



**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
ress [REDACTED]

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 need for a detached garage is a
core requirement

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



Property Owner? Y N

Signature of Applicant

Date Application & \$100.00 Processing Fee received _____

Received by _____

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

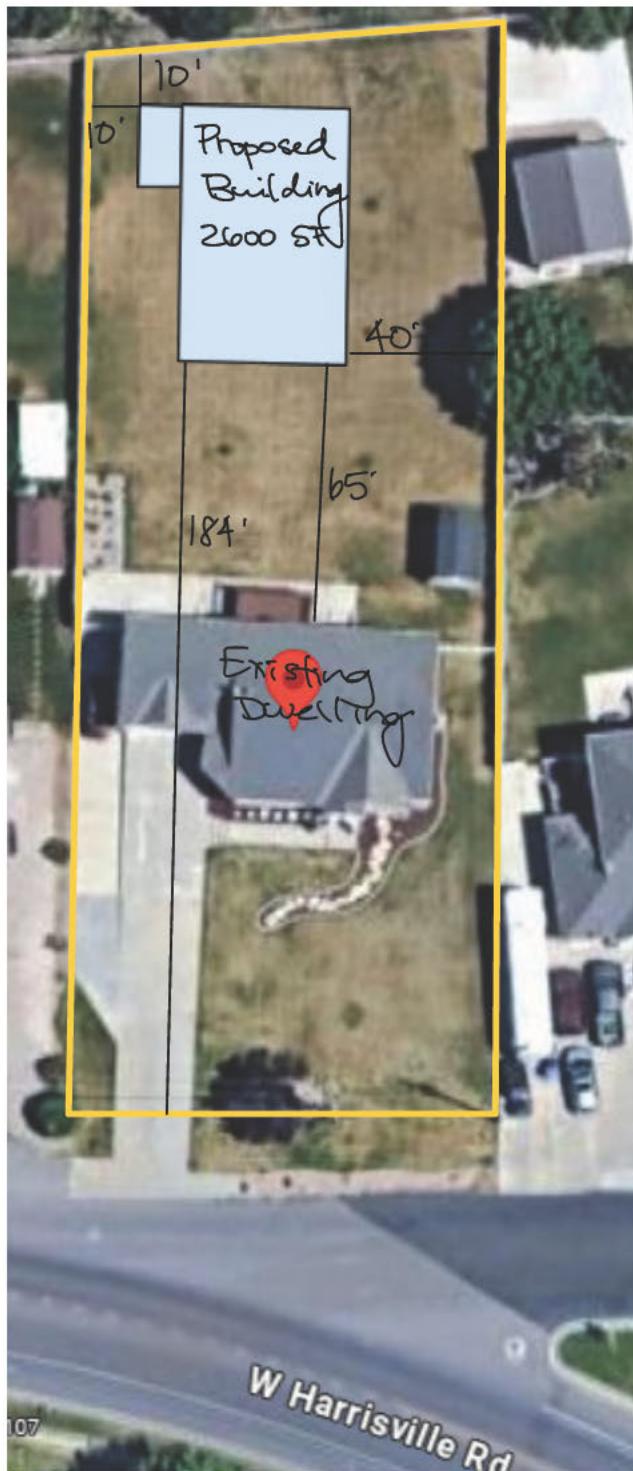
Date application was _____ Approved _____ Denied by City Council: _____

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 1 _____

Phone Number _____

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.

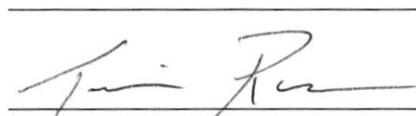
The location for the shed is currently an underutilized space in the rear of my property. utilizing this location will maximize the use of my property without negatively impacting neighboring properties. The shed will be situated to minimize visual impact and will comply with all setback requirements, 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.

