



FARR WEST CITY PLANNING COMMISSION AGENDA

July 11, 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, July 11, 2024

Work Session – Discussion on the M-1 landscaping amendments and the new Innovation Tech Zone (ITZ)

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 an exterior wall sign for North Ogden Surgery Center located at 1804 West 2550 North
 - b. Set a public hearing for July 25, 2024 at 6:30 p.m. to consider the request of a conditional use permit for a 2,520 square foot hay barn for Jenna Ward located at 2991 North 2575 West
 - c. Set a public hearing for July 25, 2024 at 6:30 p.m. to consider approval of the new Innovation Tech Zone (ITZ)
5. Consent Items
 - a. Approval of minutes dated June 13, 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 City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on July 8, 2024.

Lindsay Afuvai
Recorder

Permit # 2418



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 July 1-21 Applicant Name Jenna Ward

Mailing Address 2991 N. 2575W. Farr West

Phone Number [REDACTED]

Property address of proposed conditional use same Current Zoning: Ag.

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

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.

It covers our hay and keep it in a central location for loading and unloading hay.

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.

Its farm land and will continue to be used as such.

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

Its just a haybarn to cover hay

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

its Agriculture land and it will stay as ag. land

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.

 Property Owner? ☒ Y ☐ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received 7/1/24

Received by Vanisha

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

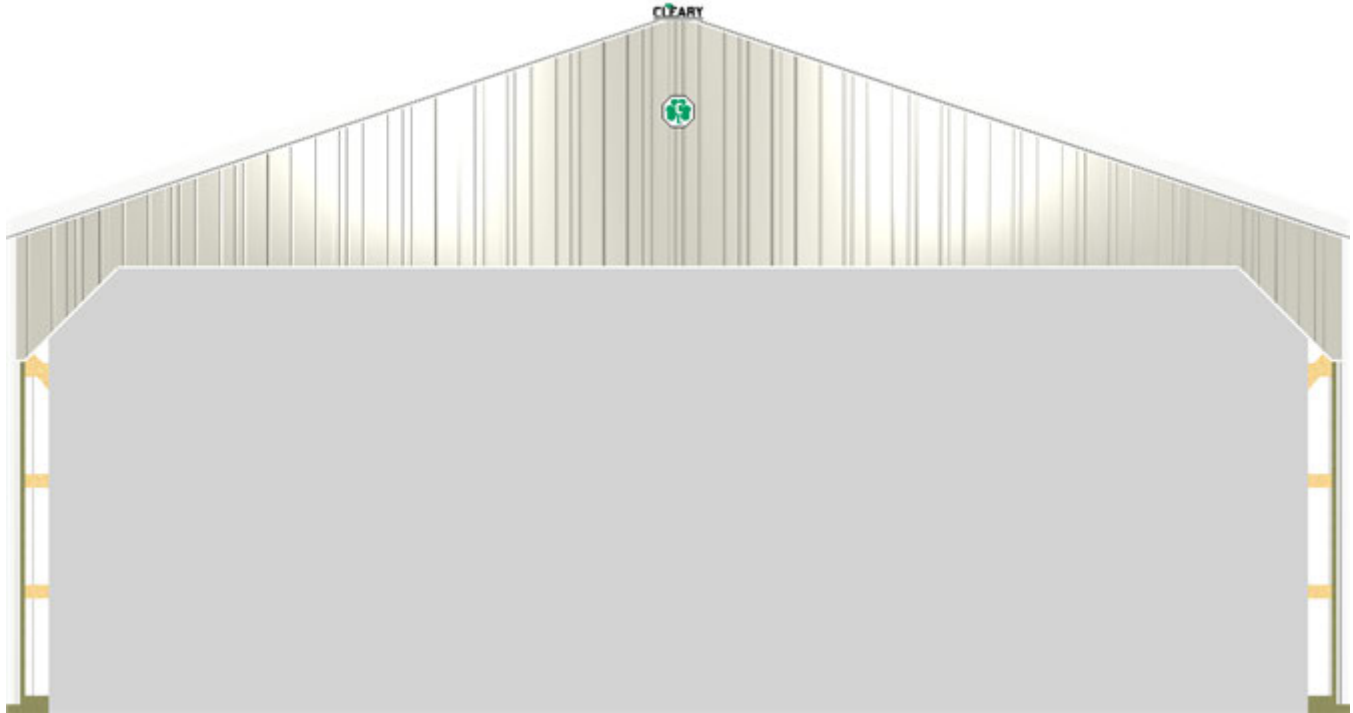


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/17/2024
WARD, JENNA
Doc ID: 4060020240517131101

Cleary/Owner Project Contract - Erected

Insulation: None



East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 1 on Building 1

Siding: PLP Prime G90

Tyvek: None

Wainscot: None

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

Open Endwall: Steel to the bottom of the truss, columns, girts, and treated plank are removed.

Ventilation

End Wall 1 on Building 1

Overhang: None

Accessories

End Wall 1 on Building 1

None

Interior Finishes / Insulation

End Wall 1 on Building 1

Condensation Control: None

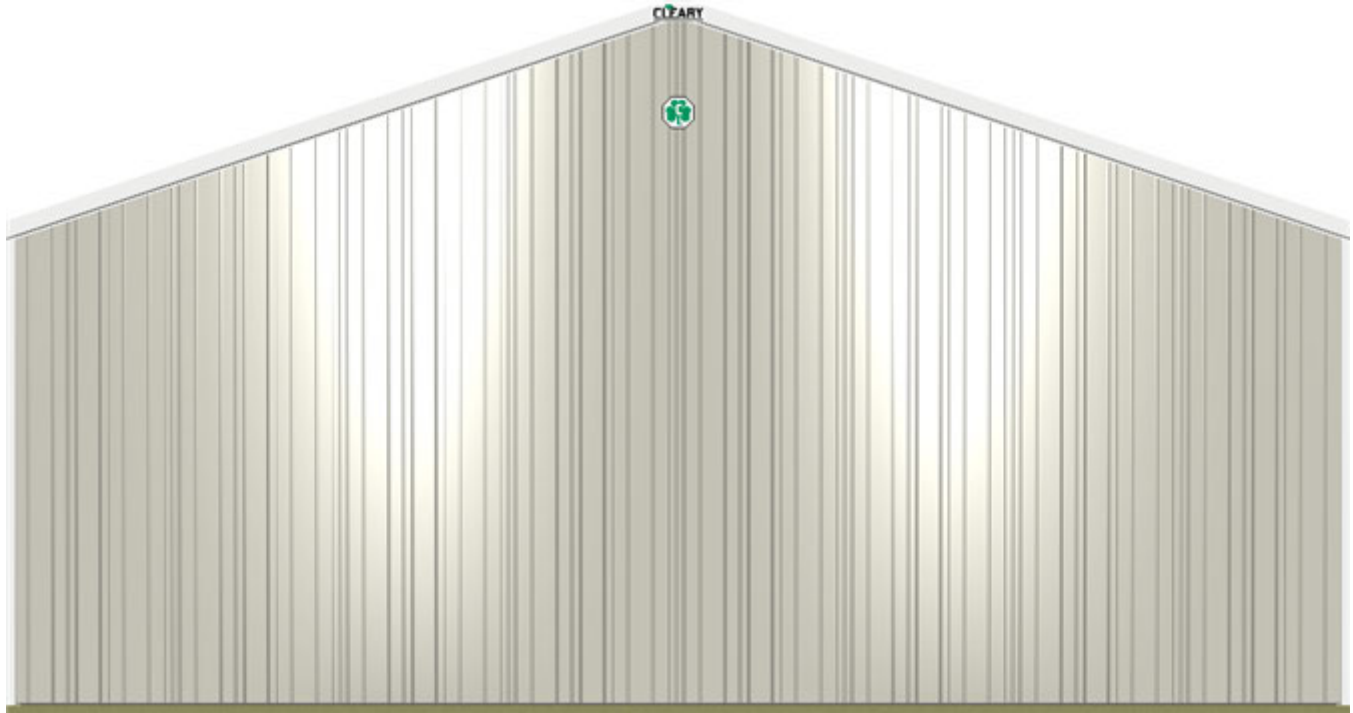
Insulation: None



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5/17/2024
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Cleary/Owner Project Contract - Erected



