



**FARR WEST CITY  
PLANNING  
COMMISSION  
AGENDA**

April 9, 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, April 9, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Discussion on amending the agribusiness ordinance & continue the discussion on the 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 intent of the legislative body to amend the agribusiness ordinance allowing for retail sale of seeds, compost, fertilizer & planting pots/containers
  - b. Recommendation to the City Council approval or denial of the amended agribusiness ordinance to allow for retail sale of seeds, compost, fertilizer & planting pots/containers
5. Consent Items
  - a. Approval of minutes dated March 26, 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 April 6, 2026.

Lindsay Afuvai  
Recorder

## CHAPTER 5.30

### AGRIBUSINESS

#### SECTION:

#### 5.30.010: Purpose And Intent

#### 5.30.020: Definitions

#### 5.30.030: Applicability

#### 5.30.040: General Standards

#### 5.30.050: Farm Classification

#### 5.30.060: Permitted Use Table

#### 5.30.010: PURPOSE AND INTENT:

A. Purpose. The purpose of this Chapter is to support agriculture within our city. This can be accomplished by fostering economically feasible land use alternatives for local and enterprising agriculture operators who are committed to providing local agricultural produce, artisan goods, and sustainability or rural experience to the public.

B. Intent. It is the intent of this Chapter to benefit farm owners, operators, residents, and the region by aiding such operations in generating supplementary farm income while allowing the preservation of agriculture by enhancing food production, artisan goods, education and related opportunities. This Chapter seeks to:

1. Support a sustainable agricultural environment.
2. Develop agri-business, agri-tourism, farm-to-market, farm-to-table, and related strategies and objectives.
3. Allow an environment for agricultural, and artisan goods that benefit both community and commerce; including agricultural involved experience, education, and outreach. (Ord. 21-04: Ord. 20-08)

#### 5.30.020: DEFINITIONS:

The following definitions apply to this Chapter:

AGRICULTURE:	The growing of produce or raising of livestock for human consumption that is consistent with the A-1 or A-1-R Zone where the property is located.
AGRI-BUSINESS:	The use of land to generate revenue as an agricultural operation, the production of food and artisan goods for retail, wholesale, or commercial use, and is inclusive of agri-tourism, farm-to-market, and farm-to-table.
AGRI-TOURISM:	A visit to a working farm or any agricultural, horticultural, or agri-business operation for enjoyment, education, or involvement in the activities of the farm or operation.
ARTISAN GOODS:	Products that are produced by artisans, either completely by hand or with the help of hand-tools or even mechanical means, as long as the direct manual contribution of the artisan remains the most substantial component of the finished product. (Ord. 21-04: Ord. 20-08)

#### 5.30.030: APPLICABILITY:

This Chapter applies to properties in the A-1 and A-1-R Zones. The uses and standards in this Chapter supplement and are in addition to those in the A-1 and A-1-R Zones. It shall be the responsibility of the property owner and/or operator to understand and comply with all applicable codes and any agency requirements. If a conditional use permit is required per the permitted use table in 5.30.060, the conditional use permit application must be completed and submitted to the city for review and receive recommendation by the planning commission and approval by the city council before engaging in any agri-business.

All agri-business and agri-tourism operations, whether the use is permitted or conditional, require a business license. All operations must obtain a business license approved and issued by the City before engaging in business. (Ord. 21-04: Ord. 20-08)

#### 5.30.040: GENERAL STANDARDS:

A. Primary Use: Agriculture is the primary use in the A-1 and A-1-R Zones. Agri-business uses are complementary and accessory to the primary agriculture use.

B. Narrative: All agri-business applications shall be accompanied by a concise narrative describing the farm, agriculture operation, and the overall vision for the proposed agri-business operation. The narrative shall include:

1. Agriculture and farm history.
2. A description or plan for the general maintenance of its agricultural product(s) and proposals for the following:
  - a. Proposed agri-business uses, including any non-agriculturally related products, uses, or activities.
  - b. Agriculturally related and non-agriculturally related types of facilities and equipment.
  - c. Time(s) of normal day-to-day operation.
  - d. Anticipated number of daily patrons and employees.
  - e. Parking needs.
3. Site Plan (see Section 17.12.070): All agri-business uses shall have a general design and layout. A site plan is required for conditional uses and new construction, including where additional parking is created for agribusiness use beyond existing hard surfaces.
  - a. Newly constructed buildings and facilities intended for agri-business purposes and/or to serve agri-tourism needs shall reflect an architectural vernacular that is consistent with the area's rural character. New construction must adhere to the existing City code for accessory buildings. Distance from adjacent lots/parcels and/or dwellings shall be taken into consideration for all buildings and structures. Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discretely incorporated into the agri-business operation and completely screened from street and adjacent property view.
  - b. An agri-business operation may consist of multiple adjacent properties. However, all properties shall have common ownership. When applying this Chapter to multiple properties, all properties are considered in aggregate.
4. Production. An agri-business use shall, with exception of the winter season, actively and continuously produce an agricultural product for sale and purchase. In the event that the agri-business ceases or becomes improperly maintained, as determined by the City, the right to operate an agri-business use under this Chapter is revoked.
5. Parking. All uses shall have adequate off-street parking as determined based upon the narrative, site plan, and determination of the City Engineer. No on street parking is allowed. Parking areas must look presentable and be maintained.
6. Facilities. Buildings open to the public shall have approved water, sewer, and toilet facilities for use by patrons. The facilities must meet applicable building, occupancy, and fire codes.
7. Uses. To ensure that agriculture is maintained as the primary use, and that an appropriate balance and mixture of agriculturally related and non-agriculturally related uses exist. It shall be required that a minimum of one-half (½) of all uses be agriculture as defined in this Chapter. Uses are measured by the square footage area designated for the uses, including related buildings.
8. Hours of Operation. Agri-business uses are limited to 8:00 A.M. and 10:00 P.M., except where hours may be extended as allowed and permitted by the City.
9. Development Agreement. The City may require a development agreement to be recorded on the property as part of any agri-business use. (Ord. 21-04: Ord. 20-08)