 _____ Property Owner? Y N
Signature of Applicant

Date Application & \$100.00 Processing Fee received

5/15/2025

Received by Nayoma

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:

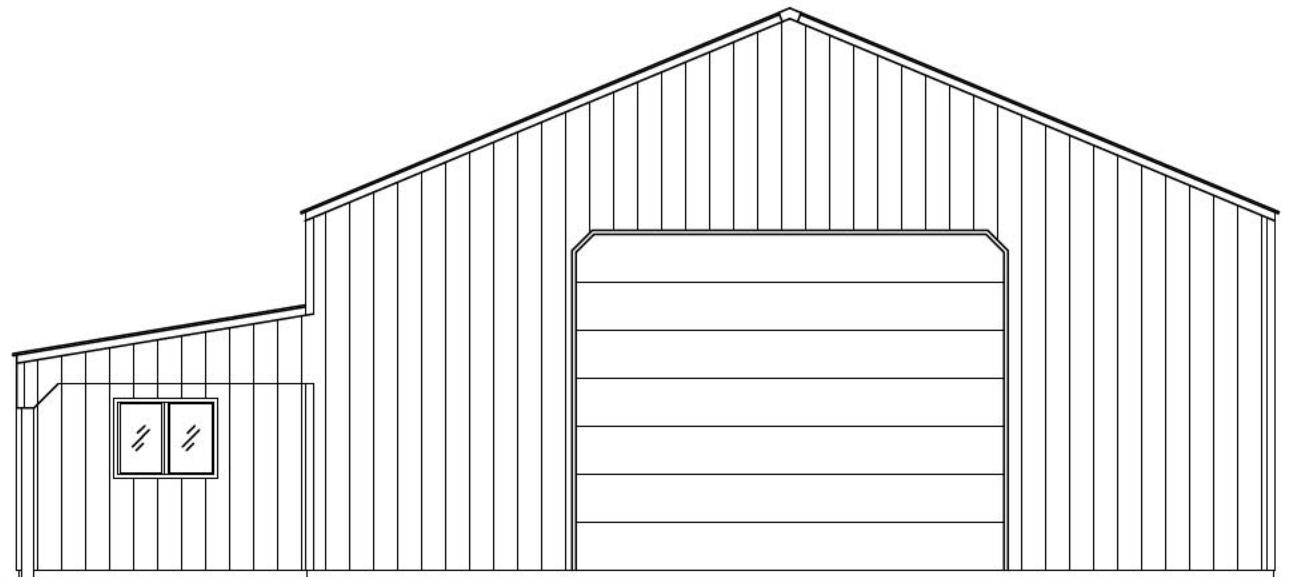
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
 - 1.1. FOOTINGS: 2500 PSI MINIMUM
 - 1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE 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



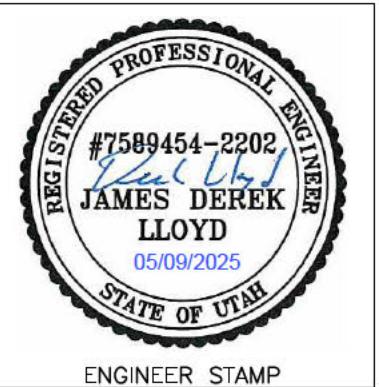
BUILDING INFORMATION		CONTRACTOR	DRAFTING & ENGINEERING	DRAWING INDEX	
SITE INFORMATION:	BUILDING INFORMATION:	NORTH STAR BUILDINGS	MOUNTAIN POINT ENGINEERING	SHEET	DESCRIPTION
ADDRESS: 2684 REMUDA DRIVE FARR WEST, UTAH	DIMENSIONS: 40' x 60' TOTAL SQUARE FOOTAGE: 3120 S.F. ENCLOSED: 2976 S.F. OPEN LEAN: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

MOUNTAIN POINT
ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
James Derek Lloyd
05/09/2025
STATE OF UTAH

