



FARR WEST CITY PLANNING COMMISSION AGENDA

August 27, 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, August 27, 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. Public hearing to receive and consider comments regarding 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. Recommendation to the City Council approval or denial of the request of a conditional use permit for an accessory building over 2,000 square feet for Russell Lynch located at 3683 North Higley Road
 - c. Public hearing to receive and consider comments regarding the request of a conditional use permit for Troy Oram located at 1496 North 1350 West for an accessory building over 2,000 square feet
 - d. Recommendation to the City Council approval or denial of the request of a conditional use permit for an accessory building over 2,000 square feet for Troy Oram located at 1496 North 1350 West
 - e. Public Hearing to receive and consider comments regarding the request of a conditional use permit for Richard Dickerson located at 1482 North 1500 West for an accessory building over 2,000 square feet
 - f. Recommendation to the City Council approval or denial of the request of a conditional use permit for an accessory building over 2,000 square feet for Richard Dickerson located at 1482 North 1500 West
 - g. Public Hearing to receive and consider comments regarding amendments to the landscaping requirements in section 17.36.090 in the Farr West City Municipal Code
 - h. Recommendation to the City Council approval or denial of the amendments to the landscaping requirement in section 17.36.090 in the Farr West City Municipal Code
 - i. Public Hearing to receive and consider comments regarding the request of a re-zone of the Hector Coronado and Efrain Herrera property located at 3229 North Higley Rd, parcel numbers 19-017-0089 and 19-017-0082, from the A-1 zone to the C-2 Commercial zone
 - j. Recommendation to the City Council approval or denial of the request of a re-zone of the Hector Coronado and Efrain Herrera property located at 3229 North Higley Rd, parcel numbers 19-017-0089 and 19-017-0082, from the A-1 zone to the C-2 Commercial zone



FARR WEST CITY PLANNING COMMISSION AGENDA

August 27, 2026 at 6:30 p.m.
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- k. Set a public hearing for September 10, 2026 to receive and consider public comments regarding the request of a conditional use permit for Anthony Smith located at 2184 West 2475 North for an accessory building over 2,000 square feet
4. Consent Items
 - a. Approval of minutes dated Augst 13, 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 August 21, 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 _____

Phone Number _____

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 PRACTICES 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.


Signature of Applicant

Property Owner? ☒ Y ☐ N

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



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 August 7, 2026 Applicant Name Troy W. Oram

Mailing Address [REDACTED]

Phone Number 801 [REDACTED]

Property address of proposed conditional use 1496 N 1350 W, Farr West, UT 84404 Current Zoning: R-1-15

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

Accessory building with a footprint greater than 2,000 square feet.

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 accessory building will provide enclosed storage and personal workshop space for the existing residence and will reduce outdoor storage.

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 building will be located within the rear yard with a minimum 12-foot setback from property lines.
It will be compatible with surrounding residential uses and will not create commercial traffic, public parking demand, or adverse impacts to neighboring properties.

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

The proposed building consists of a 40-foot by 60-foot enclosed pole barn with two 12-foot by 60-foot attached lean-tos, for a total covered area of 3,840 square feet. The building will have a maximum 16-foot wall height and 21-foot peak height, consistent with the current limits for lots under one acre as confirmed by the Farr West City Building Official. The building coverage is approximately 15% of the 25,560-square-foot rear yard and complies with the 20% maximum. The submitted lot layout will provide minimum 12-foot setbacks.

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 accessory building supports orderly residential development by providing enclosed, on-site storage and workshop space while preserving the residential character of the property.

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 building will be constructed under required permits and standard construction practices. It will not create ongoing emissions, hazardous uses, or adverse environmental impacts.

Troy W. Damm Property Owner? ☒ Y ☐ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received 8/10/2026