**5.30.050: FARM CLASSIFICATION:**

The following establishes the classification for farm operations based on acreage:

- A. Small Farm. Includes an agriculturally productive property consisting of lot sizes one (1) to five (5) acres.
- B. Large Farm. Includes an agriculturally productive property consisting of lot sizes over five (5) acres. (Ord. 21-04: Ord. 20-08)

**5.30.060: PERMITTED USE TABLE:**

The following uses are determined desirable in conjunction with a primary agriculture operation. The uses in this Section may be subject to other requirements beyond those imposed by this Chapter. "P" denotes a permitted use, "C" denotes a conditional use in the A-1 and A-1-R Zones.

Use / Activity	Small Farm	Large Farm
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Agricultural Demonstrations or Educational Classes	P	P
Artisan Goods Production	P	P
Festival Related to Agribusiness	C	C
Community Garden / Rent-a-row	P	P
Corn Maze	None	C
Herb Garden	P	P
Market for On-site Produce	P	P
Market for Multi Farmers / Off-site Products	None	C

Nursery or Greenhouse	P	P
Passenger Rides (tractor, sleigh, wagon, etc.)	None	P
Petting Farm or Zoo	None	C
Photography	P	P
Pumpkin Patch or U-Pick Operation	P	P
Any Other Approved Agribusiness Use	C	C

(Ord. 21-04: Ord. 20-08)

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b. Agriculturally related and non-agriculturally related types of facilities and equipment.

c. Time(s) of normal day-to-day operation.

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7. Uses. To ensure that agriculture is maintained as the primary use, and that an appropriate balance and mixture of agriculturally related and non-agriculturally related uses exist. It shall be required that a minimum of one-half ( $\frac{1}{2}$ ) of all uses be agriculture as defined in this Chapter. Uses are measured by the square footage area designated for the uses, including related buildings.

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Use / Activity	Small Farm	Large Farm
Agricultural Demonstrations or Educational Classes	P	P
Artisan Goods Production	P	P
Festival Related to Agribusiness	C	C
Community Garden / Rent-a-row	P	P
Corn Maze	--	C
Herb Garden	P	P
Market for On-site Produce	P	P
Market for Multi Farmers / Off-site Products	--	C
Nursery or Greenhouse	C	C
Passenger Rides (tractor, sleigh, wagon, etc.)	--	P
Petting Farm or Zoo	--	C
Photography	P	P
Pumpkin Patch or U-Pick Operation	P	P
Any Other Approved Agribusiness Use	C	C

**Commented [LK1]:** Because of our conditions listed under this table, wouldn't it make this a "conditional use" of our own making?

Nurseries and/or Greenhouses: the retail sale of goods is limited to organic materials produced on-site with an exception for seeds, fertilizer, compost, and planting pots/containers. These items may be sold, stored, and distributed in pre-packaged quantities. However, compost may be purchased and sold in bulk quantities. The sale of planting pots/containers is allowed as a subordinate use to the primary agricultural operation.

**Commented [LK2]:** See above comment.

**Commented [LK3]:** Let's verify. Only things produced on the premises are allowed to be sold. Correct?

**Commented [LK4]:** Ok, updated verbiage included to allow for retail sale of items produced off site.

Retail activities of nurseries and greenhouses shall not include unrelated merchandise or the operation of a general retail shop. Fruit stands, vegetable stands, and the sale of animal products (e.g., eggs) are limited to items produced entirely on the premises. The resale of items purchased from off-site vendors is strictly prohibited except as provided for in this section.

Any expansion of use beyond these standards shall require the entity/operator to obtain a commercial rezone or other applicable land use approvals in accordance with City Code.

**Commented [LK5]:** If we intend to allow off-site items to be resold in an agri-business so long as they are "related" to items grown on the premises, we are opening pandoras box. We should either prohibit items purchases from off-site vendors being resold or limited with specificity what exact off-site items are allowed to be sold. I would recommend we keep this language.