DATE

05/09/2025



ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

FOUNDATION PLAN

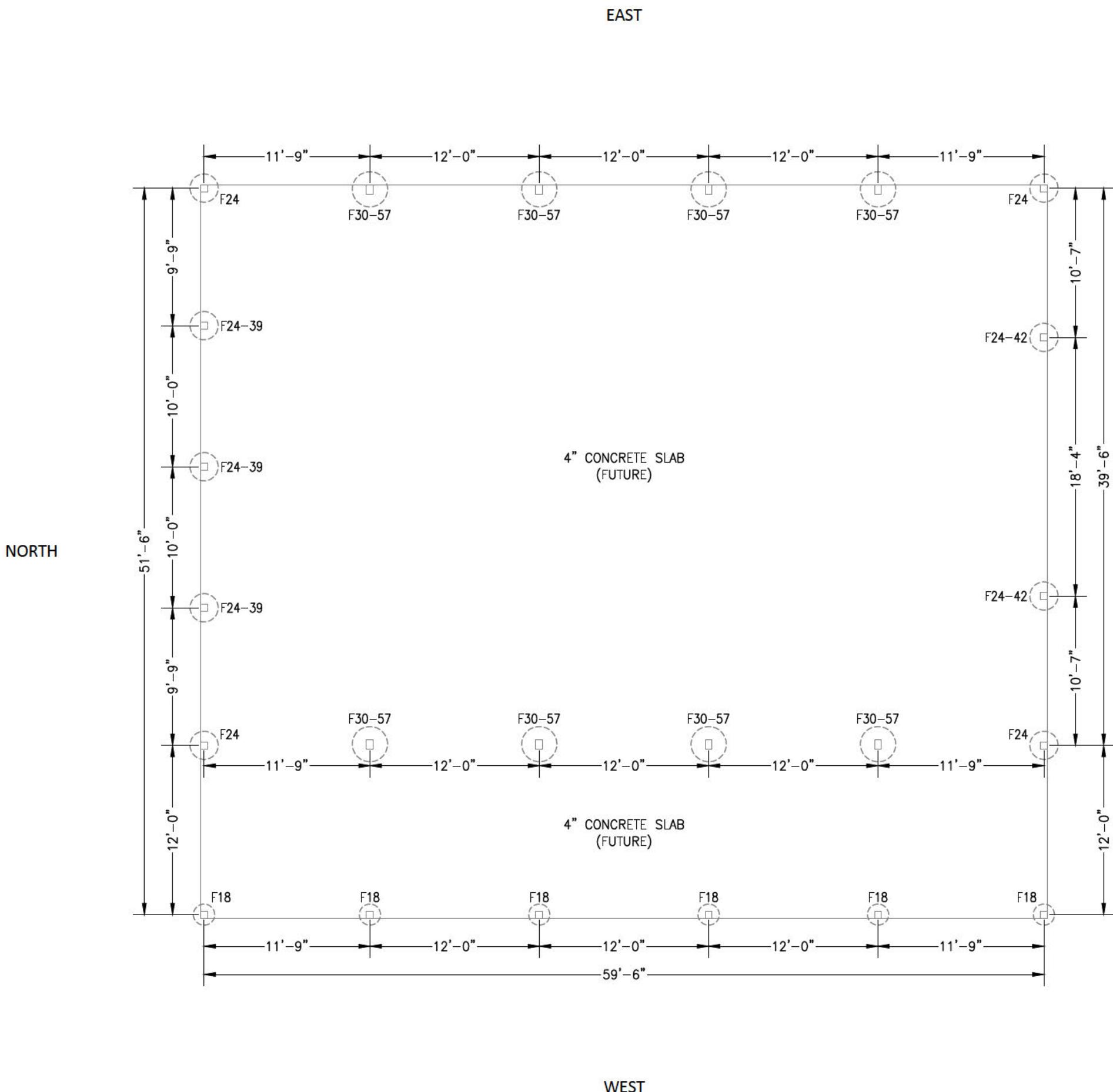
FARR WEST, UTAH

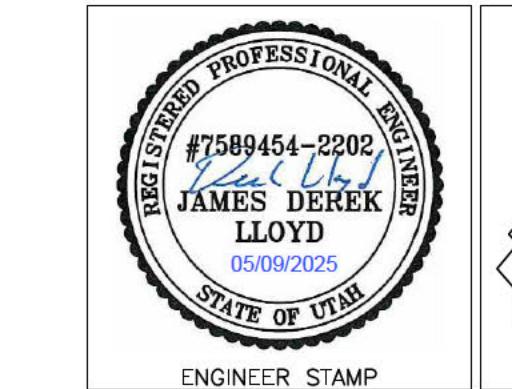