Received by Jan Weiss

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

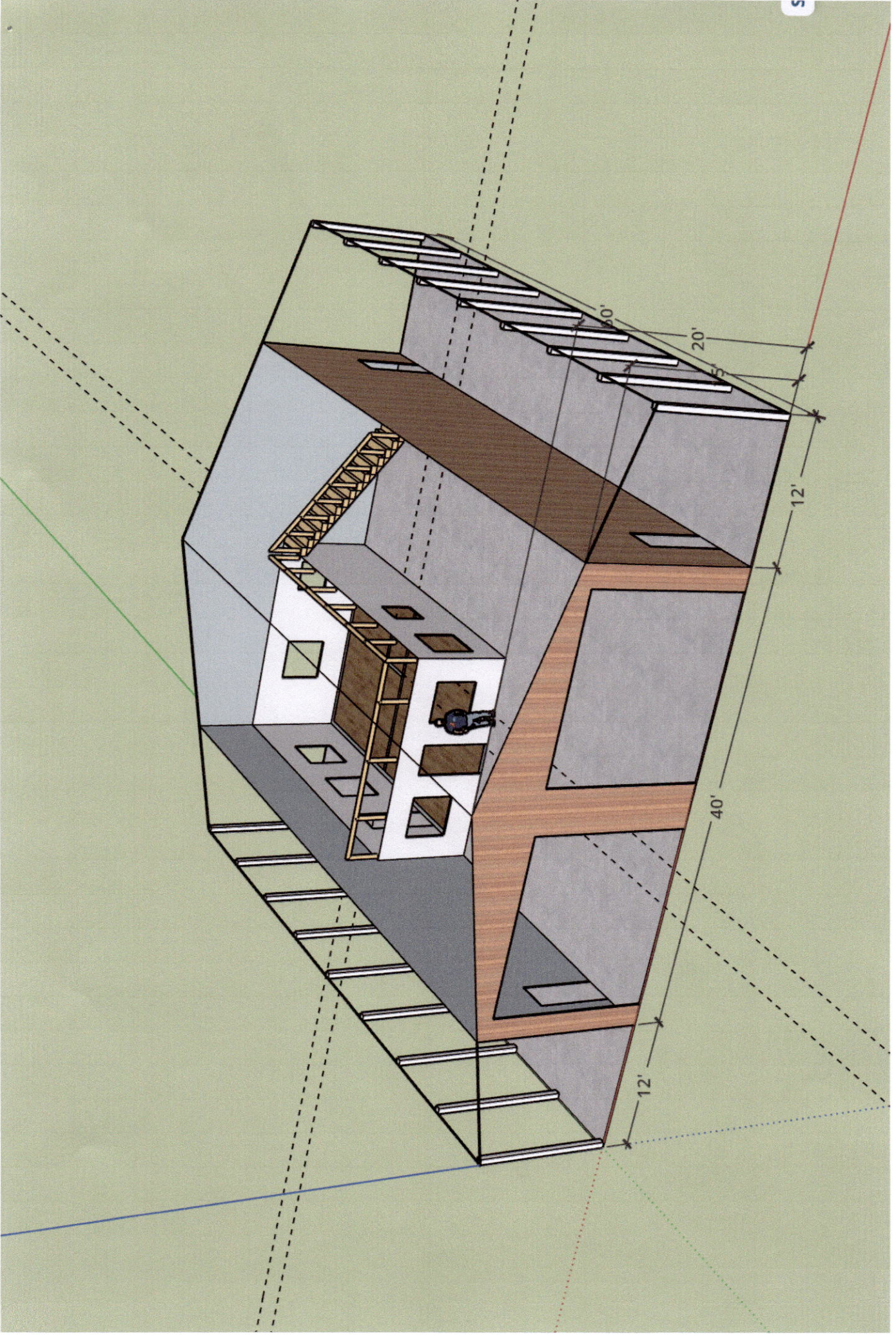
Mayor













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 8-10-26 Applicant Name Richard Dickerson

Mailing Address

Phone Number

Property address of proposed conditional use 1482 N. 1500 W. Farr West Current Zoning: A-1

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

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 Shop addition will allow me to store my Tractor and other equipment in an inclosed and secured 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.

By enclosing these items in a shop, I will be securing items that would otherwise be an eyesore in a Building that fits into the architectural design currently existing in the neighborhood

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

This addition will be located at the rear of the Property the furthest corner from the front and side of the house and street respecting all setbacks from property lines

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

In the General Objectives and Characteristics Section For Zoning A-1-R it talks about this area having large lots with outbuilding and maintaining a rural atmosphere, this addition is designed to do just that by maintaining the rural atmosphere

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.

Along with the aforementioned benefits to the sensibilities, this will have the added benefit of water conservation while retaining a large amount of green space


Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received 8/11/2026

Received by Jen Weiss

Date of public hearing: 8/27/2026

Date application was ____ Approved ____ Denied by Planning Commission ____

Conditions/Reasons

Date application was ____ Approved ____ Denied by City Council: ____

Conditions/Reasons

Planning Commission Chair

Mayor

Date: 10-13-25

Project:

Page 1

Richard Dickerson

801-9411959

20 Ft

12 Ft

West
Side
wall

Door
3'

Door
10' x 10'

O

12'

4 x 4
window

4 x 4
window

30'

