



FARR WEST CITY PLANNING COMMISSION AGENDA

March 14, 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, March 14, 2024

5:30 pm Work Session – Discuss the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive

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. Recommendation to the City Council approval or denial of the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive – Steve Borup
5. Consent Items
 - a. Approval of minutes dated February 22, 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 emailed to each member of the Planning Commission, posted in the City Hall and posted on the Utah Public Meeting Notice Website on March 8, 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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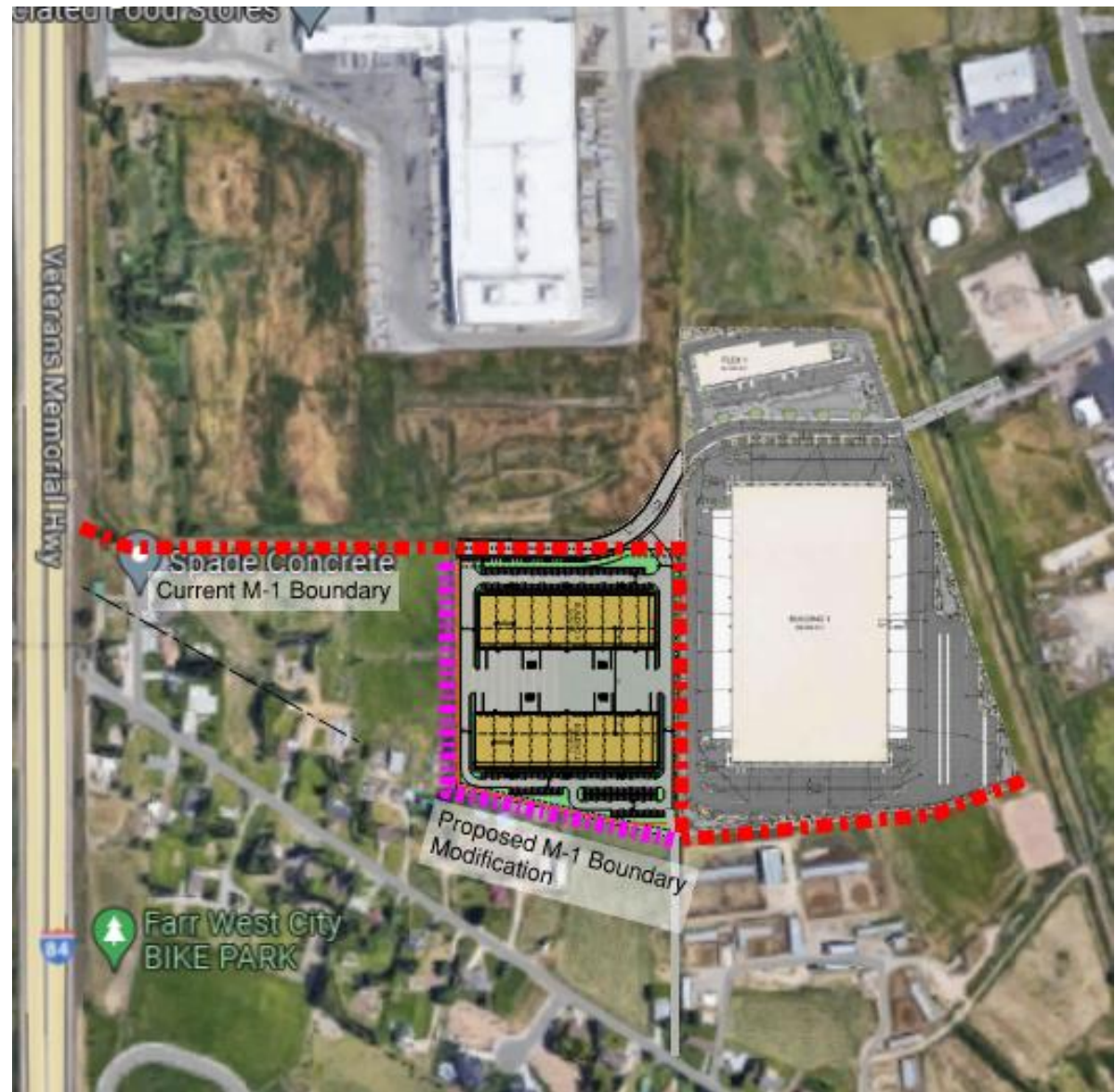
Confidential Information – Not for Distribution or Circulation