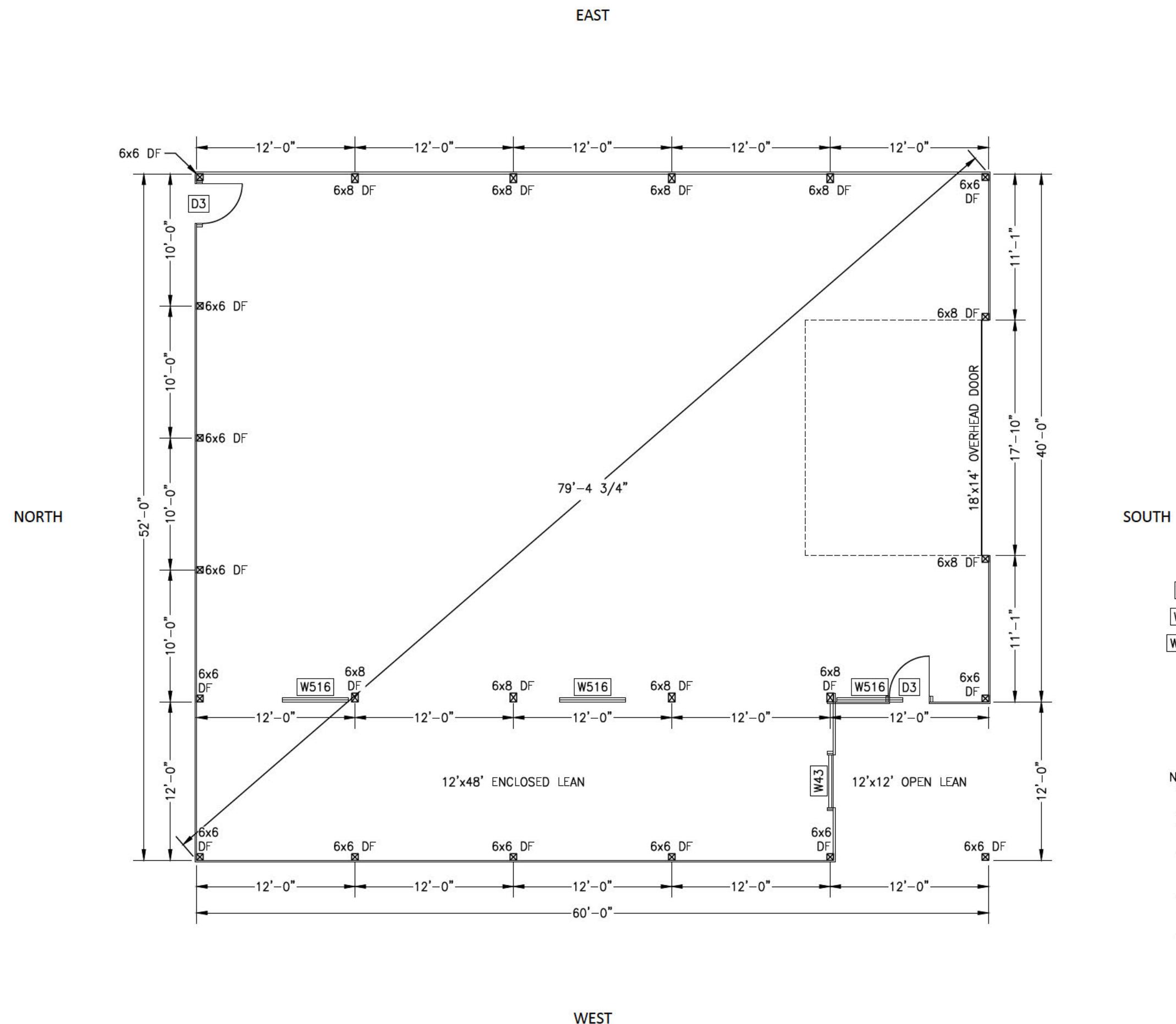
6207

SCALE
= 1'-0"

ATE
9/2025

01





MOUNTAIN POINT
ENGINEERING

FLOOR PLAN

TAVIN ROSE BUILDING
FARR WEST, UTAH

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.