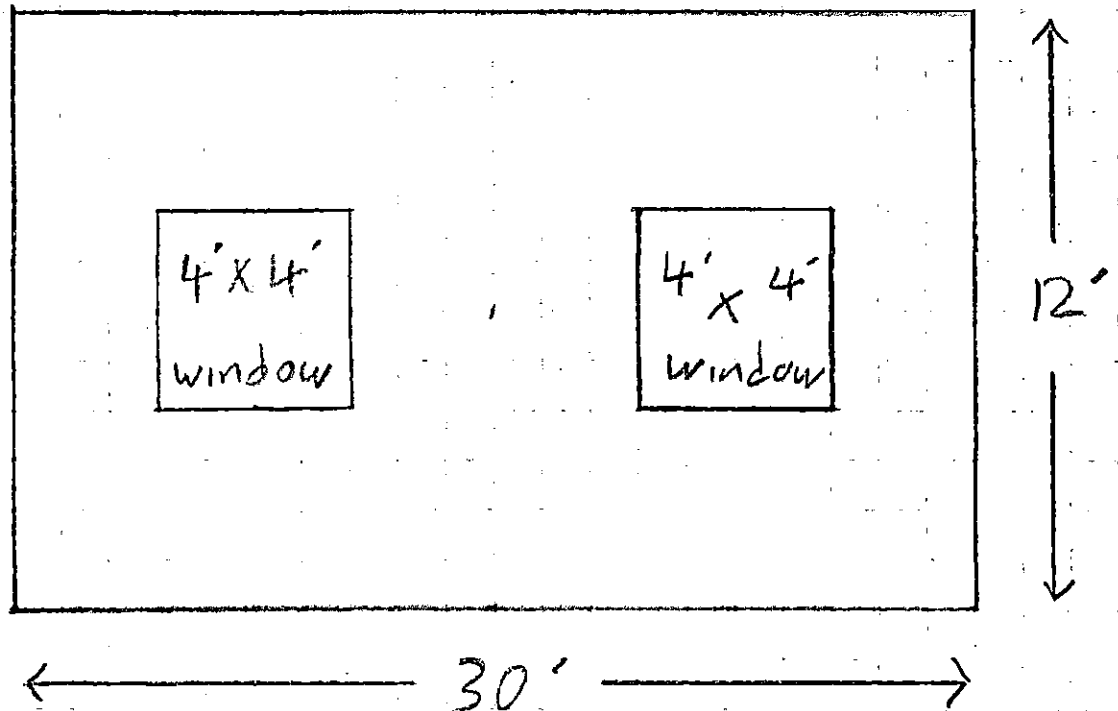
Total Height 16' 8"

South
Wall

Date: 10-13-25

Project:

Page 2



East Wall

1500 W Street

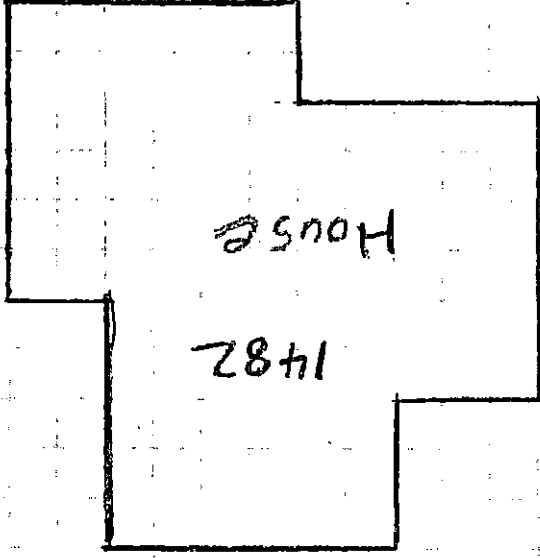
1500 N Street

-266'-



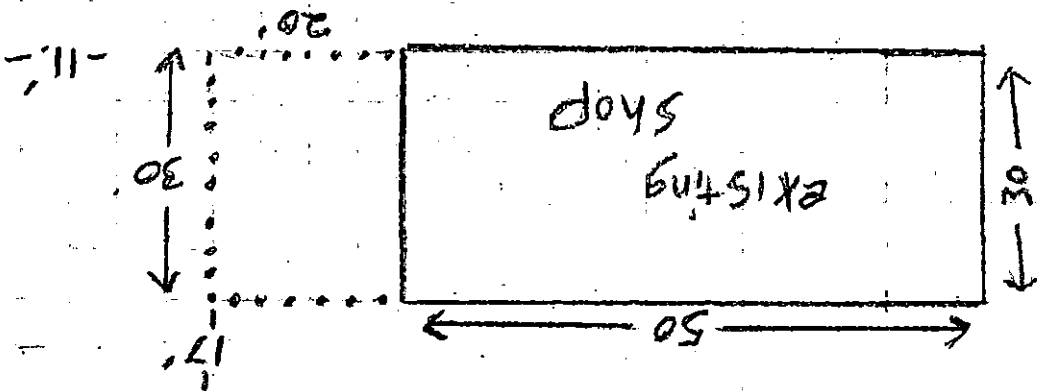
-132'-

32'



116'

Proposed Addition



-32'-

East Property line 124'

Project:

Date:

Property layout

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.