West End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 2 on Building 1
Siding: PLP Prime G90
Tyvek: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

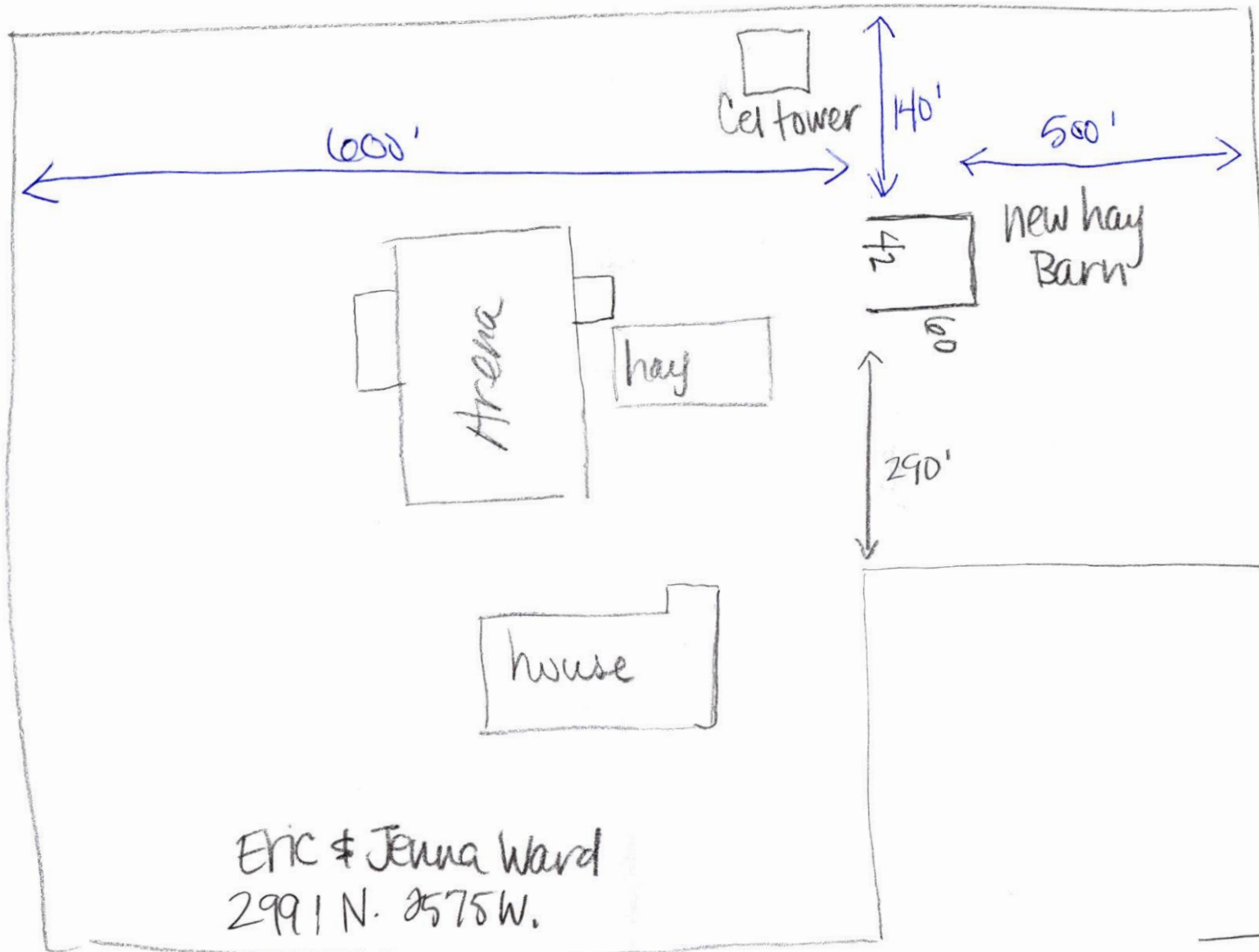
End Wall 2 on Building 1
Overhang: None

Accessories

End Wall 2 on Building 1
None

Interior Finishes / Insulation

End Wall 2 on Building 1
Condensation Control: None
Insulation: None



Chapter 17.XX
Innovation Tech Zone ("ITZ")

Formatted: Centered

Purpose:

The purpose of the ITZ zone is to encourage responsible and healthy economic development that will promote employment opportunities and encourage industry and commerce within specified boundaries of the City.

Commented [K1]: Just generic language. Adjust or replace entirely as necessary.

Location:

The area in which the ITZ zone shall be permitted is...[insert description]

1. Land Uses. The Following uses are permitted on the Project. Uses not listed here as permitted are prohibited:

- 1.1. Agriculture.
- 1.2. Assembling in an enclosed building.
- 1.3. Financial services.
- 1.4. Equipment rental in an enclosed building.
- 1.5. Conference and/or event center.
- 1.6. Construction services in an enclosed building. No open or outdoor storage.
- 1.7. Critical Infrastructure facility: data center, data warehousing, data processing.
- 1.8. Educational facilities.
- 1.9. Food and beverage products manufacturing, storage, and distribution.
- 1.10. Hotel.
- 1.11. Laboratory, research and development
- 1.12. Industrial L-laundry services.
- 1.13. Light manufacturing.
- 1.14. Media service.
- 1.15. Medical service, clinic, pharmaceuticals, research, or laboratory.
- 1.16. Motion picture studio.
- 1.17. Professional Offices
- 1.18. Indoor custom packaging.
- 1.19. Personal Service and Fitness
- 1.20. Printing and publishing facilities.
- 1.21. Public utility substation.
- 1.22. Public or quasi-public uses.
