FARR WEST CITY PLANNING COMMISSION AGENDA

August 13, 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 at 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, August 13, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Joint work session with the City Council to discuss the proposed development on the A&E Brown property located at approximately 1741 North 1200 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. Set a public hearing for August 27, 2026 to consider the request of a conditional use permit for Russell Lynch located at 3683 North Higley Road for an accessory building over 2,000 square feet
   b. Public hearing to receive and consider comments regarding the request to amend the general plan to allow for the M-1 Manufacturing zone for parcel numbers 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 and 15-005-0121
   c. Recommendation to the City Council approval or denial of the request to amend the general plan to allow for the M-1 Manufacturing zone for parcel numbers 15-004-0110, 15-004-0005, 15-004-0115, 15-004-0114, 15-005-0125, 15-005-0124, 15-005-0123, 15-005-0122 and 15-005-0121
   d. Public hearing is to receive and consider public comments regarding the request of a re-zone of the Petersen Inc property located at approximately 1461 North 2000 West, parcel numbers 15-004-0110, 15-004-0005 and 15-004-0115, from the A-1 zone to the M-1 Manufacturing Zone
   e. Recommendation to the City Council approval or denial of the request of a re-zone of the Petersen Inc property located at approximately 1461 North 2000 West, parcel numbers 15-004-0110, 15-004-0005 and 15-004-0115, from the A-1 zone to the M-1 Manufacturing Zone
   f. Public hearing is to receive and consider public comments regarding the request of a conditional use permit for Petersen Inc for a new production line building located at approximately 1461 North 2000 West
   g. Recommendation to the City Council approval or denial of a conditional use permit for Petersen Inc for a new production line building located at 1461 North 2000 West
   h. Public hearing is to receive and consider comments regarding amendments to the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code
   i. Recommendation to the City Council approval or denial of amendments to the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code
4. Consent Items
   a. Approval of minutes dated July 9, 2026 and July 30, 2026
5. Chairman/Commission Follow-up
   a. Report on Assignments

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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 July 6, 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 7/27/2026 Applicant Name RUSSELL LYNCH

Mailing Address 3683 N. HIGLEY ROAD

Phone Number [redacted]

Property address of proposed conditional use 3683 N. HIGLEY ROAD Current Zoning: S.F.R.A

Please list the requested conditional use as listed within the city zoning ordinance DETACHED GARAGE

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.

IT'LL BE A DETACHED GARAGE FOR PERSONAL USE.

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.

THERE WON'T BE TOXIC CHEMICALS USED OR PUBLIC ACCESS TO THE STRUCTURE. OUTSIDE OF POTENTIALLY BLOCKING 1 NEIGHBORS SUNSET VIEW 2-3 MONTHS OF THE YEAR, THE COMMUNITY WON'T BE AFFECTED.

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

BUILDING CODES WILL BE ADHERED TO BY THE BUILDER AND CURRENT CONSTRUCTION PRACTILES WILL BE FOLLOWED.

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

FARR WEST WILL HAVE ONE MORE HAPPY HOME OWNER PROUD TO LIVE IN FARR WEST. THE GOAL DOESN'T EXTEND FURTHER THAN HAVING A DETACHED GARAGE.

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 LANDSCAPING WILL STAY THE SAME AND WILL NOT AFFECT ANYTHING NOT ON THE RESIDENTIAL PROPERTY.

Russell Tyrrell — Property Owner? (Y) N

Signature of Applicant

Date Application & $100.00 Processing Fee received July 29, 2026

Received by JRB

Date of public hearing: August 13, 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



LEGEND:

PARCELS TO BE AMENDED

0 80' 160'

GRAPHIC SCALE 1"= 80'

GENERAL PLAN AMENDMENT MAP

PROFESSIONAL ENGINEER
JEREMY C JENSEN
14272075-2202
7-16-2026
STATE OF UTAH

SHEET DESCRIPTION:

AMENDMENT MAP

PETERSEN INC. SOUTH EXPANSION

1459 NORTH 2000 WEST
FARR WEST, UTAH 84404

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	16 JULY 2026
SCALE:	1" = 50'
DESIGN BY:	J. JENSEN
CHECKED BY:	S. EARL
APPROVED BY:	J. JENSEN
PROJECT NUMBER:	830-2601
SHEET:	1/1