~~H.~~ 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.~~ 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,

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

Application for Rezoning Real Property



Date Submitted 08/13/2026 Applicant's Name Hector Sato

Applicant's Address

Applicant's Phone

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []

More than 5 acres..... \$200.00 []

Commercial or Manufacturing..... \$250.00 [✓]

Fee received by Jen Date 8/13/2026

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):

19-017-0089, 19-017-0082

Be rezoned from (present zoning) A-1

To (desired zoning) C-2

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?

It will allow the property to be used for a small business shop and equipment storage while supporting appropriate commercial development and economic activity within the city.

Application for Rezoning Real Property



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

The rezoning will support a local business and contribute to the local economy. This will also increase property value in the area.

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

The property will comply with applicable city requirements for access parking, site maintenance. This will help protect neighboring properties while supporting responsible business growth.

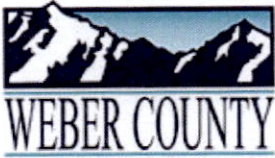
Signature of Petitioner(s):

Address:

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☐ Adjacent Property Owners List
- ☒ Public Hearing Set
- ☒ Adjacent Property Owners Notified

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____



Ownership Info for 190170082 as of Aug-13-2026 11:52:30am

Property Owner as of Aug-13-2026 11:52:30am

Property Address

CORONADO, HECTOR SOTO &
EFRAIN PONCE HERRERA
3229 N HIGLEY RD
FARR WEST
84404

Parcel Number: 190170082

Tax Area: 145

Mailing Address

CORONADO, HECTOR SOTO &
EFRAIN PONCE HERRERA
3229 N HIGLEY RD
FARR WEST UT
844049605

No Dedication Plats found

Current References			
Entry #	Book	Page	Recorded Date
3385351			September 17, 2025

Kind of Instrument WARRANTY DEED CT

Prior Parcels

[190170003](#)

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING ON THE EAST LINE OF WILLARD CANAL 165 FEET EAST AND
SOUTH 0D12' WEST 889.16 FEET FROM THE NORTHWEST CORNER OF
SAID QUARTER SECTION; THENCE SOUTH 0D12' WEST 106.20 FEET;
THENCE SOUTH 89D53'17" EAST 776.73 FEET TO THE WEST LINE OF
HIGLEY ROAD; THENCE NORTHWESTERLY ALONG SAID LINE TO A POINT
NORTH 89D44'30" EAST 748.18 FEET FROM BEGINNING; THENCE SOUTH
89D44'30" WEST 748.18 FEET TO THE POINT OF BEGINNING.



Ownership Info for 190170089 as of Aug-13-2026 11:52:58am

Property Owner as of Aug-13-2026 11:52:58am

Property Address

CORONADO, HECTOR SOTO &
EFRAIN PONCE HERRERA

Mailing Address

CORONADO, HECTOR SOTO &
EFRAIN PONCE HERRERA
3229 N HIGLEY RD
FARR WEST UT
844049605

Parcel Number: 190170089

Tax Area: 145

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
3385351			September 17, 2025

