



**FARR WEST CITY
PLANNING
COMMISSION
AGENDA**

February 26, 2026 at 5:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

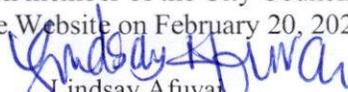
Notice is hereby given that the Planning Commission of Farr West City will hold a 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, February 26, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Discussion on proposed A&E Brown Development located at approximately 1741 North 1200 West - Luke Martineau, J Fisher Companies

Regular Meeting

1. Call to Order –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 for a conditional use permit for a detached accessory dwelling unit for Denyse McLaughlin located at 3112 North Pelican Drive
 - b. Recommendation to the City Council approval or denial of the request for a conditional use permit for a detached accessory dwelling unit for Denyse McLaughlin located at 3112 North Pelican Drive
 - c. Recommendation to the City Council to repeal the PD Overlay Ordinance
5. Consent Items
 - a. Approval of minutes dated February 12, 2026
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 February 20, 2026.


Lindsay Afuwa
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 2/5/26 Applicant Name DENYSE McLAUGHLIN

Mailing Address 3112 N. PELICAN DR, FARR WEST, UT 84404

Phone Number [REDACTED]

Property address of proposed conditional use SA Current Zoning: _____

Please list the requested conditional use as listed within the city zoning ordinance DADU CC: 17.44.220

PLEASE SEE ATTACHED

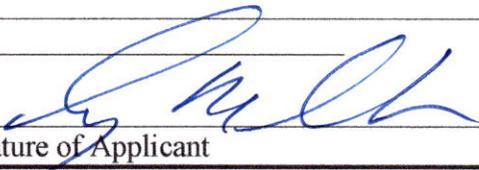
A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

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.

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

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.



Property Owner? Y N

Signature of Applicant

Date Application & \$100.00 Processing Fee received 2/06/2026

Received by McKinzie Tams

Date of public hearing: 2/06/2026

Date application was ___ Approved ___ Denied by Planning Commission _____

Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

Mayor

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.

Answer:

We purchased the house located at 3112 N Pelican Dr on January 16, 2026, with the intention to live here full time and to legally permit the existing DADU for our family's use. The beauty of this unique property is that there will be little to no need the physically add to or change the exterior of the current structure. Mike is a retired Fire Chief and currently works for Western Fire Chiefs. Denyse is retired and was a former paramedic and soccer director of coaching.

We chose this community for its many assets, location and the small community feel. Access to Hwy 15 is key for our daughter and son-in-law to easily and safely commute to their places of employment. Our daughter works as a BSN at an Ogden hospital, and our son in law is in IT with office hours on Hills Base. We are regular childcare providers for our grandchildren ages 3.5 and 10 months. They want to raise their children in a country setting while having the benefit of accessing their jobs, raising their family in a safe community, and being able to access the benefits of the surrounding community.

Together we will share the property to raise animals for fun and responsibility, garden, and have room to grow and play. By being together, we improve each other's lives, and we can share the needs of the family physically, emotionally, and financially.

Between the two families, we will access the wonderful parks, take part in community events, and develop meaningful ties to Farr West.

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.

Answer:

We have never been detrimental to the "health, safety and general welfare" of any community. We keep good, open relationships with our neighbors. Our properties have always been well maintained and landscaped, and our homes are kept tidy. We are helpful and active as families, and we look for opportunities to participate in community events. We cannot imagine any way in which we would not be compatible.

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

Answer:

The permitting of this DADU will "integrate moderate-income housing" within the Farr West city limits and the limits of our property. This DADU will not change the footprint of any structure already existing on the property. It will not impact the open spaces that we currently enjoy on this 1.2 acre property.

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

Answer:

dy
2.5.2026

"Farr West City promotes development that will enrich the quality of life in Farr West for the existing and future citizens. It is required that those developing land in Farr West act in the best interest of the city and its citizens." (pg 7 General Plan).

The development of this DADU allows for both of our families to share the property and work together to enjoy the land and enrich our lives with the raising of the children. We as families, will make minimal impact on the property itself, other than the maintenance of an already beautiful house and coordinating/complimentary structure to be used as a DADU.

We will serve to support the city with our time and energy, and it is our expectation that our grandchildren will attend local schools, participate in sports and animal activities. We certainly hope that the City will know us as the wonderful people we are!

