



FARR WEST CITY PLANNING COMMISSION AGENDA

June 12, 2025 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, June 12, 2025

Work Session to discuss General Plan updates

Regular Meeting

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 a 2,600 square-foot accessory building for Jenny Astle located at 1578 West Harrisville Rd
 - b. Recommendation to the City Council approval or denial of a conditional use permit for a 2,600 square-foot accessory building for Jenny Astle located at 1578 West Harrisville Rd
 - c. Public hearing for to consider the request of a conditional use permit for a 3,120 square-foot accessory building for Tavin Rose located at 2684 Remuda Drive
 - d. Recommendation to the City Council approval or denial of a conditional use permit for a 3,120 square-foot accessory building for Tavin Rose located at 2684 Remuda Drive
5. Consent Items
 - a. Approval of minutes dated May 22, 2025
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 June 6, 2025.

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 5/12/25 Applicant Name Tressa Roberts (Beehive Buildings)

Address

Property address of proposed conditional use 1578 W Harrisville Rd Current Zoning: R-1-15

Please list the requested conditional use as listed within the city zoning ordinance Accessory building over 2000 SF. Proposed building is 2600 SF

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.

detached garage will allow for vehicles & other equipment to be stored inside & out of the sight of the public

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.

the area has historically been agricultural, there are many detached accessory buildings in the area

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


the proposed use will comply with the regulations and conditions specified in this title for such use.
care equipment

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

this building conforms to the goals, policies & principles of land use in Farr West

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.

code will be followed for building & grading to allow for proper drainage



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

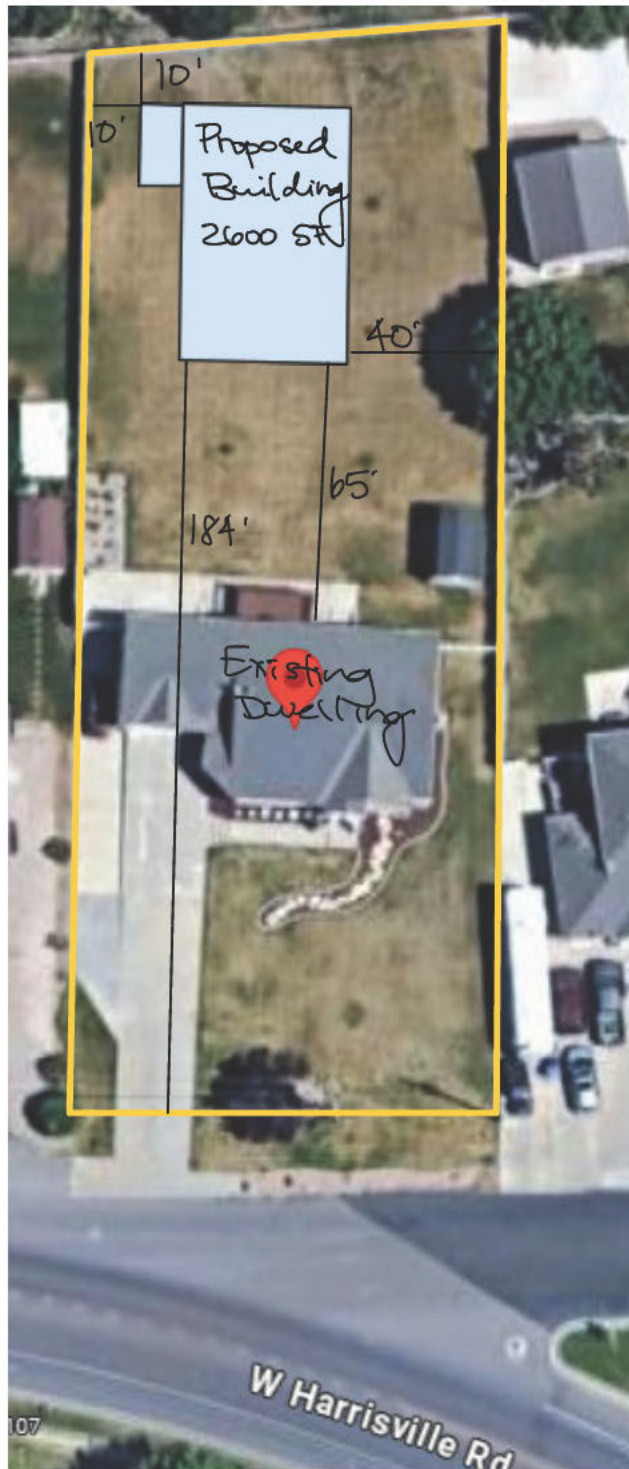
Date application was ____ Approved ____ Denied by City Council: _____

Reas

Planning Commission Chair

Mayor

Site Plan



Virginia Astle & Sean Smith
1578 W Harrisville Rd
Farr West, UT 84404
Parcel #152210008

10' to North property line
10' to West
184' to South (approx.)
40' to East (approx.)
65' to dwelling (approx.)