- 1.23. Restaurant.
- 1.24. Retail or shops intended for retail sales of goods or merchandise.
- 1.25. Theaters, amusement, and recreation facilities.
- 1.26. Veterinary or pet related services.
- 1.27. Wholesale and warehousing.

Commented [DL2]: This should not include a coin operated "laundromat" – should only include services similar to that of Model Linen and American Linen Supply

Commented [DL3]: Does this include tattoo shops and massage parlors ?

Commented [K4]: I agree with Doug. This is very vague. I recommend just deleting it.

Commented [DL5]: What can this include ?

Commented [DL6]: You may want to consider defining retail type to ensure sustainability of revenues, minimize public safety expense and avoid the retail roller coaster (business in, business out).

2. Development Standards. The following development standards shall apply to the ~~zone~~Project.

2.1. Site Development Standards:

2.1.1. Minimum lot area shall be sufficient to provide for the use, adequate parking, landscaping, and other requirements set forth herein.

2.1.2. No minimum lot width.

2.1.3. Maximum lot size shall be 10-acres.

2.1.4. Maximum lot coverage shall be 55% of any lot area covered by a main building and/or accessory building(s) excluding surface areas and/or parking structures.

2.1.5. Maximum impervious coverage shall be 80% as measured across the entire Project.

2.1.6. Maximum building height shall be fifty (50) feet, measured from the finished grade. Finished grade shall be calculated from the finished elevation of car parking stalls adjacent to the building. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, cupolas, solar panels, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limit, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and at no time shall the height be greater than 15 feet higher than the maximum height.

