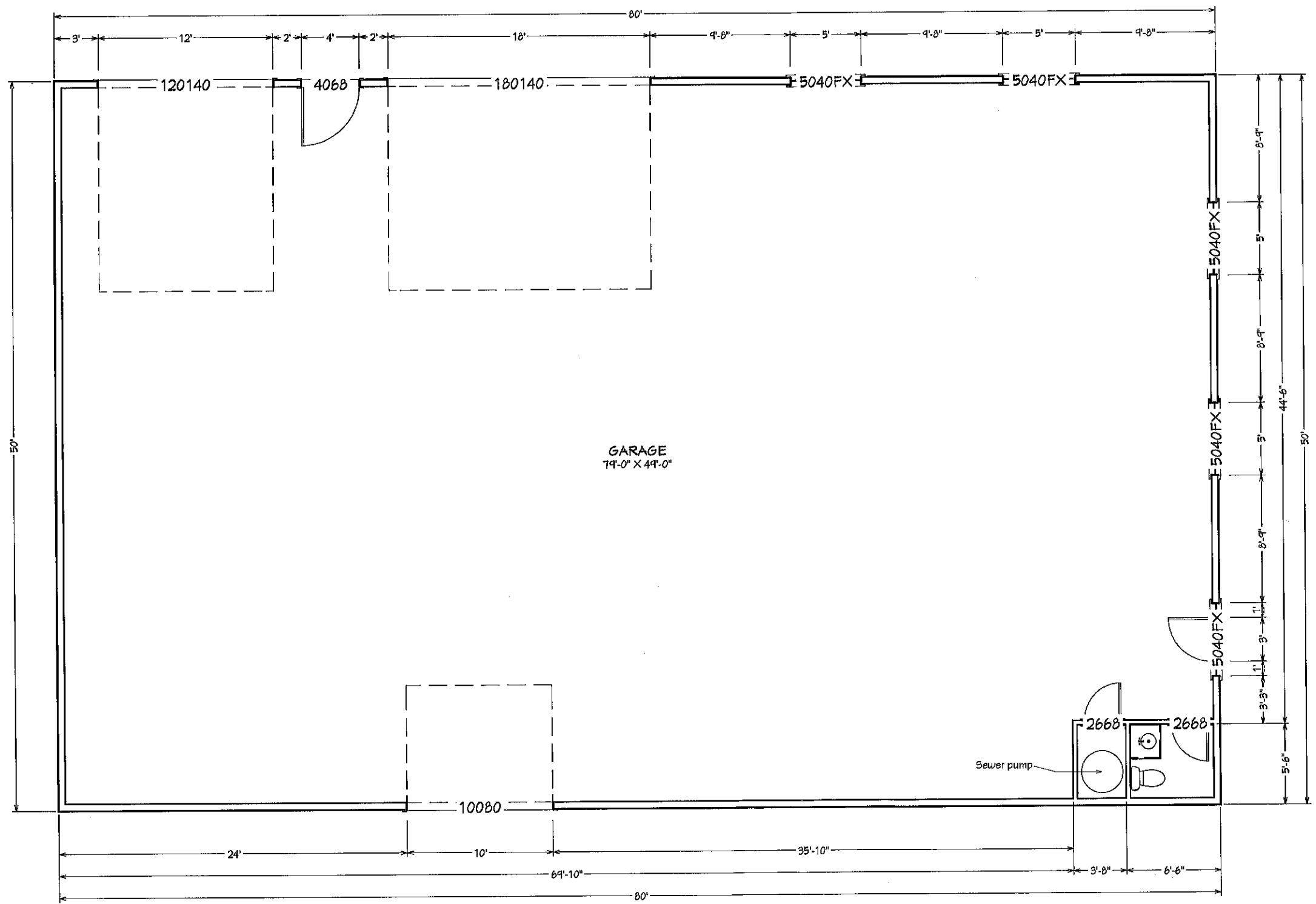
Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

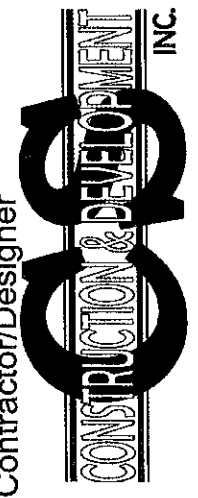
Mayor



4000 Sq. Ft.

Scale 1/8"=1'