Dimensions are from footing/foundation, not wall

~Square with West fenceline~
*Front is overhead doors



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 5/15/2025 Applicant Name Tavin Rose

Mailing Address [REDACTED]

Phone Number [REDACTED]

Property address of proposed conditional use 2684 Remuda Drive Farr West Current Zoning:

Please list the requested conditional use as listed within the city zoning ordinance Accessory building -
3,120 sq ft

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.

The Shed will provide a dedicated and organized space for storing lawn and garden equipment, tools, seasonal decorations vehicles and trailers. This will allow me to maintain my property in a more organized and aesthetically pleasing manner minimizing any visual clutter. Enhancing the overall appearance of the neighborhood and contributing to a positive community image.

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.

The shed will allow for the safe and responsible storage of materials and vehicles, including items like fertilizers or oil for lawn equipment and vehicles. Storing these materials in a secure and designated location will reduce the risk of accidents and environmental contamination, contributing to the safety and well-being of the community.

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

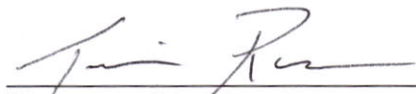
The location for the shed is currently an underutilized space in the rear of my property. utilizing this location will maximize the use of my property without negatively impacting neighboring properties. The shed will be situated to minimize visual impact and will comply with all setback requirements, ensuring that it does not obstruct views or create any negative impacts on surrounding properties.

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

Construction of the shed promotes responsible property maintenance, preserving home values, supporting personal hobbies, utilizing space efficiently, and ensuring the safe storage of multiple items. These factors, combined with the shed's adherence to all applicable zoning regulations minimizes impact on neighboring properties.

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 shed will be located in an area that is already developed and does not provide habitat for wildlife. The construction and use of the shed will comply with all applicable federal, state, and local environmental regulations.



Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received 5/15/2025

Received by Kayona

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

DRAWING NOTES

DESIGN CODE: 2018 IBC.
USE GROUP: U
CONSTRUCTION TYPE VB
DESIGN CATEGORY: RISK CATEGORY I – LOW RISK

SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
R = 2.5 (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
SS= 1.71g, S1= 0.60g; SDS= 1.10g, SD1= 0.82g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 15,903 LBS

WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 115 MPH 3 SEC. GUST
TERRAIN EXPOSURE C

