



FARR WEST CITY PLANNING COMMISSION AGENDA

February 8, 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, February 8, 2024

5:30 pm Work Session – Discuss River Blacksmith Mixed Use Development

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 February 22, 2024 at 6:30 p.m. to consider the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive
 - b. Recommendation to the City Council approval or denial of the request for a residential sign for The Outdoor Garden located at 2395 West 1900 North
 - c. Recommendation to the City Council appointment of the Planning Commission Chair and Vice Chair
 - d. Recommendation to the City Council re-appointments of Lyle Earl, Greb Baptist and Darren Roylance
5. Consent Items
 - a. Approval of minutes dated January 25, 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 February 2, 2024.

Lindsay Afuvai
Recorder

Stewardship. Integrity. Commitment.



DAKOTA PACIFIC
Real Estate



Chugg Farr West Land – Farr West Planning Commission

12/14/2023



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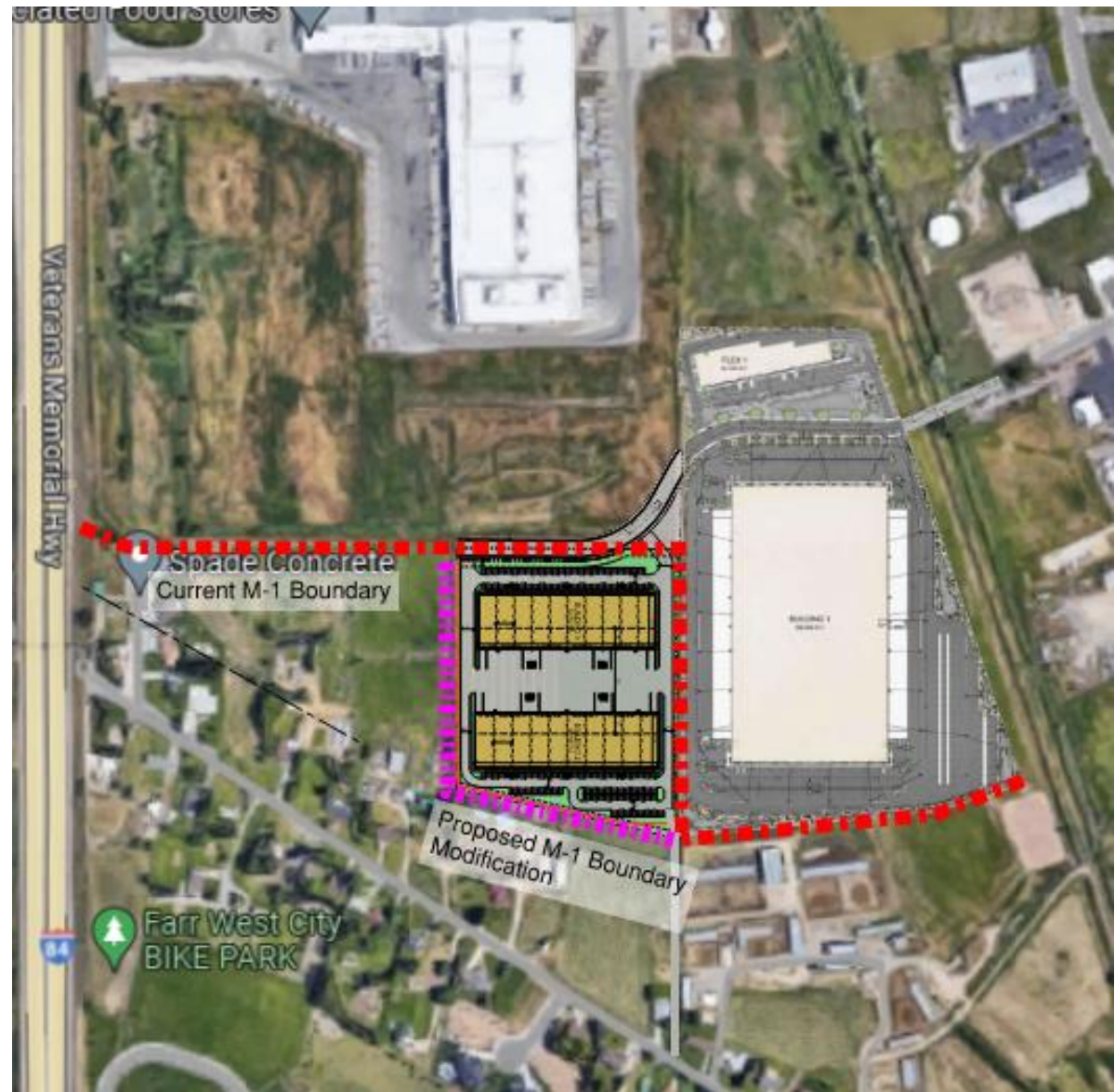
Confidential Information – Not for Distribution or Circulation