PLOTTED July 16, 2026 BY Jeremy Jensen FILE Z:\2026 PROJECTS\830-2601 JEFF LOWE - PETERSEN INC N EXPANSION - FARR WEST, UT\AUTOCAD\SURVEY\BOUNDARY\830-2601 BOUNDARY SURVEY.DWG

Application for Rezoning
Real Property

Date Submitted 6-30-26 Applicant's Name Petersen Inc
Applicant's Address [redacted]

Applicant's Phone [redacted] E-mail (optional) _____

Fee Schedule (check one):
Up to 5 acres..... $150.00 [ ]
More than 5 acres.....$200.00 [ ]
Commercial or Manufacturing..... $250.00 [✓]

Fee received by Breanne Date 7/10/2026

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):
Parcels #150040110, #150040005, and #150040115 (see attachment for legal descriptions)

Be rezoned from (present zoning) Agricultural (A-1)
To (desired zoning) Manufacturing (M-1)

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [✓]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?
In addition to this rezone application, Petersen, Inc. is also requesting an update to the Future Land Use Map in Farr West City's General Plan (see attachment for parcel list). The current future use is designated as Residential-Agriculture. Requested future designation is Manufacturing. These few parcels are currently small islands of Residential-Agriculture surrounded by Manufacturing and Commercial along this stretch of 2000 West.

Application for Rezoning
Real Property

2. How will this request benefit the general public and the community?

Rezoning the parcels as requested will allow Petersen, Inc. to expand their manufacturing business with a new building and production line. This will result in additional well-paying jobs for the community.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

The parcels are located adjacent to existing manufacturing zones also owned by Petersen, Inc. This will allow manufacturing to remain consolidated into one area while still providing increased jobs and revenue for the City.

Signature of Petitioner(s):	Address:
	1527 N 2000 W Farr West UT 84404

✓ Checklist:

- [X] Fees Paid
- [X] Legal Description
- [X] Scale Drawing
- [X] Adjacent Property Owners List
- [X] Public Hearing Set
- [ ] Adjacent Property Owners Notified

- [ ] Notice Advertised on: _____
- [ ] Public Hearing Held on: _____

PC Recommendation:

- [ ] Approve [ ] Reject Date: _____

CC Action:

- [ ] Approve [ ] Reject Date: _____

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 6-30-26 Applicant Name Petersen Inc

Mailing Address [redacted]

Phone Number [redacted]

Property address of proposed conditional use 1461 North 2000 West Current Zoning: M-1

Please list the requested conditional use as listed within the city zoning ordinance Assembling

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.

Petersen, Inc. is proposing to expand their manufacturing business with a new production line building. The building will be an expansion of their existing manufacturing campus and located adjacent to similar manufacturing buildings. This will result in additional well-paying jobs for local residents as well as increased revenue for 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.

The project will be located adjacent to existing manufacturing zones also owned by Petersen, Inc. This will allow manufacturing to remain consolidated into one area. The project will also improve on land that is currently underutilized without destroying or otherwise causing any negative impacts to it or to the surrounding properties.

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

The project will be for manufacturing/assembly. Production will not include hazardous products as listed in Farr West City code #17.40.050. The proposed building meets the required setbacks. A minimum of 10% landscaping will be provided. Parking for employees will be provided. Additional requirements where the property is adjacent to the residential or agricultural zone will be followed including an 8' solid visual fence. (See attached Conditional Use Site Plan).

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

Petersen, Inc. is also requesting an update to the Future Land Use Map in Farr West City's General Plan (see attachment for parcel list). The current future use is designated as Residential-Agriculture. Requested future use designation is Manufacturing. These few parcels are currently small islands of Residential-Agriculture surrounded by Manufacturing and Commercial along this stretch of 2000 West. Updating these parcels in the General Plan will help to create a more consistent area with consolidated uses.