FROST DEPTH: 30 IN
SITE ELEVATION: 4240 FT

SNOW LOAD:
GROUND SNOW LOAD: 36 PSF
ROOF DESIGN SNOW LOAD: 30 PSF MAIN; 37 PSF LEAN

DEAD LOADS:
ROOF 6 PSF
WALLS 4 PSF

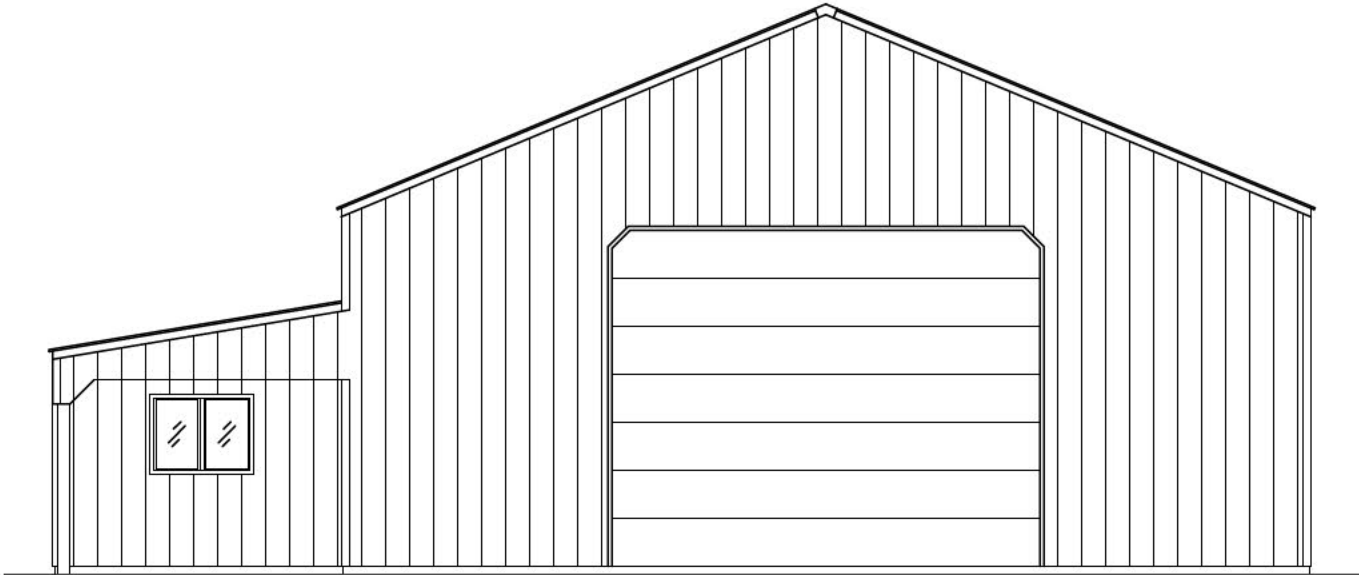
ROOF LIVE LOAD: 20 PSF



CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
1.1. FOOTINGS: 2500 PSI MINIMUM
1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

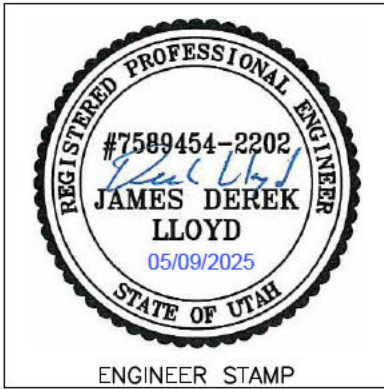
SOILS AND EXCAVATION:
6. NO SOILS REPORT PROVIDED – STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
7. ALLOWABLE BEARING PRESSURE: 1500 PSF
8. NATIVE MATERIAL SURROUNDING FOOTINGS TO BE DISTURBED MINIMALLY DURING EXCAVATION.
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS.
10. ALL BACKFILLING SHALL BE DONE WITH GRANULAR FREE-DRAINING MATERIAL. EXISTING SITE MATERIAL MAY BE USED IF FREE FROM CLAY SOILS AND ANY CONSTRUCTION DEBRIS. COMPACT ALL BACKFILL MATERIAL IN 8 INCH LIFTS TO 95% OF MODIFIED PROCTOR DENSITY.
11. SLOPE FINISHED GROUND AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES VERTICAL IN 10 FEET HORIZONTAL.

NORTH STAR BUILDINGS

TAVIN ROSE BUILDING



| BUILDING INFORMATION | CONTRACTOR | DRAFTING & ENGINEERING | DRAWING INDEX | | <div> ENGINEER STAMP</div> <div>DATE 05/09/2025</div> |
|--|---|---|---------------|-----------------|--|
| <p>SITE INFORMATION:</p> <p>ADDRESS: 2684 REMUDA DRIVE FARR WEST, UTAH</p> <p>BUILDING INFORMATION:</p> <p>DIMENSIONS: 40' x 60' TOTAL SQUARE FOOTAGE: 3120 S.F. ENCLOSED: 2976 S.F. OPEN LEAN: 144 S.F.</p> | <p>NORTH STAR BUILDINGS</p> <p>CONTACT: ALAN WALKER ALAN@NORTHSTARBUILDINGS.COM PHONE: 385-254-1086</p> | <p>MOUNTAIN POINT ENGINEERING</p> <p>CONTACT: DEREK LLOYD DEREK@MOUNTAINPOINTENGINEERING.COM PHONE: 801-450-5332</p> <div></div> | SHEET | DESCRIPTION | |
| | | | 00 | COVER SHEET | |
| | | | 01 | FOUNDATION PLAN | |
| | | | 02 | FLOOR PLAN | |
| | | | 03 | ROOF PLAN | |
| | | | 04 | ELEVATIONS | |
| | | | 05 | GIRT PLAN | |
| | | | 06 | PANEL LAYOUT | |
| | | | 07-09 | DETAIL SHEETS | |
| | | | | | |



