



FARR WEST CITY PLANNING COMMISSION AGENDA

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

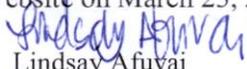
Notice is hereby given that the Planning Commission of Farr West City will hold a 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, March 26, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Discussion on proposed new R-1-8 zone

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 Priority Protection Group training facility for law enforcement, military and the general public, located in the Farr West Business Park at 1166 North 2000 West – *Gordon Brennan*
 - b. Recommendation to the City Council approval or denial of the request for a conditional use permit for Priority Protection Group training facility for law enforcement, military and the general public, located in the Farr West Business Park at 1166 North 2000 West – *Gordon Brennan*
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 March 23, 2026.


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.

Gordon Brennan - Priority Protection Group

Application Date 3/11/26 Applicant Name (DBA: PPG Security Academy)

Mailing Address [REDACTED]

Phone Number [REDACTED] Email [REDACTED]@[REDACTED]

Property address of proposed conditional use 1166 N 2000W Farr West, UT 84404 Current Zoning: Professional Education, Entertainment

Please list the requested conditional use as listed within the city zoning ordinance Professional Education, Entertainment

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 facility will be leased and operated by a local privately-owned company as a training facility for law enforcement, military, security professionals, and the general public. Training will consist of classroom training and tactical training using airsoft weapons and "simmunition" firearms. This type of facility is not present in Utah or surrounding states - leaving these types of organizations with few training options in the area.

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.

This type of training fits well with the industrial area where the building is located, as well as the neighboring industrial tenants. Training is conducted indoors under the supervision of trained instructors.

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

Training is conducted by certified instructors and carried out to meet the curriculum standards, complete with any and all required safety equipment. No live rounds of ammunition are used in this type of training and will never be discharged in or around the building.

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

The proposed use supports the goal of encouraging mixed use zoning, as well as promoting an attractive, stable, and economically sustainable environment. This business will bring people from all over Utah and other states to Farr West, and those people will prove to be an economic benefit to other businesses in the community.

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.

Our training is conducted indoors and does not consist of any environmentally dangerous or hazardous materials. Any noise pollution will be controlled with sound abatement on the interior of the building, and will also be masked by the noise of the I-15 traffic just several yards away from our part of the building.



Property Owner? Y

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: _____

Conditions/Reasons

Planning Commission Chair

Mayor