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 proposed project will improve on the existing land. It will be located adjacent to similar manufacturing uses. Stormwater BMP's will be followed as part of the project to prevent any deterioration or negative impact to the environment or surrounding properties. The finished project will result in increased jobs and revenue for residents and Farr West City.

Signature of Applicant Property Owner? (Y) N

Date Application & $100.00 Processing Fee received 7/10/26

Received by Breanne

Date of public hearing: August 13, 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

Petersen, Inc. Application for Rezoning and Conditional Use Permit

Legal Descriptions for parcels included in Conditional Use and Rezone application:

Parcel #150040110

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF COTTAM SUBDIVISION 1ST AMENDMENT (BOOK 66 PAGE 032); SAID POINT BEING 764.39 FEET NORTH 89°01'43" WEST ALONG THE SECTION LINE AND 3066.22 FEET SOUTH 00°42'25" WEST, AND 428.07 FEET NORTH 88°40'33" WEST FROM THE MONUMENTED NORTHEAST CORNER OF SAID SECTION 2 (BEING A 1967 BRASS CAP SET IN CONCRETE); THENCE TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARIES OF SAID SUBDIVISION AS FOLLOWS: (1) NORTH 88°40'33" WEST 118.61 FEET; AND (2) SOUTH01°03'05" WEST 233.61 FEET (233.59 FEET) TO THE NORTH LINE OF THE WILLARD CANAL; THENCE FOUR (4) COURSES ALONG SAID NORTH LINE AS FOLLOWS: (1) NORTHWESTERLY ALONG THE ARC OF A 315.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 7.55 FEET (CENTRAL ANGLE EQUALS 01°22'27", AND LONG CHORD BEARS NORTH60°14'19" WEST 7.55 FEET) (2) NORTH 59°33'05" WEST 321.00 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 30°26'59" EAST; (3) NORTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 87.81 FEET (CENTRAL ANGLE EQUALS 43°44'52", AND LONG CHORD BEARS NORTH 37°40'35" WEST 85.69 FEET); AND (4) NORTH 15°48'05" WEST 112.46 FEET TO AN EXISTING FENCE LINE DESCRIBED AS THE NORTH PROPERTY LINE IN WARRANTY DEED, (BOOK 574 PAGE 535); THENCE SOUTH 88°57'13" EAST 524.46 FEET; THENCE SOUTH 10°18'17" WEST 104.11 FEET TO THE POINT OF BEGINNING. CONTAINING 95,843 SQUARE FEET.

Parcel #150040005

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 10.69 CHAINS WEST AND 2858.08 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 0°40' WEST 105 FEET, THENCE NORTH 89°20' WEST 383 FEET, MORE OR LESS, TO IRRIGATION DITCH, THENCE NORTHERLY ALONG SAID DITCH 105 FEET, MORE OR LESS, TO A POINT 367 FEET, MORE OR LESS, WEST FROM THE PLACE OF BEGINNING, THENCE SOUTH 89°20'EAST TO THE PLACE OF BEGINNING. LESS HIGHWAY RIGHT-OF-WAY. SAID RIGHT-OF-WAY IS CONTAINED WITHIN A PARCEL OF LAND 50 FEET WIDE ON WEST SIDE OF THE CENTER LINE OF F.A.P. NO. 214.

Parcel #150040115

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2648.13 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2; RUNNING THENCE SOUTH 01°06'41" WEST (SOUTH 01°04'13" WEST BY RECORD) 211.26 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE NORTH 88°21'41" WEST 310.86 FEET (312.90 FEET BY RECORD); THENCE NORTH 10°18'19" EAST 147.69 FEET; THENCE NORTH 18°13'19" EAST 67.74 FEET; THENCE NORTH 13°13'19" EAST 70.60 FEET; THENCE NORTH 55°39'41" WEST 103.70 FEET; THENCE SOUTH 88°18'39" EAST (SOUTH 88°18'43" EAST BY RECORD) 174.08 FEET; THENCE SOUTH 01°10'23" WEST 121.49 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 87°14'46" EAST 165.38 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 1.741 ACRES.