PROJECT
NS207

SCALE
1/8" = 1'-0"

DATE
05/09/2025

SHEET
02

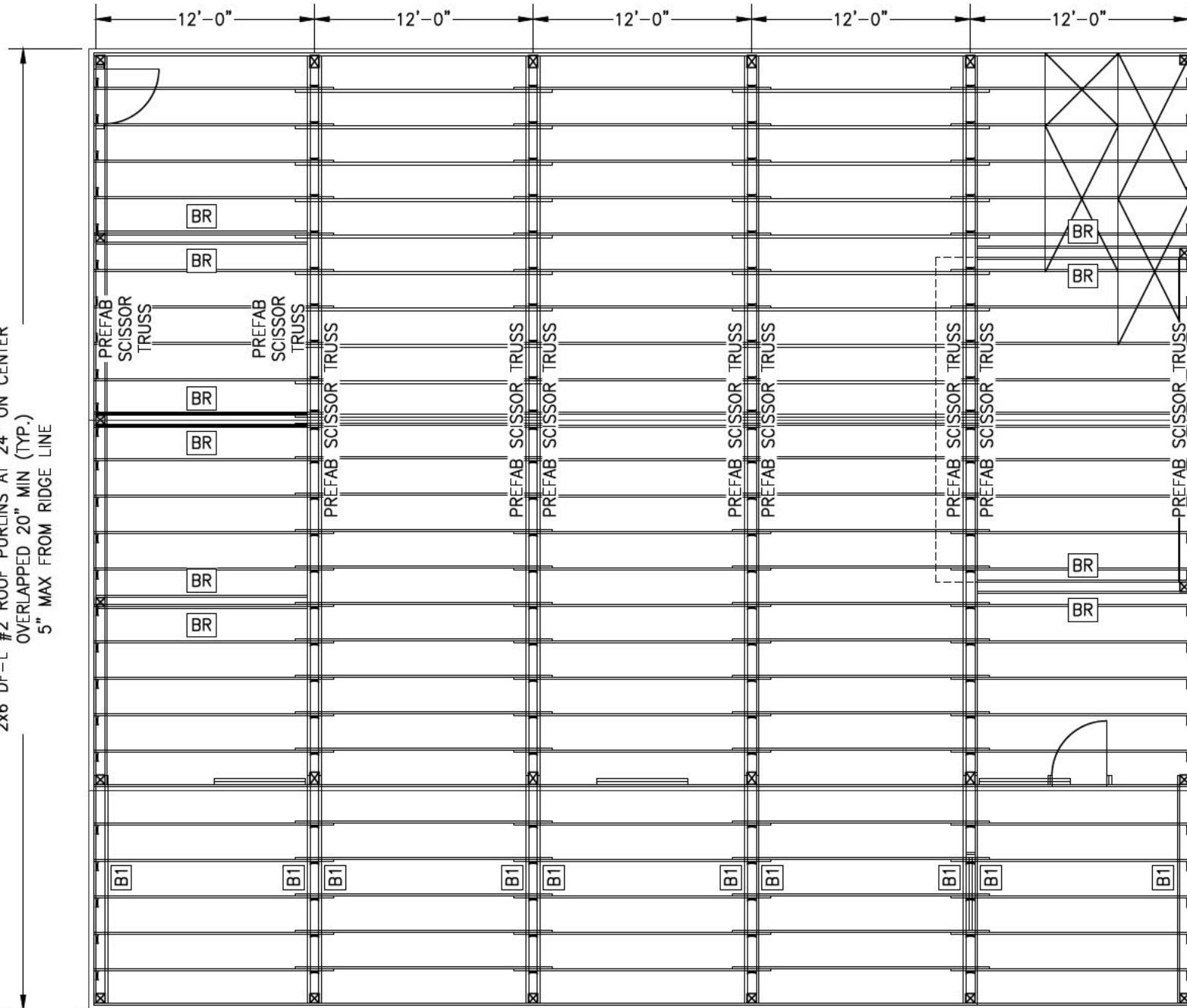
NORTH

EAST

SOUTH

WEST

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



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.

