



FARR WEST CITY PLANNING COMMISSION AGENDA

September 12, 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 their regular meeting at 5:30 pm on Thursday, August 22, 2024

5:30 p.m. Work Session – Discussion on the PD overlay 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. Public hearing to consider the request of a conditional use permit for Landon Brown for flex space at 897 North 2000 West
 - b. Recommendation to the City Council approval or denial of a conditional use permit for Landon Brown for flex space at 897 North 2000 West
 - c. Recommendation to the City Council approval or denial of the Frostland Subdivision amended plat/lot line adjustment located at 2268 West 1800 North
5. Consent Items
 - a. Approval of minutes dated August 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 City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on September 6, 2024.

Lindsay Afuvai
Recorder

Chapter 17.32

PD PLANNED DEVELOPMENT OVERLAY ZONE

Sections:

- 17.32.010** Purpose and objective.
- 17.32.020** Permitted when.
- 17.32.030** Density.
- 17.32.040** Applicability.

17.32.010 Purpose and objective.

The purpose of the planned development overlay zone is to encourage imaginative and efficient utilization of land in residential developments by providing for greater flexibility in the location of buildings on the land. It also allows the consolidation of open spaces, the clustering of dwelling units and the efficient use of those public facilities required in connection with new residential development. These provisions are intended to create attractive and desirable environments within the residential areas of the city. (Ord. 93-003 § 8-4(1))

17.32.020 Permitted when.

The PD overlay may be permitted only in residential zones. The PD overlay provisions shall supersede the site development standards of the zone to which it is applied. All required open space shall be landscaped with lawn, trees, shrubs or other landscaping materials as required by the planning commission and the city council. All open space within a PD overlay shall be recorded on a subdivision plat as permanent open space. Any PD overlay project shall be developed in strict conformance with the final development plan as approved by the planning commission and city

council. The PD overlay designation shall encompass residential developments for planned developments of single-family housing. Uses permitted in the PD overlay shall be limited to those uses permitted in the underlying zone to which the PD overlay is applied. The PD overlay zone may be applied to those areas which are considered sensitive areas by virtue of one or more of the following: High water table, ground with a high shrink-swell potential, areas subject to flooding, areas having a high degree of slope. (Ord. 98-10 (part); Ord. 93-003 § 8-4(2))

17.32.030 Density.

Density of PD overlay is determined by the underlying zone and is based upon the net acreage. Net acreage is determined by the total acreage less:

- A. The area underlying all streets and public right-of-way;
- B. Areas having slopes of thirty-five (35) percent or greater;
- C. All acreage covered by natural lakes or ponds as shown on the final site plan. The following are the maximum "base densities" and "not to exceed densities":

17.32.030

Base Density Per Net Acre

A-1 1 dwelling unit

A-1-R 1 dwelling unit

R-1-15 2.9 dwelling units

(Ord. 98-10 (part); Ord. 93-003 § 8-4(3))

Not to Exceed Density Per Net Acre

A-1 2.0 dwelling units

A-1-R 2.0 dwelling units

R-1-15 2.9 dwelling units

17.32.040 Applicability.

The PD overlay may be applied to development sites having two acres or more. In computing the total allowable dwelling units, any fraction of one unit shall be rounded down to the nearest whole number. (Ord. 93-003 § 8-4(4))



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 8/16/24 Applicant Name Landon Brown

Mailing Address [REDACTED]

Phone Number [REDACTED]

Property address of proposed conditional use 897 N 2000 W Current Zoning: C2

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

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.

* Clean up the property and make it presentable to the public and other possible tenants.

* Create leasable office warehouse units to bring in small local businesses

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.

* We plan to gut the current property and bring it up to modern design.

This will make the property safer and more aesthetically pleasing.

* We plan to evict the current tenant. This alone will drastically change the safety and appeal of the building.

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

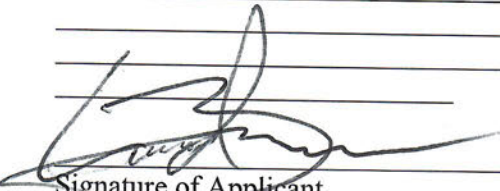
* I want to work closey with Farr West city to ensure that I can meet or exceed the current standards.

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

* I am not changing the structure of the building. Just how it is being used.

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.