The following legal description is also included in the Conditional Use application (NOT being rezoned):

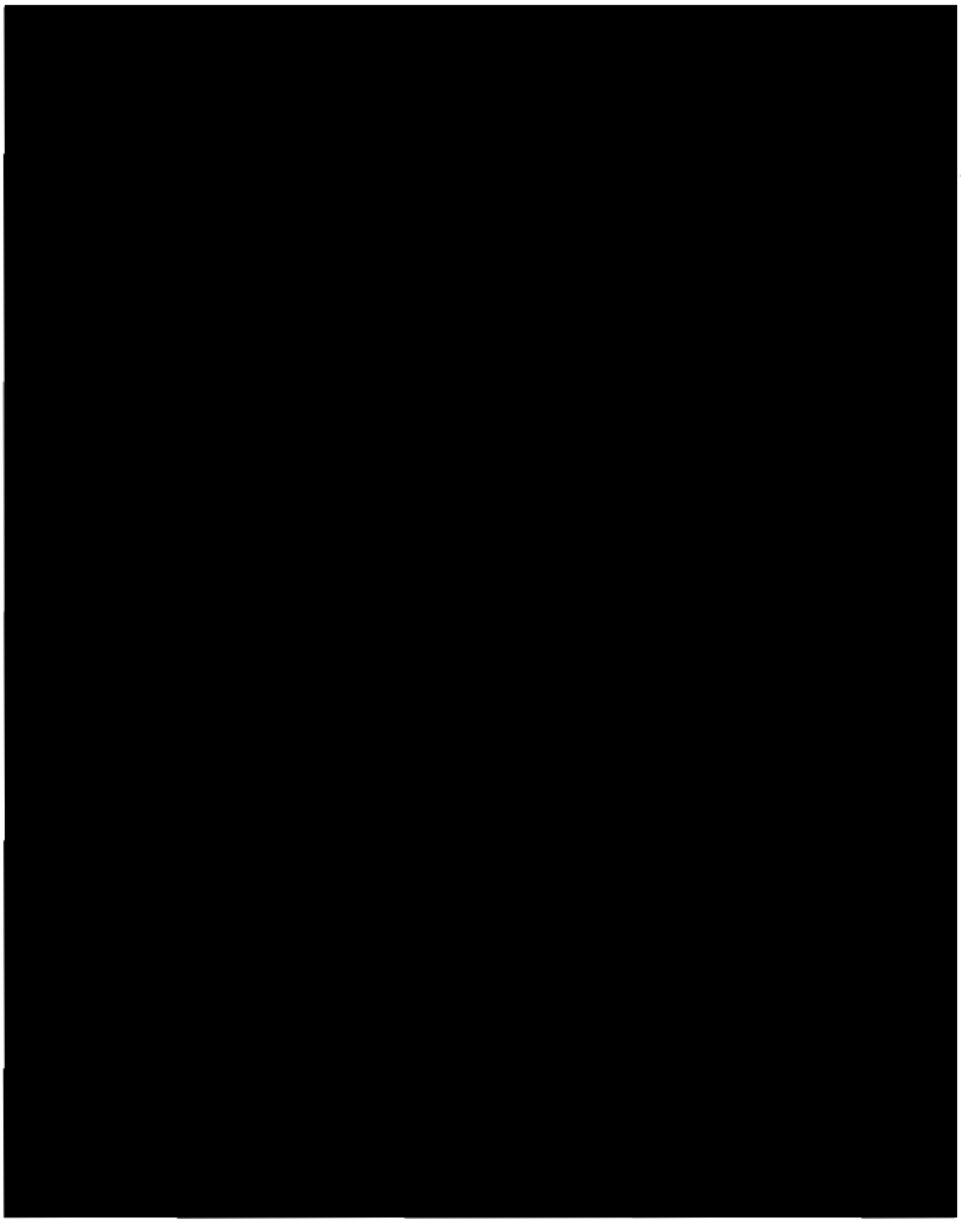
Parcel #150040003

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 10.69 CHAINS WEST AND 38.27 CHAINS SOUTH 0°13' WEST AND 2.82 CHAINS SOUTH 89°24' WEST AND 103.88 FEET NORTH 88°25' WEST AND 101 FEET NORTH 88°25' WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2, RUNNING THENCE NORTH 88°25' WEST 818.12 FEET, THENCE SOUTH 14°12' EAST 165 FEET, THENCE SOUTH 21°45' EAST 313.84 FEET TO GRANTORS SOUTH LINE, THENCE SOUTH 89°20' EAST 663.96 FEET TO IRRIGATION DITCH, THENCE NORTH 9°20' EAST 253.9 FEET, THENCE NORTH 17°15' EAST 191.34 FEET, THENCE NORTHWESTERLY IN A STRAIGHT LINE TO POINT OF BEGINNING. ALSO: TOGETHER WITH A RIGHT-OF-WAY OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED ROAD-WAY: PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST SIDE OF STATE HIGHWAY 11.45 CHAINS WEST AND 43.05 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 0°40' WEST 1 ROD; THENCE NORTH 89°20' WEST 317 FEET TO IRRIGATION DITCH AND THE GRANTEE'S EAST PROPERTY LINE; THENCE NORTH 9°20' EAST 1 ROD, MORE OR LESS, TO A POINT NORTH 89°20' WEST FROM THE PLACE OF BEGINNING; THENCE SOUTH 89°20' EAST TO THE POINT OF BEGINNING. EXCEPT 1.61 ACRES IN WILLARD CANAL (698-154).

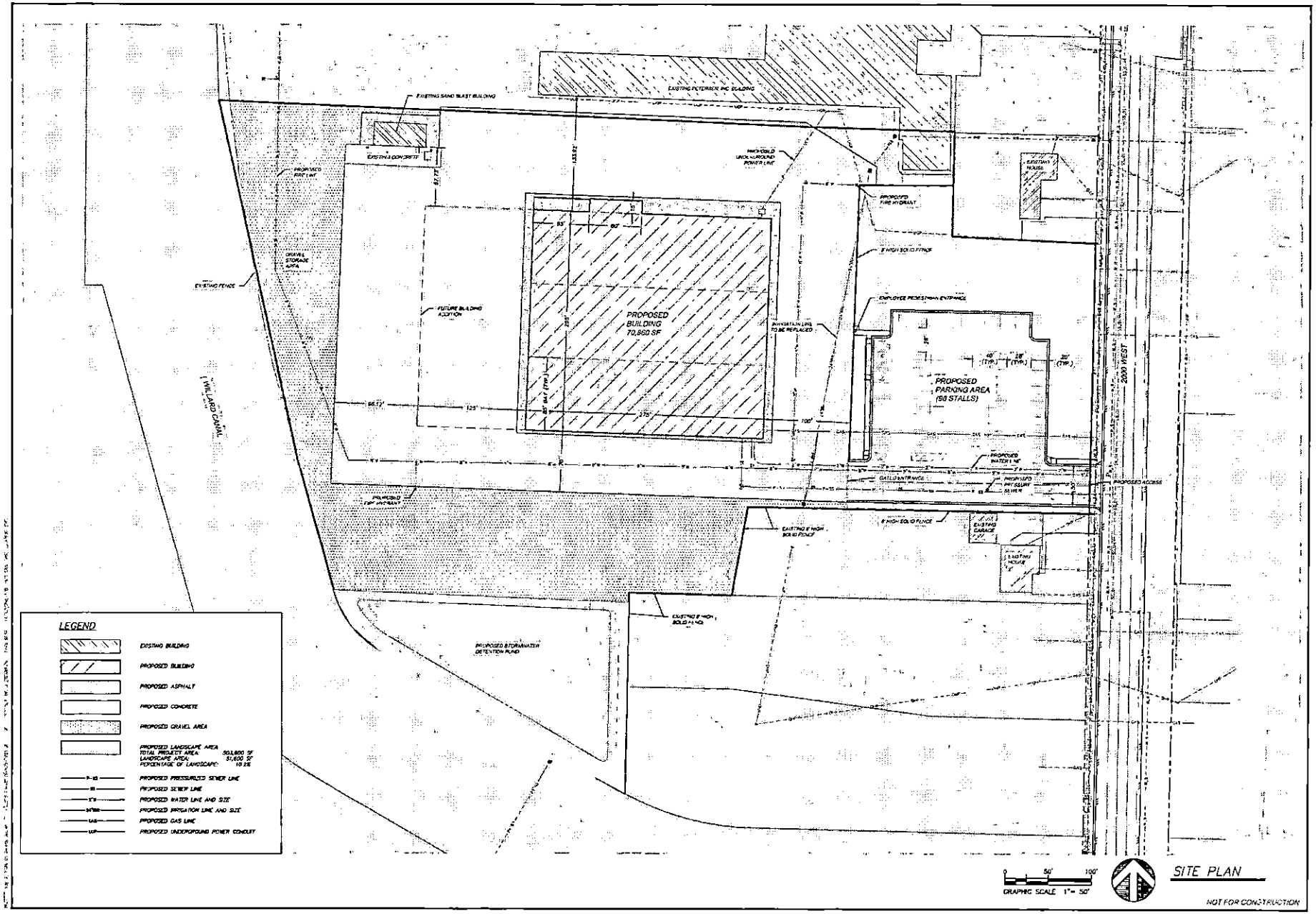
Additionally, Petersen, Inc. is also requesting to update the Future Land Use Map in the Farr West City General Plan. The previous parcels, along with the following parcels will need to be updated from future Residential-Agriculture to future Manufacturing:

