



## FARR WEST CITY PLANNING COMMISSION AGENDA

June 25, 2026 at 6:30 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 their regular meeting at 6:30 pm on Thursday, June 25, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order –Chairman Lyle Earl

1. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Prayer
2. Comments/Reports
  - a. Public Comments (2 minutes)
  - b. Report from City Council
3. Business Items
  - a. Recommendation to the City Council approval or denial of a conditional use permit for Alex Maurer for vehicle/part sales and repair business located at 3677 North 2000 West
  - b. Public Hearing to consider amendments to the sign ordinance, section 17.56.070 ( C), freestanding signs in commercial zones with freeway access
  - c. Recommendation to the City Council approval or denial of amendments to the sign ordinance, section 17.56.070 ( C), freestanding signs in commercial zones with freeway access
  - d. Set a public hearing for July 9, 2026 to consider the request of a conditional use permit for an automobile repair shop for G& J Automotive, LLC located at 2656 North 2000 West
  - e. Consideration of canceling the July 23, 2026 Planning Commission meeting
4. Consent Items
  - a. Approval of minutes dated May 28, 2026
5. Chairman/Commission Follow-up
  - a. Report on Assignments
6. 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 May 26, 2026.

Lindsay Afuvai  
Recorder

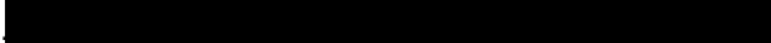


**Farr West City**

**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.*

Application Date 4/27/26 Applicant Name Alex Maurer

Mailing Address 

Phone Number 8 

Property address of proposed conditional use 3677 N 2000 W Current Zoning: Commercial

Please list the requested conditional use as listed within the city zoning ordinance Vehicle / Part Sales & Repair

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 proposed location for repair and sale of used Audi / VW vehicles and parts is a space that will allow me to continue to be a resource for local consumers and businesses that need more affordable options for keeping their vehicles in good running condition as well as a reputable local source to buy vehicles and parts for at a affordable price. We regularly have people driving from all over the state and out of state because I am one of the few places in the region that have a large inventory of hard to find parts that are much more affordable then the dealer. We also ship thousands of parts a year globally.

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 property is located within a established commercial area with other automotive related uses that while similar do not provide the same services but operate in the same general fashion. The location proposed is a large multi unit warehouse that will allow continued growth with operations and inventory being able to remain indoors. The location also provides the possibility to continue to expand into additional space if required.

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

All operations are contained to the inside of a warehouse. The facility has a large area for storage of inventory and distributing product as well as containing vehicle repairs inside with no impact to surrounding businesses and properties. We have been operating for 10 years following local and state regulations with no issues and will have no problem continuing to do so.

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 business has a focus on one of the largest manufacturer brands and provides integrated services including vehicle sales, dismantling vehicles for parts and limited repair / reconditioning. This model meets a clear demand from customers while aligning with the evolving standards for auto related uses. I feel that large warehousing allows to continue growing this model within an enclosed building to addresses the concerns for visual and enviromental impacts to surround properties and people. I believe that this hybrid business model demonstrated that such uses can be sustainable but also compatible with many areas.

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 operation is to be contained to indoors. There is a small area that we will have 2 lifts at that will handle vehicle repair reconditioning, prep as well as dismantling of vehicles for the parts to inventory. We store and recyle any fluids from vehicles in accordance with local regulations. Being that the operations are contained to the indoors there is no impact outside. There is a large number of stalls attached to these units to display vehicles for sale and allow for customer walk ins.

[Signature] Property Owner? Y   
Signature of Applicant

Date Application & \$100.00 Processing Fee received 4-29-26 Receipt# 2.000014175

Received by JR Barker

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  
\_\_\_\_\_

**EXHIBIT "B"**  
**DESIGNATED PARKING**  
**EURO REHAB LLC**  
3677 N 2000 W Units 3E & 3F  
Farr West, UT 84404



Landlord (West Rock Associates LLC) and Tenant (Euro Rehab LLC) agree that the parking areas shown above in Exhibit B shall be designated for the exclusive use of Tenant for the duration of the Term of the Lease.

Accepted By Tenant

Signed by:  
By: Alex Maurer  
87FF705161E1474...

Title: OWNER

Date: 6/11/2026

Accepted By Landlord

By: [Signature]  
Member

Title: \_\_\_\_\_

Date: 06 / 11 / 2026



978 Chambers St., Suite 3, South Ogden, Utah 84403  
801-476-9500 phone | 801-476-9581 fax | www.crestutah.com

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING TITLE 17 SECTION 17.56.070 OF THE FARR WEST CITY MUNICIPAL CODE**

**WHEREAS**, Title 17 Section 17.56.070 “Commercial and Manufacturing Zones” of the Farr West City Code of Ordinances establishes certain standards and specifications for various signs within specific areas within Farr West City; and

**WHEREAS**, the Farr West City Planning Commission has recommended updating and amending Title 17 Section 17.56.070 “Commercial and Manufacturing Zones” to the Farr West City Council; and

**WHEREAS**, the Farr West City Council desires to update Title 17 Section 17.56.070 “Commercial and Manufacturing Zones” to reflect changes the Farr West City Council has determined necessary and appropriate; and

**NOW THEREFORE**, the Farr West City Council ordains that Title 17 Section 17.56.070 “Commercial and Manufacturing Zones” of the Farr West City Code of Ordinances shall be amended in part to include updates as provided in the attached Exhibit A.