FOUNDATION PLAN

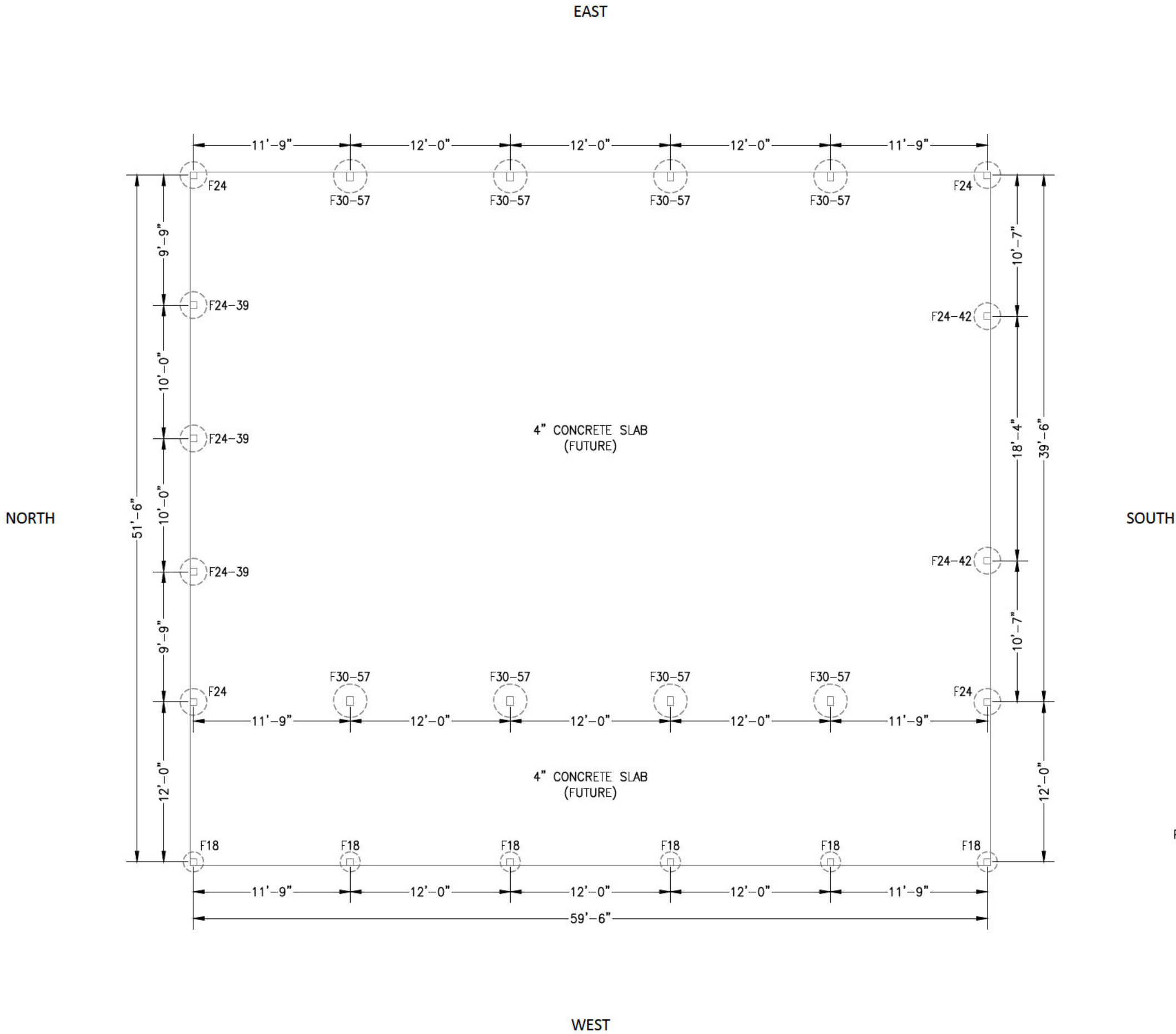
TAVIN ROSE BUILDING
FARR WEST, UTAH

PROJECT
NS207

SCALE
1/8" = 1'-0"