Contractor/Designer

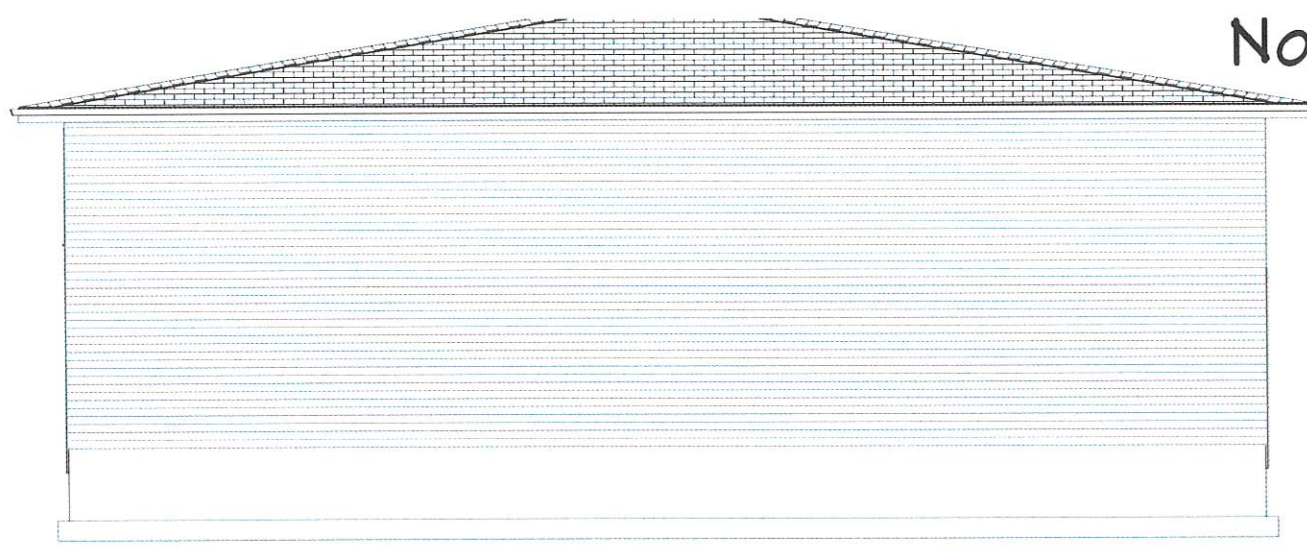


1296 W 1100 N
 Farr West, UT 84404
 (801) 941-4855

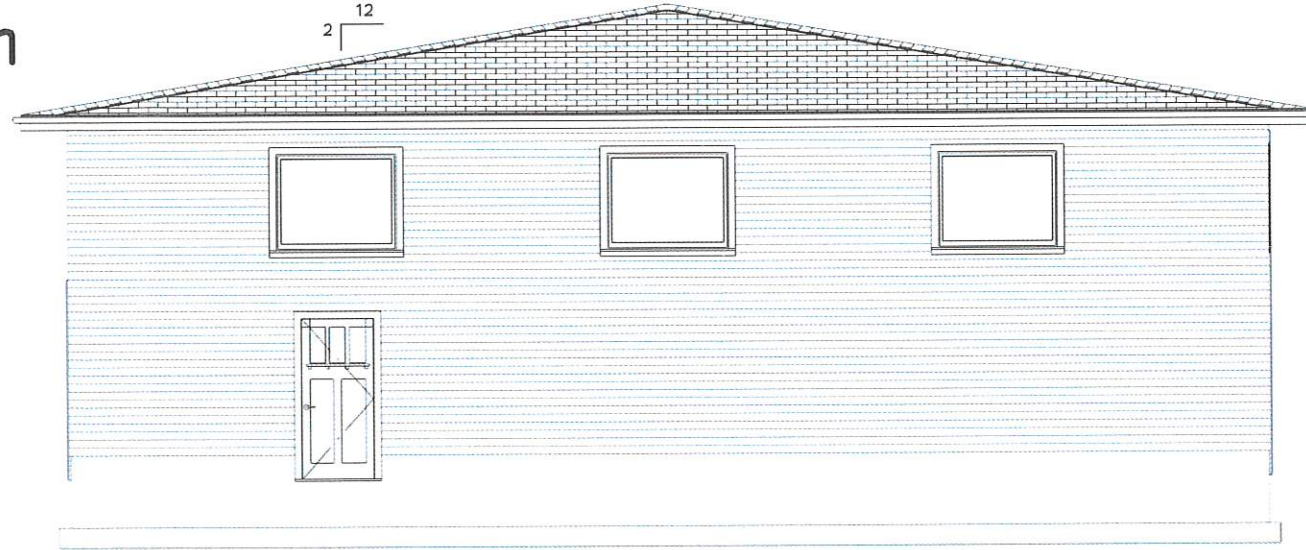
Adam and Tamera Lambert Garage
 1495 N 1500 W
 Farr West, UT 84404