* I am not changing the structure of the building. Just how it is being used


Signature of Applicant

Property Owner? Y ☒ N ☐ Not yet. I am under contract

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

Application for Subdivision



Date Submitted 6/21/24

Developer's Name Eileen Matheson

Developer's Mailing Address _____

Developer's Daytime Phone _____

Subdivision Name Frostland Subdivision Phase _____

Subdivision Address 2268 W 1800 N. Farr West UT 84404

Is this a Re-Subdivision _____ Current Property Zone X Is Re-Zoning Required _____

Acreage of property being divided _____ Acreage of entire land parcel 1.11 acres

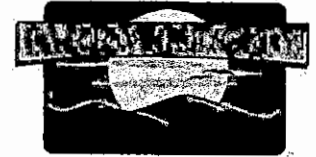
Number of proposed lots in Subdivision 2 In Phase _____ Number of Phases 1

Title Search Completed ☒ Y ☐ N *Attach Documentation

Available Utilities and Services:

Culinary Water	☒ Y	☐ N	
Secondary Water	☒ Y	☐ N	Company: <u>Pine view</u>
Secondary System	☐ Y	☒ N	
Adequate Storm Sewer/Drainage	☒ Y	☐ N	
Sewer	☒ Y	☐ N	
Electric Power	☒ Y	☐ N	
Natural Gas	☒ Y	☐ N	
Telephone Service	☒ Y	☐ N	
Broadband/Fiber Internet	☒ Y	☐ N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	☒ Y	☐ N	Company: _____

Application for Subdivision



Property is in which Flood Zone: X Panel Number: 49057CD191F

Lowest Elevation of Property: 4,245'

Access Road above 4,215' Elevation: Yes Source: GPS Surveyed elevation
Flood Plane map

Does the property contain Wetlands: NO Source: Flood Plane map

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

Has been used for grass hay

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of

this development (attach additional pages if needed). Rocky mountain Power
has easement through property

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed Gileen Matheson Date 6/21/24

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

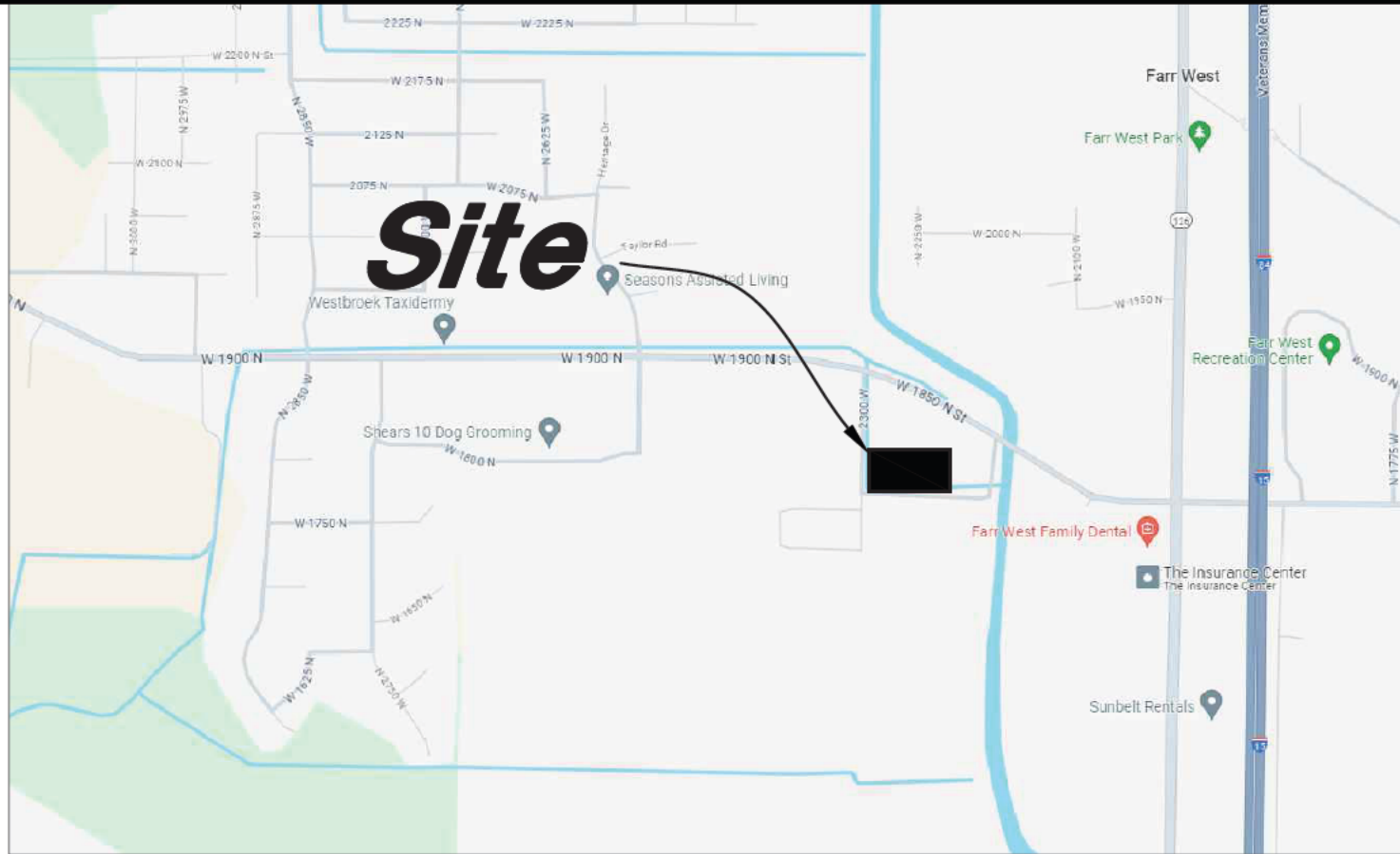
Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ _____ Developer User Fee \$ _____ Total \$ _____

