



FARR WEST CITY PLANNING COMMISSION AGENDA

December 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 a 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, December 12, 2024

5:30 p.m. Work Session – Discussion on PD Overlay ordinance and detached accessory dwelling units

1. Call to Order – Vice Chairman Lyle Earl
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 a kennel license for Sophonie Parkin located at 2318 North 2300 West
 - b. Recommendation to the City Council approval or denial of a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West
 - c. Public hearing to consider the request of a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road
 - d. Recommendation to the City Council approval or denial of a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road
5. Consent Items
 - a. Approval of minutes dated November 14, 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 December 5, 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 10-24-2024 Applicant Name Sophonie Parkin

Mailing Address [REDACTED]

Phone Number 8 [REDACTED]

Property address of proposed conditional use 2318N 2300W Farr West Current Zoning: R-1-15

Please list the requested conditional use as listed within the city zoning ordinance Temporary pet (dog) sitting

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.

I would like to be able to provide an official service to the neighborhood that would allow me to look after and care for family pets(dog) while said families are away from home.

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.

Would not affect the functions of the neighborhood negatively. Large fully fenced-in yard with gates that are kept key-locked from the inside. All pet waste is only on gravel a separately fenced-off portion of the yard where it is easy to clean and maintain. Pets will be within the home and not left outside.

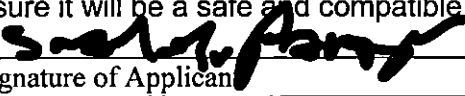
C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

Temporary pet(dog) sitting services for beloved family pets. All pets will remain on the property and indoors other than during recreation. No pets will be left without full supervision, and all of the property is under full security camera Surveillance. All pets will be personally selected before the stay to ensure a compatible fit to not disrupt the current functions of the community and the peace and safety of the neighborhood. The yard remains fully fenced with no gaps below the fence to allow digging or escaped pets. Gates on the property are key-locked from the inside. All pet waste will be cleaned daily and properly disposed of. Pet stays will be not to exceed 7 days with no more than 4 pets at any given time. Traffic will be minimal with pick up and drop of times not overlapping so there is no more than 1 vehicle at our home and no street parking required. All pets will be required to have proof of current vaccination.

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.

pets will be kept on the property at all times pets will stay
leashed on walks and kept behind a fenced yard pets will
be required to show proof of vaccinations pet waste will
be picked up daily and properly disposed of as to prevent
any odor pets will be met prior to the stay to make
sure it will be a safe and compatible stay.

 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 11/6/2024 Applicant Name Steven Petersen, Petersen Properties LLC

Mailing Address _____

Phone Number _____

Property address of proposed conditional use 2444 W 2000 N Farr West Current Zoning: Agriculture

Please list the requested conditional use as listed within the city zoning ordinance building over 2000 ft²

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.

Storage for Trailers, Tractors, agricultural Implements, Cars, Trucks

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.

It is designed to blend into an agricultural setting.

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

It meets all set back and height restrictions.

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

Meets zoning for agricultural use -

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.

The best materials will be used.

Steve Peterson

Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received *McKinzie Tams*

Received by *11/12/2024*

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