2.1.7. Minimum front yard setback shall be twenty feet (20') measured from back of street curb.

2.1.8. Minimum side yard setback shall be ten feet (10').

2.1.9. Minimum rear yard setback shall be ten feet (10').

2.1.10. Structures constructed for human occupancy shall have equally attractive sides, rather than placing all emphasis on the front elevation of the structure. The same types of building materials shall be used on all four (4) sides, though the amount of material used on each side may vary. Structures shall be designed and arranged with variations in wall surfaces by using such things as varying textures, materials, and planes to avoid a blank wall appearance.

2.1.11. Building colors shall be predominantly earth tones. Use of brighter colors, including silvers and other metallic colors, is limited to accents or details on a building and shall not exceed more than ten percent (10%) of the wall surface of each wall.

~~2.1.12. The Project will contain public open space areas, as generally depicted on the Concept Plan ("Public Open Space"). The Public Open Space shall be dedicated to the applicable City and improved and maintained by MS and FW Cities, subject to Developer's rights to use said Public Open Space for storm water drainage, the calculation for open space requirement, and the calculation for landscaping requirements as more fully set forth herein.~~

Commented [K7]: Need to review open space on the concept plan.

Commented [K8]: For the sake of a new zone in ordinance, we don't need this language. This will still be contained in the DA

2.2. **Building Materials:** Building walls shall be constructed with materials of durability and quality and limited to the following types of exterior surfaces:

2.2.1. Brick.

2.2.2. Baked colored architectural metals. In no case shall ribbed metal skin systems typical of pre-engineered metal buildings be permitted.

2.2.3. Integral colored split face or honed CMU. Smooth face CMU may be used on portions of the building not visible from public areas.

2.2.4. Tilt up wall systems, site cast and plant cast concrete.

2.2.5. Stucco including EIFS is limited to architectural detailing surfaces and articulation and are a minimum of eight feet (8') above grade.

2.3. **Screening:**

2.3.1. All mechanical equipment related to the Project shall be screened from view, either by enclosure or parapet wall.

2.3.2. Dumpsters shall be screened from view by concrete screen walls or enclosed within a concrete or masonry enclosure designed to be compatible with the overall project architecture.

2.3.3. Outdoor Storage shall be located in the most accessible manner to the side or rear of the main building, provided that such storage does not exceed the height of the screening fence and is screened from the public right of way.

2.4. **Landscaping:**

2.4.1. Adaptability: Plant materials shall be selected for their adaptability to the environment.

2.4.2. Low Water Usage: Selected plant materials shall have low water usage attributes.

2.4.3. Plant Materials to Complement: Selected plant materials shall complement the proposed architecture by adding emphasis to primary points of public access to buildings,

by providing shade to commonly used paths for pedestrians and to contrast larger continual planes of the buildings.

2.4.4. No Interference: Plant materials shall not interfere with anticipated large vehicles using roads and service bay areas.

2.4.5. Additional Landscaping Emphasis: Additional landscaping emphasis shall be added to highly visible traffic corridors and lessened emphasis will be required on landscaping adjacent to uses that are geographically removed from highly visible traffic corridors.

2.4.6. Plants Lists: Plants shall be selected, with consideration given to specific microclimatic conditions, including sun, shade, solar aspect, the size and growth habit of selected species at maturity and the overall landscape design concept.

2.4.7. Landscaping and Open Space Minimum: A minimum twenty percent (20%) open space, trails, landscaping, and parks which shall be measured on a Project-wide basis rather than an individual Parcel basis, and the Public Open Space areas dedicated to the Cities, along with the open space, green space, trails, landscaping, and parks located within the Project will be included in the Project-wide twenty percent (20%) calculation.

Commented [K9]: For discussion. Parks built out/finished? Secondary water?

2.5. Parking. Parking shall be provided in accordance with the following ratios:

2.5.1. Parking For Professional and Office Buildings: For every one thousand (1,000) square feet of office space, there shall be three (3) parking spaces. ADA accessible stalls will be provided in accordance with applicable laws.