DATE
05/09/2025

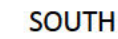
SHEET
01





TAVIN ROSE BUILDING
FARR WEST, UTAH

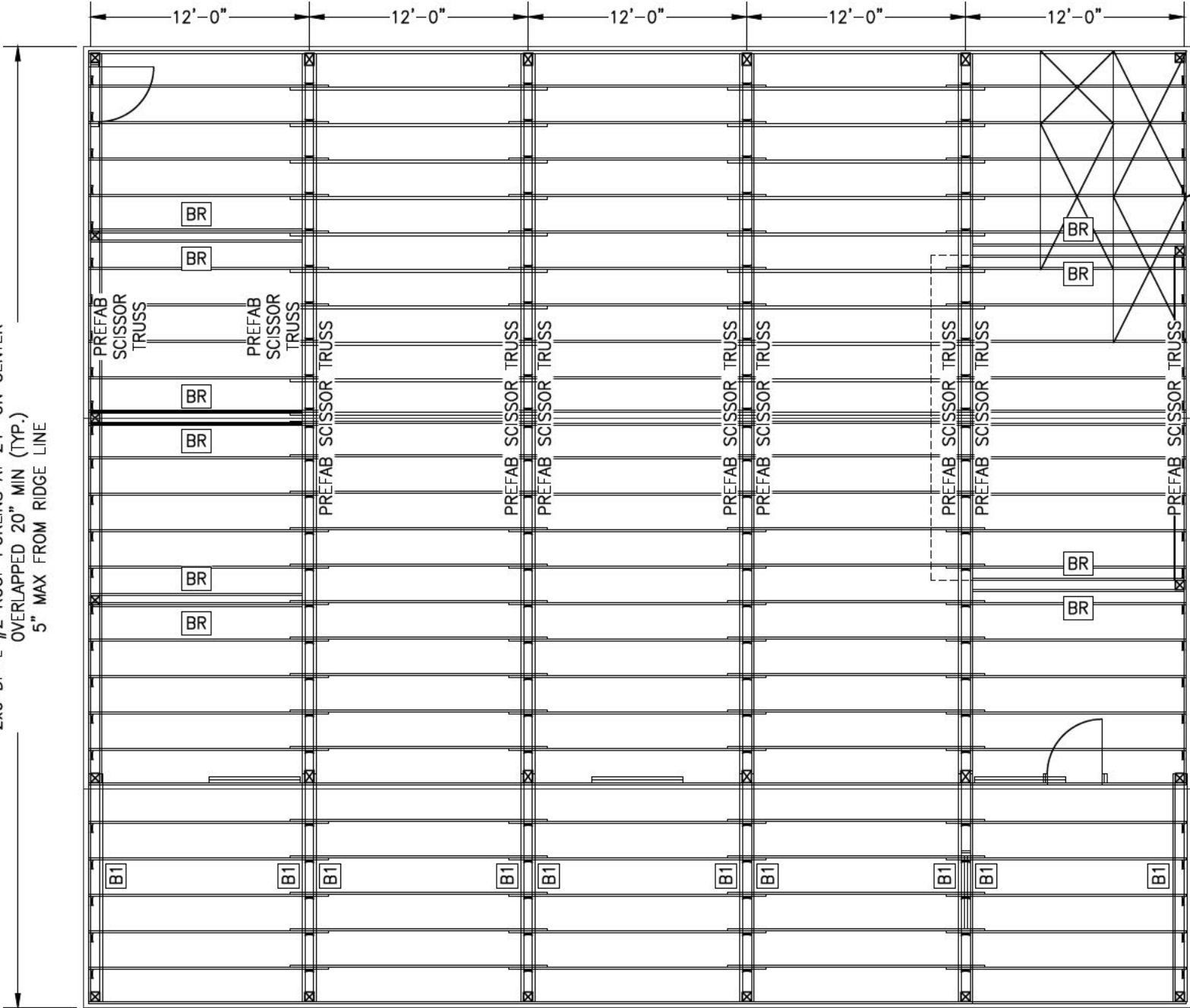
SHEET
02



- NOTES:
1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
 2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
 3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 08.
 4. ROOF:
 - 4.1. 29 GA STEEL PANEL
 - 4.2. 7/16" WOOD SHEATHING
 5. WALLS:
 - 5.1. STANDARD GIRTS
 - 5.2. 29 GA STEEL PANEL
 6. WOOD SHEATHING: APA RATED EXPOSURE 1 PLYWOOD OR OSB.
 - 6.1. NAILING: 8d @ 6" O.C. EDGE, 12" O.C. FIELD, U.N.O.
 - 6.2. STAPLING: 16 GA, 1" MIN PENETRATION, 6" O.C. EDGE, 6" O.C. FIELD, U.N.O.
 - 6.3. END JOINTS STAGGERED 4' O.C. 1/8" GAP AT ALL PANEL EDGES.