This Ordinance supersedes all prior ordinances and policies of Farr West City, Utah to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect 15 days after publication or posting by the City Council of Farr West City, Utah.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

MAYOR OF FARR WEST CITY, UTAH

By \_\_\_\_\_  
David P. Bolos

ATTEST:

\_\_\_\_\_  
Recorder  
Farr West City, Utah

Vote of City Council

Yes	No	
___	___	Council Member Anderson
___	___	Council Member Williams
___	___	Council Member Blind
___	___	Council Member Shupe
___	___	Council Member Jay

## Exhibit A

### 17.56.070: COMMERCIAL AND MANUFACTURING ZONES:

A. Advertising Signs: Advertising signs are permitted on the premises of the business or organization which provides or produces a product or service. Signs advertising for another company are classified as off premises signs and are not permitted except for I-15 outdoor advertising structures and construction signs which are permitted within the constraints of sections 17.56.060 and 17.56.100 of this chapter. If construction or exterior building remodeling is part of a commercial project, the sign application should be included as a part of the required site plan application. If a sign is being added to an existing structure or site, a separate sign application is required.

B. Freestanding Signs In C-2 Commercial Zones: One freestanding sign per building regardless of the number of businesses in the building. Sign area shall not exceed one square foot for each linear foot of property frontage. Maximum height shall be twenty five feet (25') in C-2 commercial zones (see also section 17.56.100, "Outdoor Advertising Structures", of this chapter).

C. Freestanding Signs In Commercial Zones With Freeway Access (The Area Within 500 Feet West Of The Freeway On And Off Ramp Right Of Way, And The Area East Of A Freeway On And Off Ramp Right Of Way To The Farr West Pleasant View Boundary (including the Community Reinvestment Agency project area known as "Farr West Landing" located on the East side of the freeway and directly North of 2700 N to its northern border with Pleasant View): Sign size shall be not more than three (3) square feet per linear foot of property frontage (not to exceed 300 square feet) and the maximum sign height shall not exceed eighty feet (80') (see also section 17.56.100, "Outdoor Advertising Structures", of this chapter).

D. Sign Size: For purposes of this chapter, the area of a sign computed on the basis of the smallest rectangle, triangle or circle large enough to frame the entire display.

E. On-Building Signs: On-building signs shall not exceed fifteen percent (15%) of the aggregate surface area of the building elevation on the side on which the sign is installed.

F. Directional/Information Signs: Directional/information signs are signs giving directions, instructions or facility information. Shall contain no advertising. May contain the logo or name of the business (not to comprise more than 20 percent of the sign area).

G. Political Signs: Political signs are allowed on private property, including the mow or park strip, regardless of zone.



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 6-10-26 Applicant Name G & J Automotive, LLC.

Mailing Address [Redacted]

Phone Number [Redacted]

Property address of proposed conditional use 2656 N. 2000 W Current Zoning: C2

Please list the requested conditional use as listed within the city zoning ordinance Automobile Repair shop

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.

2656 N. 2000 W. is desirable because we live on the property and to provide specialized maintenance & mechanical repair to get unsafe or broken down vehicles off the road. Therefore we can keep the communities transportation safe & reliable, supporting their daily commutes & emergency situations while building a trustworthy relationship with our neighbors and 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.

G & J Automotive will not be detrimental to the health & safety, general welfare of people or property as the work is done in our shop & on the property so it will not hinder any improvements in the surrounding areas.

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

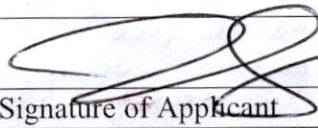
G & J Automotive will comply with regulations & conditions specified in a conditional use permit by conducting repairs in our building during work hours of 8am - 6pm. which will control noise or fumes & keeping the vehicles waiting repairs behind the fence on the Northside of the building.

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

by providing a reasonable priced automotive repair shop to help the citizens afford their vehicle mechanical needs without causing any disturbances to the residents or surrounding areas.

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.

We do not store any hazardous materials and we dispose fluids from vehicles at appropriate dumping facilities.

  
Signature of Applicant

Property Owner? Y  N

Date Application & \$100.00 Processing Fee received June 10, 2026  
Received by Bredhne

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  
\_\_\_\_\_