Receipt # _____ Date Paid _____ Received by _____

Frostland Subdivision 1st Amendment

Amending Lots 2&3 of Frostland Subdivision
A part of the Northeast Quarter of Section 2, T6N,
R2W, SLB&M, U.S. Survey
Farr West City, Weber County, Utah
May 2024



Vicinity Map
(Not to Scale)

LEGEND

- Found Section Monument
Calculated Section Position
Public Utility Easement
Record
Measured
Building
Asphalt
Concrete
- Centerline Road
Lot Lines
Survey Monument Line
Existing Fence Line
Lot Line
Boundary Line
Set Back Lines
Set 5/8"x 24" Long
Rebar & Cap w/ Lathe
Street Monument
Nail

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Frostland Subdivision 1st Amendment in Farr West City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, and have filed a Record of Survey map (ROS filing #) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this _____ day of _____, 2024.

6242920
License No.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said plat Frostland Subdivision 1st Amendment, and hereby dedicate grant and convey to Farr West, Weber County, Utah those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and in witness whereof, we have hereunto set our hands.

Signed this _____ day of _____, 2024.

Bud Matheson

Eileen Matheson

Owner

Owner

BOUNDARY DESCRIPTIONS

All of lots 2 & 3 of Frostland Subdivision more particularly described as Being a part of the Northeast Quarter of Section 2, Township 6 North, Range 2 West, Salt Lake Base and Meridian, and described as follows:
Beginning at a point on the North West Corner of Lot 2 Frostland Subdivision; said point located South 0°21'30" West, 676.62 feet along the Section Line and East 131.22 feet from the North Quarter of said section and running: thence South 88°35'18" East 241.15 feet to a fence line on the West line of the Kevin Lee Taylor Property (Parcel # 15-005-0088); thence South 1°21'29" West, along said west line of the Taylor Property, a distance of 185.00 feet to the North line of 1800 North Street; thence North 88°35'18" West along said North Line of 1800 North Street a distance of 323.28 feet to the East line of Dabel, Melanie D Property (Parcel # 15-218-0003); thence North 46°59'50" East 97.53 feet; thence along a fence North 7°25'24" East 117.39 feet to the point of beginning and containing 1.11 Acres, More or Less.

ACKNOWLEDGMENTS

State of Utah } ss
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by _____.
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

ACKNOWLEDGMENTS

State of Utah } ss
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by _____.
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

FARR WEST CITY ENGINEER

I Certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.
Approved by the Farr West City Engineer this _____ day of _____, 2024.
Farr West City Engineer

FARR WEST CITY ATTORNEY

Approved by the Farr West City Attorney this _____ day of _____, 2024.
Farr West City Attorney

FARR WEST CITY PLANNING COMMISSION

Approved by the Farr West City Planning Commission this _____ day of _____, 2024.
Chairperson

FARR WEST CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the city council of Farr West City Utah on this _____ day of _____, 2024.
Mayor
Attest: City Recorder _____

COUNTY RECORDER

Entry No. _____ Fee Paid _____
Filed For Record and
Recorded _____ At _____
In Book _____ Of _____
Official Records Page _____
County Recorder
Deputy



MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **FROSTLAND SUBDIVISION 1ST PLAN AMENDMENT**

Date: September 9, 2024

Our office has completed a review of the referenced subdivision plat amendment. The purpose of the plat amendment is to adjust the property line between lots 2 & 3 in the subdivision so that the existing shed associated with Lot 2 is on the same parcel as the home. The same Owner owns both lots.

We have reviewed the amended plat, and their Surveyor has addressed all of our comments. We recommend approval of the amended plat at this time. Please let me know if there are any questions.