ZONING REQUEST

Re-zone Parcels

19-414-0001,
19-414-0002, and
19-072-0073

to **M-1** from to **R-1-15**



INFRASTRUCTURE

Transportation

- Extend Road built by Black Pine's Development
- Roadway aligns with General Plan

Zoning Transition

- Comply with setbacks, noise ordinance, fence screening, and light pollution

Utilities

- Extend through new roadway



CONCEPT RENDERING



CONCEPT SITE PLAN



PARCELS/BUILDING DATA			
BUILDING 1		31,400 SF	
TOTAL PARKING		100 SPACES	
ASPH		100,000 SF	
POSSIBLE OFFICE/WAREHOUSE AREA			
PER PARKING SPACE			
OFFICE	40	4,000 SF	
TOTAL PARKING	100 SPACES		
ASPH	100,000 SF		
REQUIRED ASPH	100,000 SF		
WAREHOUSE	40	70,000 SF	
TOTAL PARKING	100 SPACES		
ASPH	100,000 SF		
REQUIRED ASPH	100,000 SF		
BUILDING 2		31,400 SF	
TOTAL PARKING		100 SPACES	
ASPH		100,000 SF	
POSSIBLE OFFICE/WAREHOUSE AREA			
PER PARKING SPACE			
OFFICE	40	4,000 SF	
TOTAL PARKING	100 SPACES		
ASPH	100,000 SF		
REQUIRED ASPH	100,000 SF		
WAREHOUSE	40	70,000 SF	
TOTAL PARKING	100 SPACES		
ASPH	100,000 SF		
REQUIRED ASPH	100,000 SF		
BUILDING TOTAL		100,000 SF	
BUILDING COVERAGE		40%	
LANDSCAPING		10%	
<u>SITE TO BE BUILT CODE</u>			
Location		New York, NY	
Zoning		M-1	
Setbacks		10' (10' to 10' to 10' to 10')	
Height		10' to 10' to 10' to 10'	
Parking		100	
Landscaping		10%	

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING ONLY. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONTAIN ACCESS LOCATIONS, AND WETLANDS.





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Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 1-16-24 Applicant Name: Steve Bird
Applicant Address: [REDACTED]
Phone: [REDACTED]

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: The Outdoor Garden Address: 2395 W 1900 N Farr West, UT 84404

Description of site being considered:

Next to business entrance (on west side)
off of 1900 N

Tax ID number: 10865316-003-5TC Current zoning of site: A1

Abbreviated Site Plan:

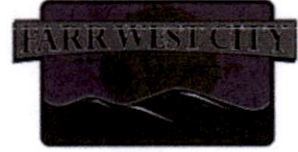
Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs.
- Materials to be used for the construction of this sign.

If any of the above information is not being provided, please indicate reasoning:

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping?

set back 10 ft from 1900 N. No higher than
5'. Under 16 square ft



Application for Sign Approval

The following conditions will apply to this sign application: Permanent

Expiration Date for the use of a temporary sign: NA

All fields must be filled out before application will be considered. ('N/A' fields not applicable)

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature [Signature]

Print Name Steve Bird

Property Owner Signature [Signature]

Print Name Steve Bird

For City Use:

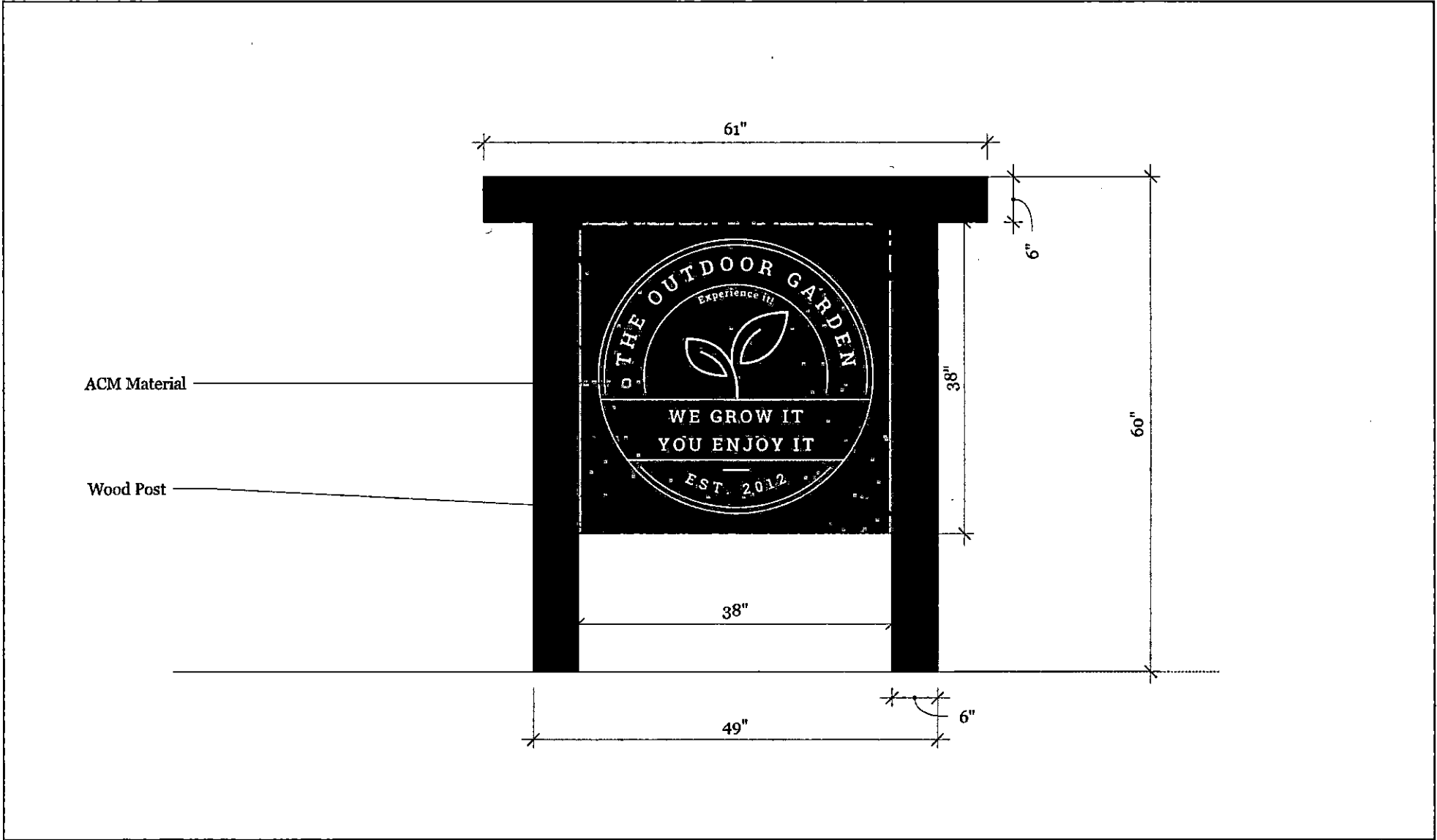
Fee Paid \$ 25 Received By: Andrea

Planning Commission/City Council Review Checklist.

☐ Has all the required information been provided for review where applicable?

☐ Does the proposed sign conform to the City Sign Ordinance?

☐ Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?



		REVISIONS	
		MM/DD/YY	REMARKS
		1	--/--/--
		2	--/--/--
		3	--/--/--
		4	--/--/--
	The Outdoor Garden Entrance Sign	5	--/--/--

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Sign Location		REVISIONS	
		MM/DD/YY	REMARKS
	The Outdoor Garden Entrance Sign Location	1	--/--/--
		2	--/--/--
		3	--/--/--
		4	--/--/--
		5	--/--/--