Date 1/2/24

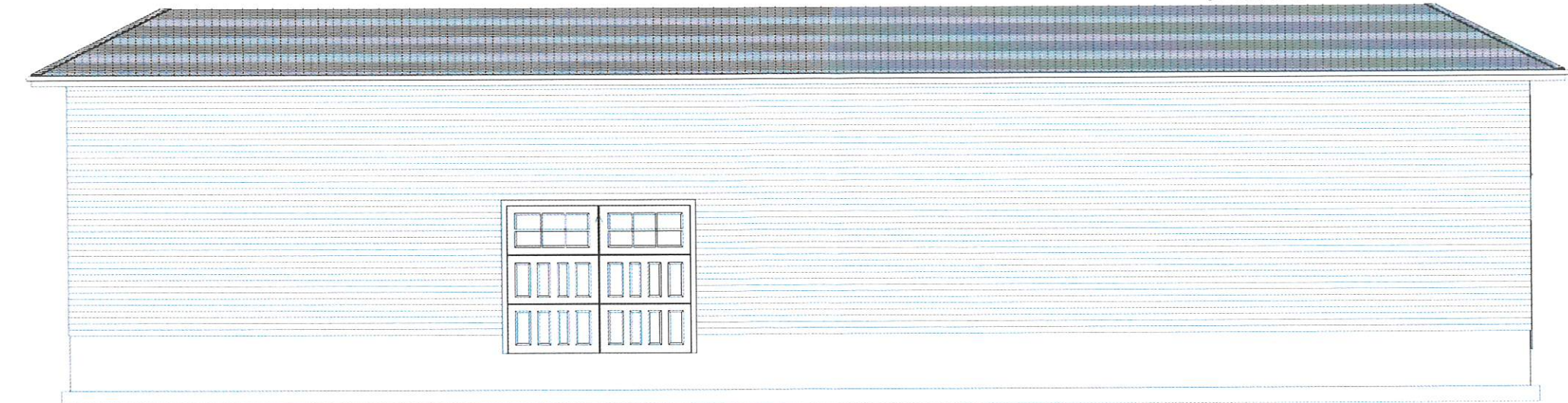
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North



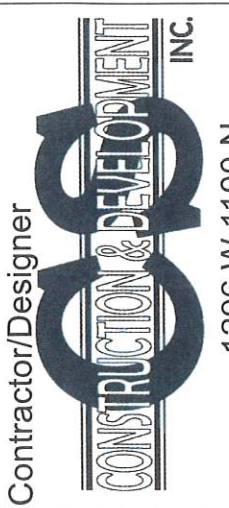
East



South

Scale 1/8"=1'

Contractor/Designer



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

Date

1/2/24

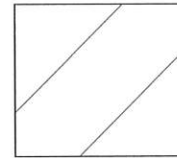
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Adam and Tamera Lambert Garage