Parcels #150040114, #150050125, #150050124, #150050123, #150050122, and #150050121

The following property owners are within 300 feet of the properties listed in the Rezone and Conditional Use Application:



April 5, 2011



DESIGN REVIEW

PETERSEN INC. SOUTH EXPANSION
1459 NORTH 2000 WEST
FARR WEST, UTAH 84404

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 9 JULY 2020
SCALE: 1" = 50'
DESIGNED BY: J. JENSEN
CHECKED BY: S. EARL
APPROVED BY: J. JENSEN
PROJECT NUMBER: 830-2001
SHEET: 1/1

17.36.090: LANDSCAPING:

A. Area Requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped with live plantings. The perimeter area and slopes of the retention/detention basins may be included as part of the landscape area if landscaped.

B. Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions are required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Location: Front setbacks, side setbacks facing the street, and other areas visible to the public are required to be landscaped.

D. Ground Cover: All landscaped areas shall be covered with a minimum three inch (3") layer of decorative rock or other approved medium to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

E. Plant Materials: All landscaped areas shall be planted with plants that are well-suited to conditions at the project site and may include native and locally adapted shrubs, trees, or ornamental grasses and perennials compatible with xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conservation techniques.) ~~In the absence of secondary water or if secondary water cannot be provided to the property in question, then xeriscape will be required to fulfill the landscaping requirements.~~

F. ~~Watering~~Irrigation: Required landscaping shall be irrigated using a secondary water supply. Culinary water shall not be used for landscape irrigation. Irrigation systems shall be designed to minimize water consumption using underground drip or bubbler systems with automatic controllers, unless exempted under Subsection G. ~~The landscaping plan shall include a secondary water supply. Culinary water shall not be used. The irrigation systems shall be designed to minimize water consumption by using an underground drip or bubble system with an automatic controller.~~

G. Secondary Water Unavailability & Xeriscaping: Xeriscaping shall only be permitted to fulfill the landscaping requirements of this section if the parcel or lot cannot be serviced by a secondary water system. In such cases, the landscape plan must comply with xeriscape design standards approved by the City.

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~~H~~G. Maintenance: The preservation of the landscaping shall be maintained in a healthy, neat, and orderly condition free of weeds and litter. Diseased or dead plant materials shall be removed and replaced by June 1 if due to winter kill or October 1 if the plant materials die during the summer months. The preservation and maintenance of the landscaping in the park strip areas are the responsibility of the property owner/tenant.

~~I~~H. Completion Requirements: Landscaping shall be completed prior to the issuance of the Certificate of Occupancy for the building or structure with which it is associated. In the case of inclement weather that prevents the installation of the required landscaping,

the time of completion may be extended, in writing, upon approval of the Chief Building Official. (Ord. 2024-12)