PROJECT
NS207

SCALE
1/8" = 1'-0"

DATE
05/09/2025

SHEET
03

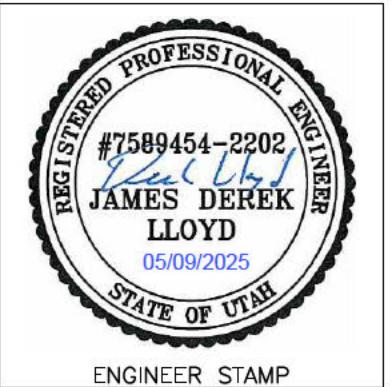
BR 2x6 DIAGONAL BRACE

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

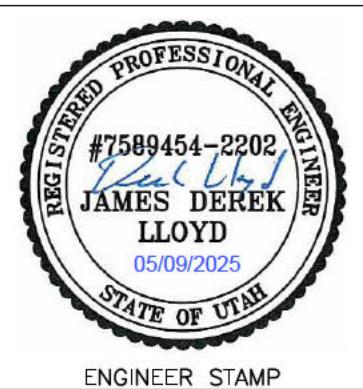
TAVIN ROSE BUILDING

FARR WEST, UTAH

ROOF PLAN

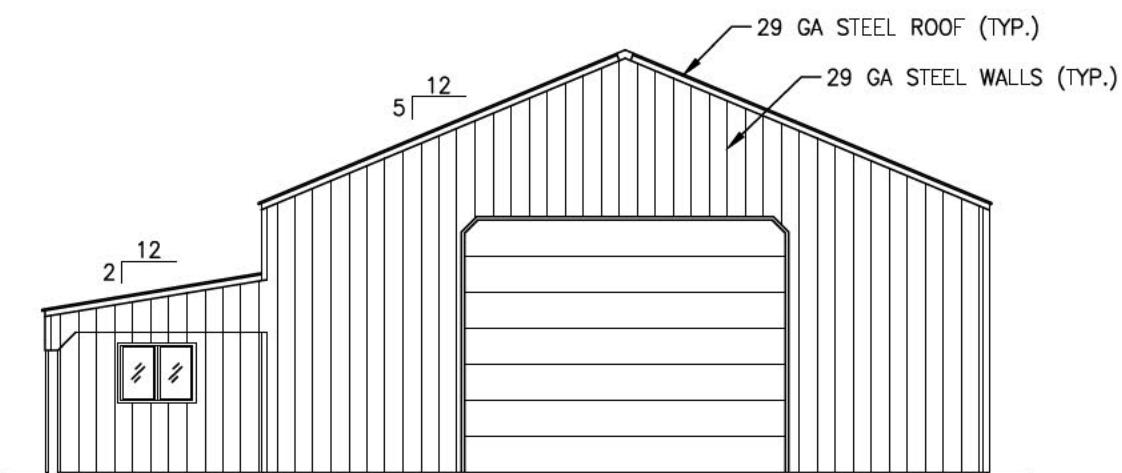


MOUNTAIN POINT
ENGINEERING