1495 N 1500 W

Farr West, UT 84404

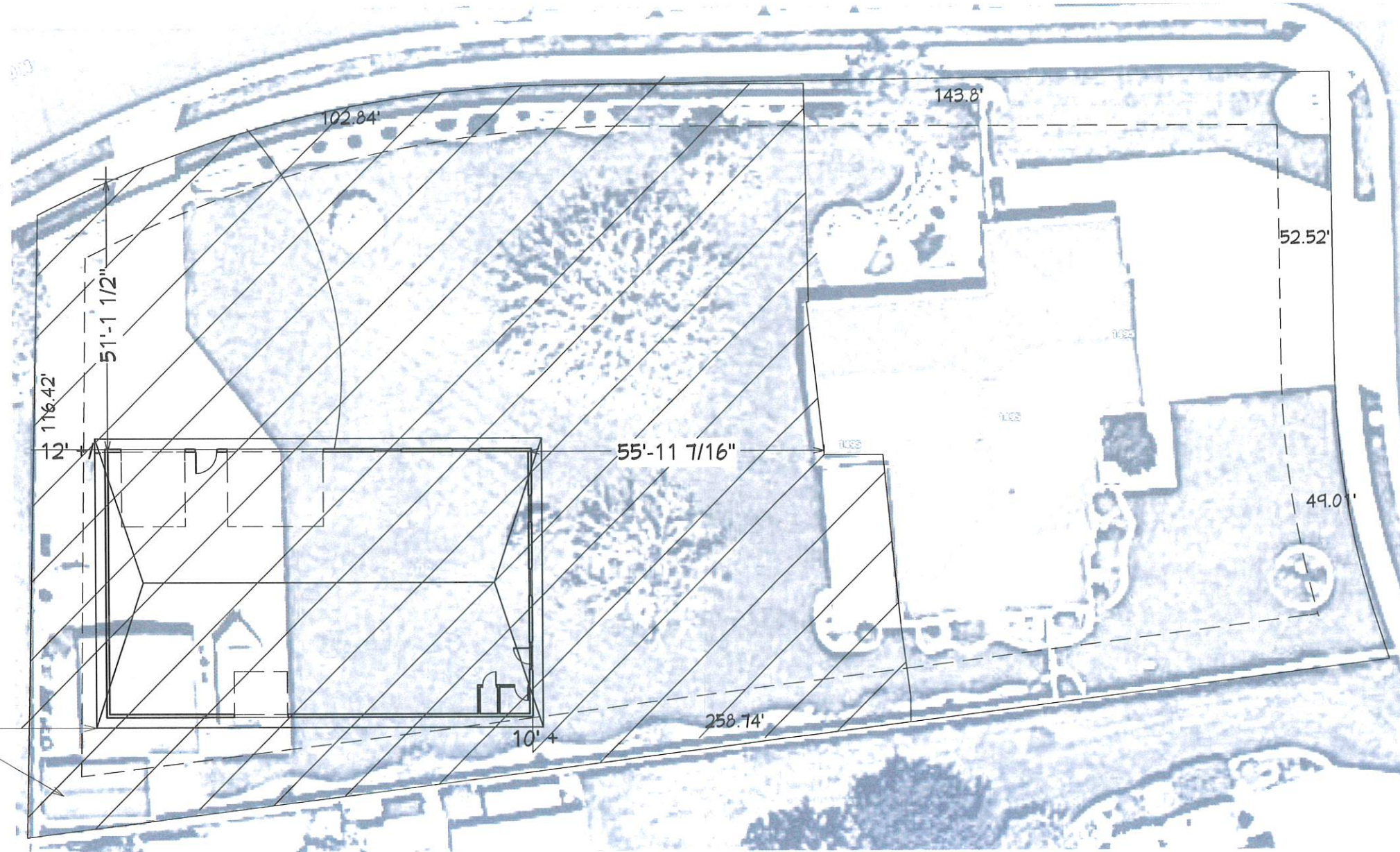


Calculated back yard 20,150 sq ft

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

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17.56.050: RESIDENTIAL ZONES:

Only **four (4)** types of signs are allowed in residential zones: real estate signs, political signs, curb signs, and **signs for the sale of plant or animal products (see section 17:40:030).**

A. **Real Estate Sign:** Advertises the sale, lease or rental of the property upon which it is displayed. One nonilluminated sign permitted per lot. Signs shall not exceed four (4) square feet in area and not be over five feet (5') tall. Signs must be removed fifteen (15) days following the sale, rental or lease of the property.

B. **Political Sign:** Announces, supports or opposes a particular issue, political party or candidate for public office. May be placed only on private property (which for purposes of this chapter includes the park or mow strip) with the permission of the property owner or resident. May not exceed sixteen (16) square feet in area and shall conform to current "clear view zone" criteria (see section 17.46.050 of this title). May be placed not more than sixty (60) days prior to the election or referendum and shall be removed not later than five (5) days after the election or referendum.

C. **Curb Signs:** Property owners in Farr West are not required to install curb signs, but are encouraged to do so for the quick identification of a home or business in the event of an emergency. Curb sign must meet exacting specifications (see section 17.56.140 of this chapter for detailed specifications). (Ord. 16-01)

D. **Plant or Animal Products Signs:** Signs for the sale of nursery or greenhouse plants, fruits or vegetables, and/or animals or eggs are permitted in the A-1 and A-1-R zones. All signs shall not exceed six (6) square feet in area and not be over five feet (5') tall. The sign design shall be reviewed by the Planning Commission before approval. Signs shall only be posted when products are being sold.