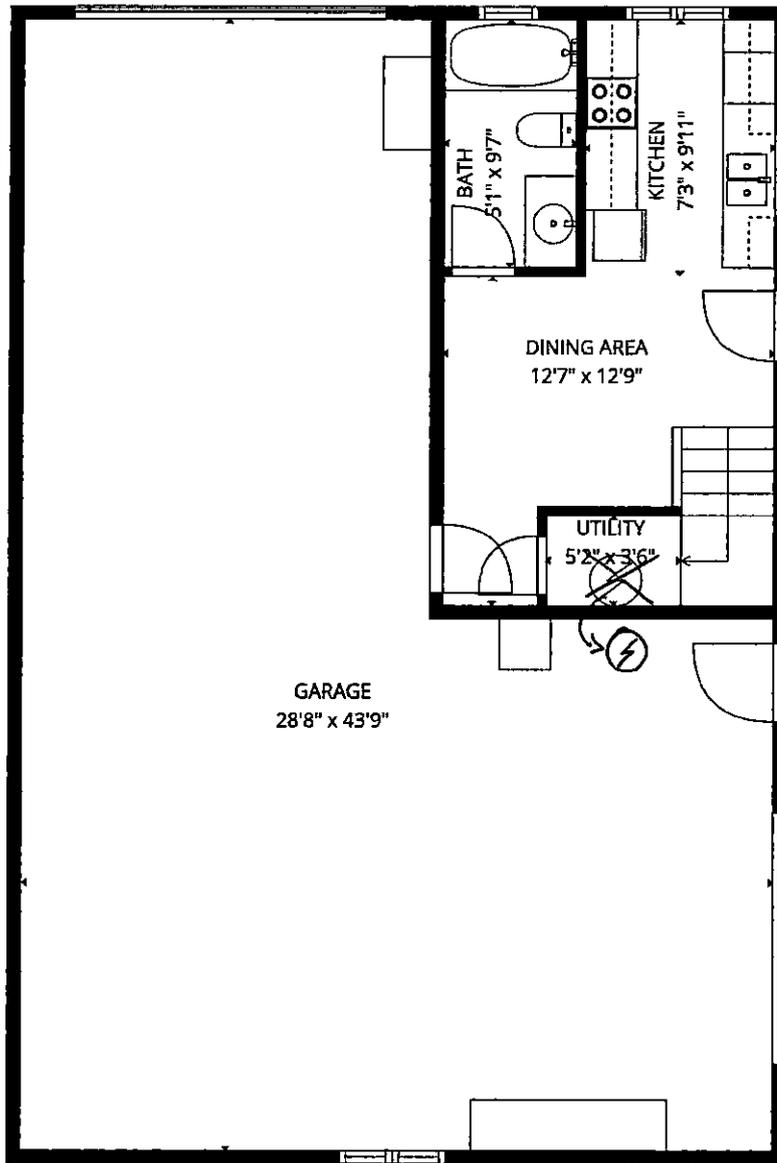
E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

Answer:

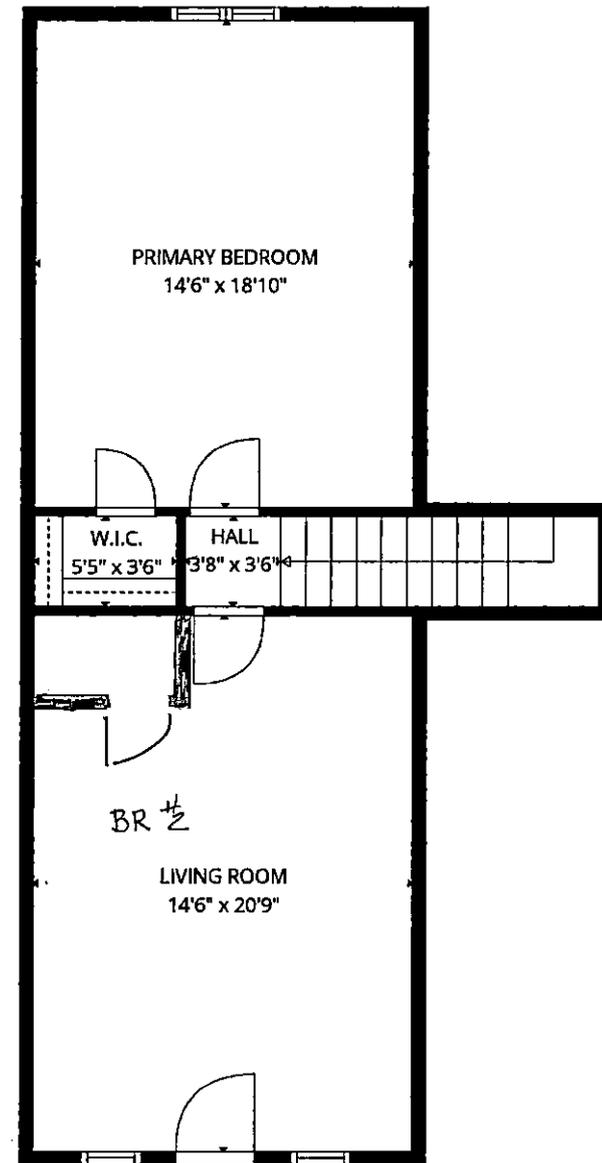
Past owners of this home have used the main house and the additional structure as an unpermitted dwelling for decades. We intend no further impact than what has already been present on the property. We will use the property as is allowed by Farr West. We know already, that the work we are doing will, in fact, benefit our neighborhood. We have made the property safer, worked to improve the appearance, and hauled away loads of trash and debris. Inside both of the houses we have fully mitigated mold and methamphetamine residual left by previous inhabitants. The roofs were updated and replaced on both houses as a condition of purchase.

We are longtime small ranch property owners. We care for our animals with integrity. We know how to maintain property. Our use of the property will stay within the requirements of our zoning. It is unimaginable to me that we will in any way "lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole".

dh
2.5.2026



FLOOR 1



FLOOR 2

EXISTING DADU - 3112 N. PELICAN DR, FARR WEST

DRAWING NOT TO SCALE

TOTAL: 927 sq. ft

BELOW GRADE: 268 sq. ft, FLOOR 2: 659 sq. ft

EXCLUDED AREAS: GARAGE: 950 sq. ft, UTILITY: 18 sq. ft, WALLS: 159 sq. ft