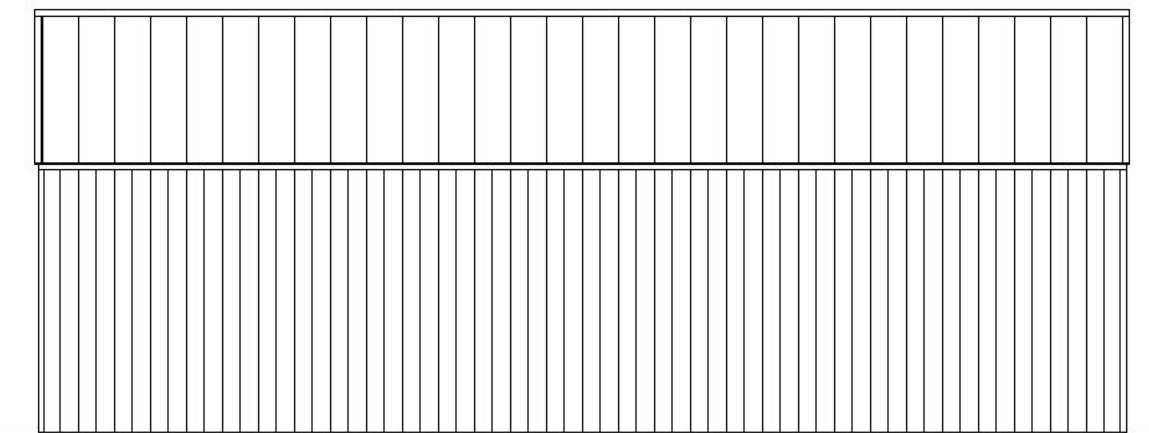


MOUNTAIN POINT
ENGINEERING

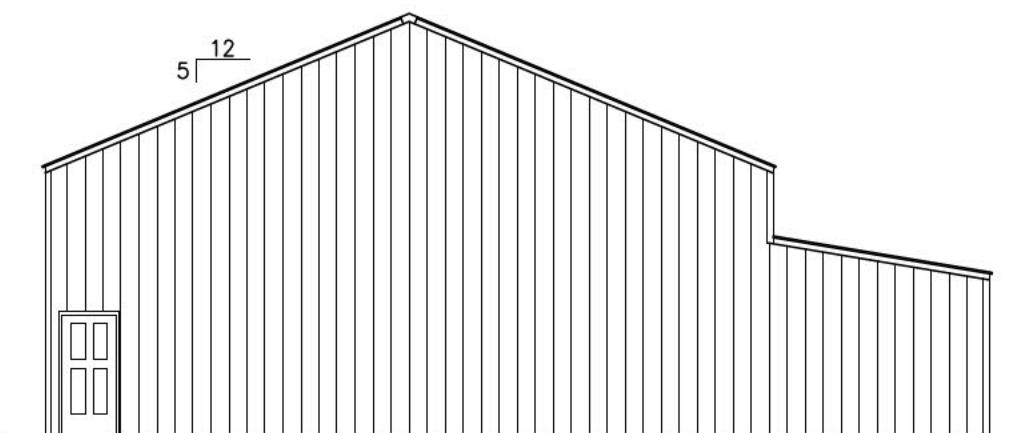
ELEVATIONS



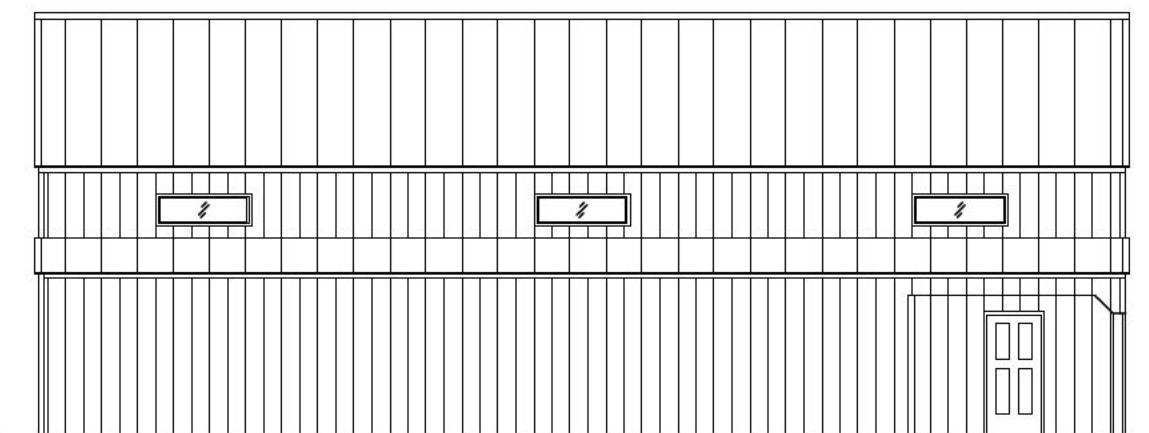
GABLE END ELEVATION - SOUTH



SIDE ELEVATION - EAST



GABLE END ELEVATION - NORTH



SIDE ELEVATION - WEST

TAVIN ROSE BUILDING
FARR WEST, UTAH

PROJECT
NS207

SCALE
3/32" = 1'-0"

DATE
05/09/2025

SHEET
04