2.5.2. Parking For Industrial Buildings: For every one thousand (1,000) square feet of industrial space, there shall be a minimum of one (1) parking space. ADA accessible stalls will be provided in accordance with applicable laws.

Parking For Retail Buildings: For every one thousand (1,000) square feet of industrial space, there shall be a minimum of four (4) parking spaces. ADA accessible stalls will be provided in accordance with applicable laws.

The Farr West City Planning Commission regular meeting was held on Thursday, June 13, 2024, at 6:30 pm at the City Hall.

Commission members present were Chairwoman Genneva Blanchard, Lyle Earl, Lou Best, Greg Baptist, Darren Roylance, and Greg Pierce. Brandon Whitesides and Jason Anderson were excused

Mayor Ken Phippen and City Council Member Timothy Shupe were present. City Staff present was Andrea Zweifel.

#1 – Call to Order – Chairwoman Genneva Blanchard

Chairwoman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Genneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Darren Roylance offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from City Council

Tim Shupe reported that the City Council had a few public comments regarding concerns of the River Blacksmith properties, vacation of easement and appreciation of the city services. The council was introduced to a potential CRA consultant whom they later motioned to approve. They set public hearings for the C-3 zone and held public hearings for a couple properties requesting easement vacations. The Council then approved to vacate those easements. City Attorney Liam Keogh explained development agreements to the City Council. The City Council then approved the development agreement and re-zone request for the River Blacksmith property. They considered a height variance for an accessory building which was ultimately referred to the City Appeal Authority. Tim reported the City Council approved a donation to the Western Weber CTC Coalition. The City Council set public hearings for approval and adjustments to the budget and compensation increases. They then reported on their assignments and adjourned.

#4 – Business Items

- a. Public hearing to consider approval of the amended C-2 Commercial zone ordinance

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE AMENDED C-2 COMMERCIAL ZONE ORDINANCE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND ENTER INTO THE REGULAR MEETING. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Recommendation to the City Council approval or denial of the amended C-2 Commercial Zone ordinance

DARREN ROYLANCE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED C-2 COMMERCIAL ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Public hearing to consider approval of the amended C-3 2700 North Regional Commercial Zone ordinance

GREG BAPTIST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER APPROVAL OF THE AMENDED C-3 2700 NORTH REGIONAL COMMERCIAL ZONE ORDINANCE. GREG PIERCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

There were no public comments.

GREG BAPTIST MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Consider recommendation to the City Council approval or denial of the amended C-3 2700 North Regional Commercial Zone ordinance

Lou Best stated he was surprised there was no public attendance for this change to this ordinance. Darren Roylance commented that people probably didn't read the ordinance, and this particular property isn't close to many citizen properties.

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDED C-3 2700 NORTH REGIONAL COMMERCIAL ZONE ORDINANCE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Recommendation to the City Council approval or denial of the sign for Costa Vida located at 1655 West 2700 North

Genneva Blanchard explained that due to the signs being larger than the old Burger King signs, Costa Vida was asked to come in for review and approval. Nate Blanchard was present representing Costa Vida and stated they will be utilizing the existing round freeway sign and getting the electronic sign working again. He reviewed the menu boards and wall signs with the Planning Commission.

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A SIGN FOR COSTA VIDA LOCATED AT 1655 WEST 2700 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated May 23, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED MAY 23, 2024. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Lyle Earl reported on the Park Committee meeting and playground grants.

Lou Best reported on the Appeal Authority Hearing on the requested variance for an accessory building. He stated the appeal authority did not make a decision but will write a report with his decision. Lou stated this brought to light that the Planning Commission needs to review the accessory building ordinance.

Darren Roylance reported on North Ogden's Planning Commission meeting and current and upcoming developments.

Genneva Blanchard reported on last week's development meeting. She stated they discussed some non-conforming lots and some upcoming C-2 Development.

#7 - Adjournment

AT 6:59 P.M, GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Andrea Zweifel, Clerk

Genneva Blanchard, Chairwoman

Date Approved: _____

DRAFT