NORTH

2x6 DF-L #2 ROOF PURLINS AT 24" ON CENTER
OVERLAPPED 20" MIN (TYP.)
5" MAX FROM RIDGE LINE



EAST

WEST

SOUTH

BR 2x6 DIAGONAL BRACE

BEAMS:
B1: 1-3/4"x9-1/4" LVL

- NOTES:
1. TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
 2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.



ENGINEER STAMP

ROOF PLAN

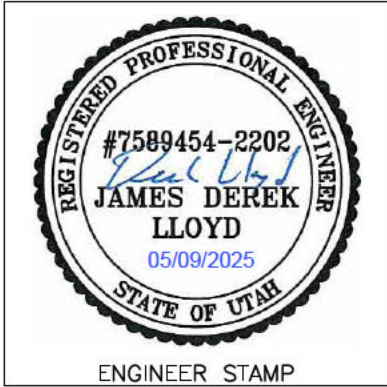
TAVIN ROSE BUILDING
FARR WEST, UTAH

PROJECT
NS207

SCALE
1/8" = 1'-0"

DATE
05/09/2025

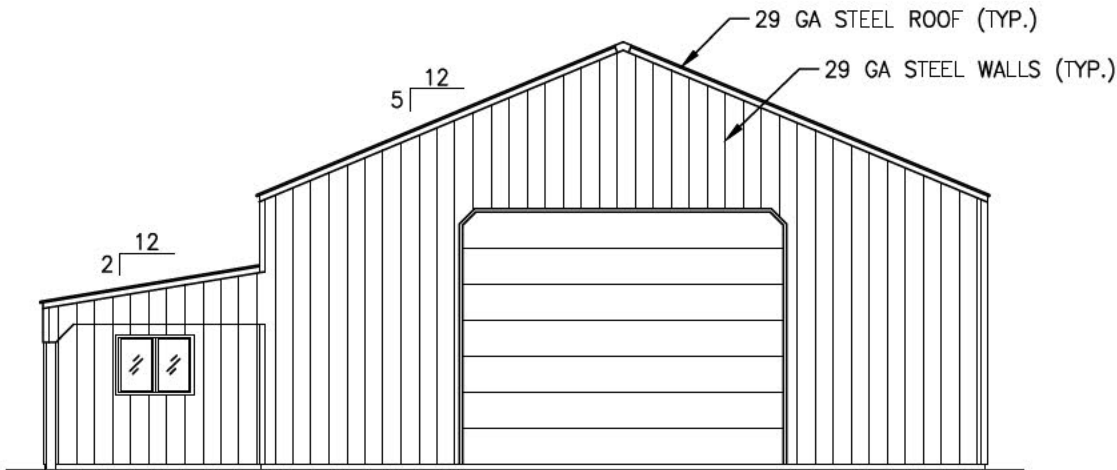
SHEET
03



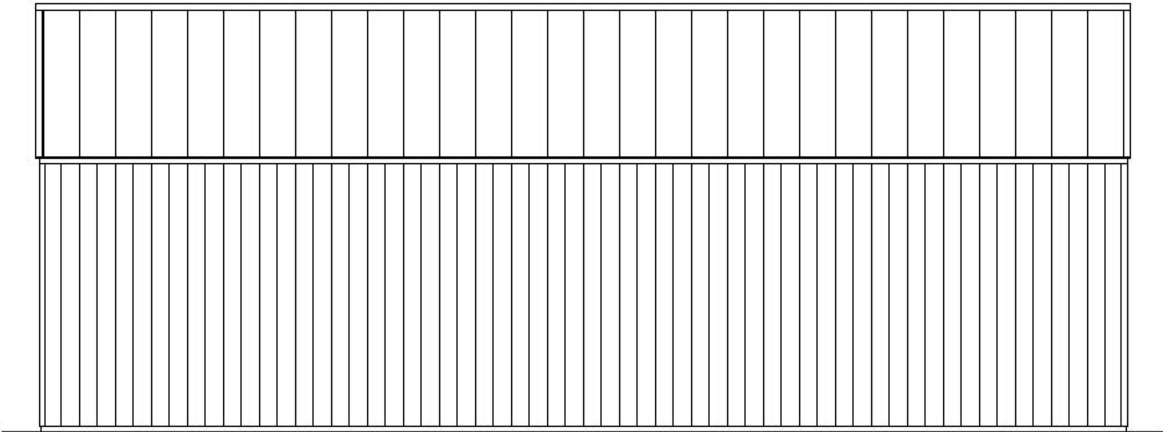
ELEVATIONS

TAVIN ROSE BUILDING
FARR WEST, UTAH

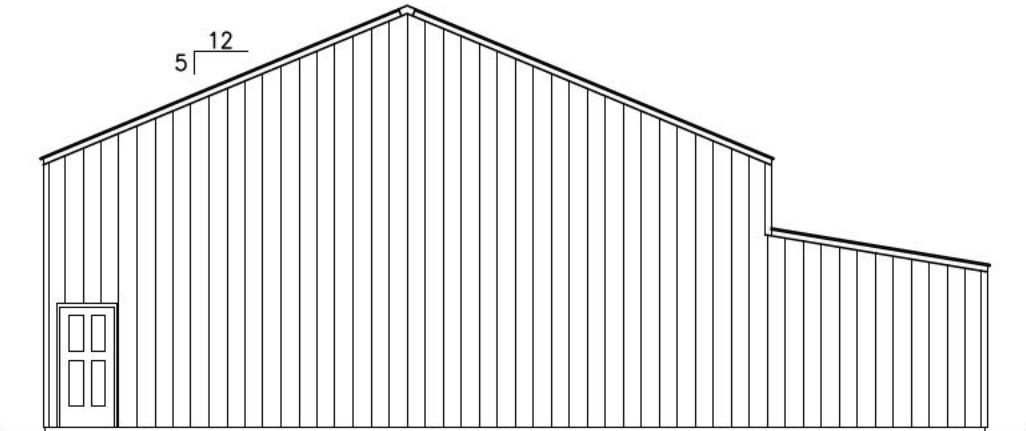
| | |
|---------|---------------|
| PROJECT | NS207 |
| SCALE | 3/32" = 1'-0" |
| DATE | 05/09/2025 |
| SHEET | 04 |



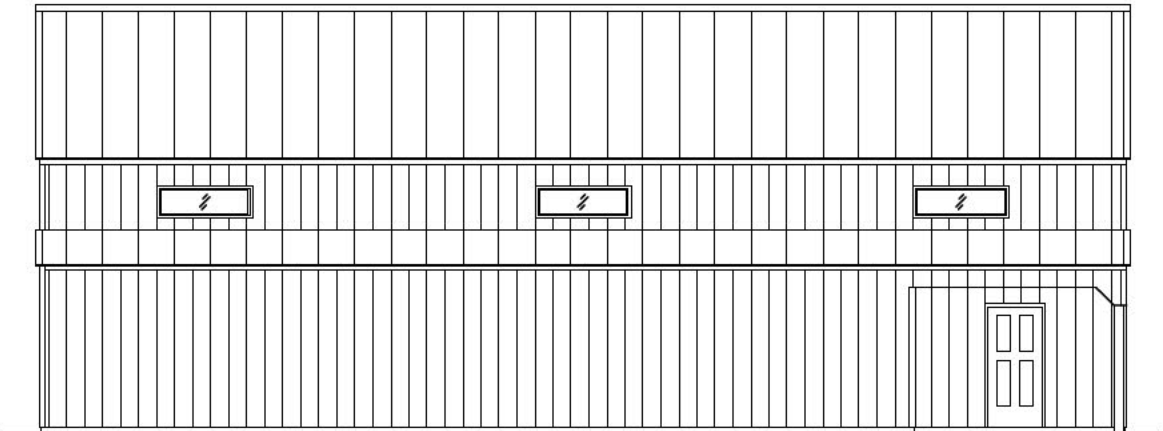
GABLE END ELEVATION - SOUTH



SIDE ELEVATION - EAST



GABLE END ELEVATION - NORTH



SIDE ELEVATION - WEST