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

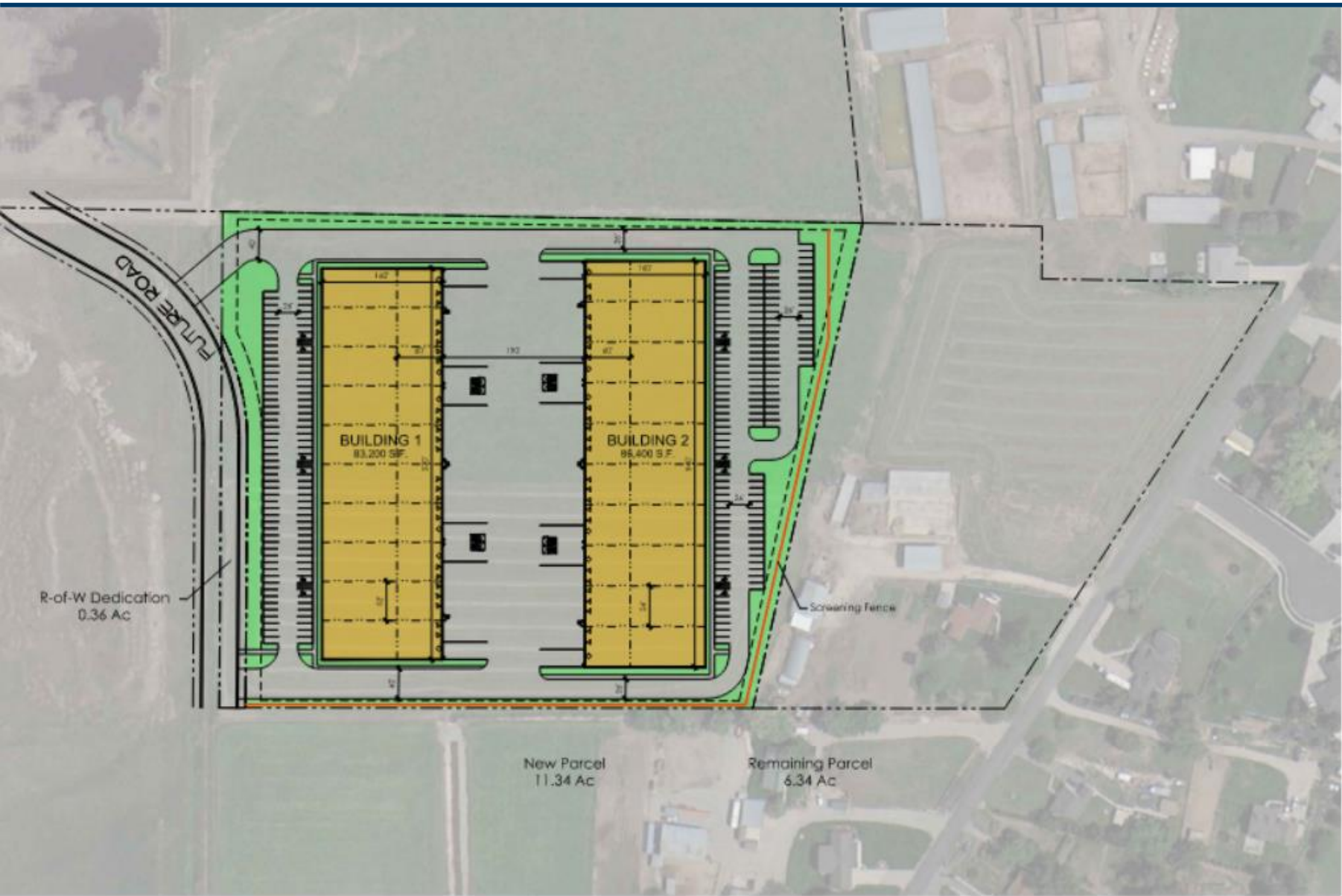


CONCEPT RENDERING

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CONCEPT SITE PLAN



BUILDING/BUILDING DATA	
BUILDING 1	83,200 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
POSSIBLE OFFICE/WAREHOUSE AREA	
OFFICE	83,200 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
REQUIRED ASPH	100,000 S.F.
WAREHOUSE	83,200 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
REQUIRED ASPH	100,000 S.F.
BUILDING 2	85,400 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
POSSIBLE OFFICE/WAREHOUSE AREA	
OFFICE	85,400 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
REQUIRED ASPH	100,000 S.F.
WAREHOUSE	85,400 S.F.
TOTAL PARKING	100 SPACES
ASPH	100,000 S.F.
REQUIRED ASPH	100,000 S.F.
BUILDING TOTAL	168,600 S.F.
BUILDING CONCRETE	64,000 S.F.
LANDSCAPING	10,000 S.F.
CITY ZONING CODE	
Location	See Map, 1/2
zoning	South East 1/2 1/2
Setbacks	1-25
	25-50
	50-75
	75-100
Weight	100%
Parking	100%
Landscaping	100%

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



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