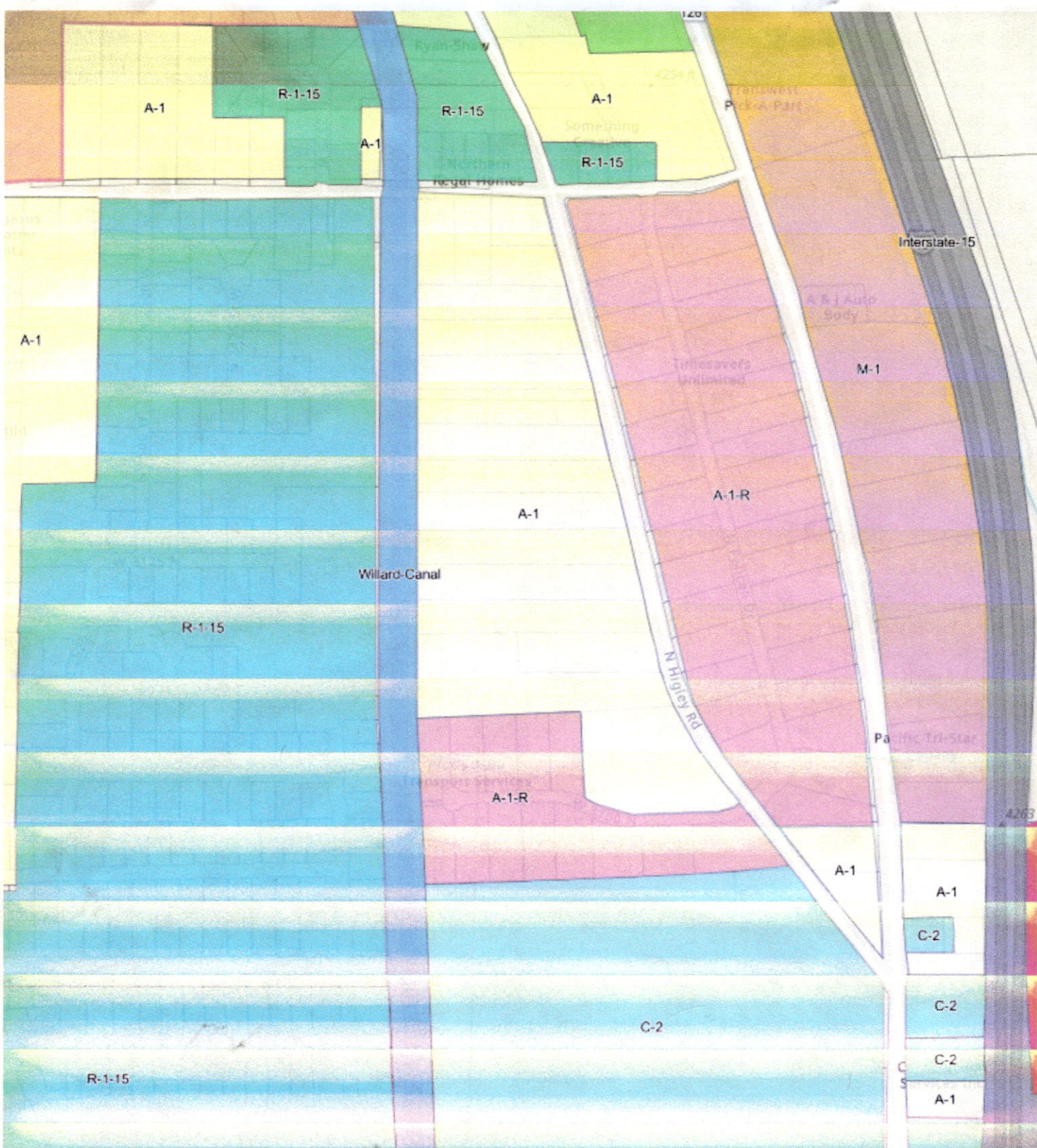
Kind of Instrument WARRANTY DEED CT

Prior Parcels

[190170052](#)

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE
WILLARD CANAL PROPERTY, SAID POINT BEING SOUTH 89D22'51" EAST
158.83 FEET AND SOUTH 00D28'32" WEST 849.92 FEET; FROM THE
NORTH QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE SOUTH
89D53'17" EAST 739.08 FEET TO THE WEST LINE OF HIGLEY ROAD,
THENCE SOUTHEASTERLY ALONG A 14620.95 FOOT RADIUS CURVE TO THE
RIGHT, AND SAID WEST LINE 35.52 FEET (LONG CHORD BEARS SOUTH
14D17'01" EAST 35.52 FEET) THENCE SOUTH 89D44'30" WEST 748.18
FEET TO THE EAST FENCE LINE OF THE WILLARD CANAL PROPERTY,
THENCE NORTH 00D28'32" EAST 39.24 FEET TO THE POINT OF
BEGINNING.





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 4/12/06 Applicant Name Anthony Smith

Mailing Address

Phone Number

Property address of proposed conditional use Same above Current Zoning: _____

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

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 shed is necessary and desirable to provide additional storage space for household, yard, gardening, and maintenance equipment. The structure will allow these items to be stored safely and securely, reducing clutter and helping maintain an orderly, attractive, and well-maintained property. The proposed use is consistent with the residential character of the area and will contribute to the general well-being of the community by supporting proper property maintenance, organization, and appearance without creating a nuisance or negatively impacting neighboring properties.

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 proposed shed will be used solely for customary residential storage and will be maintained in GREAT condition. Its size, appearance, and location will be compatible with the existing residential character of the neighborhood and will complement the surrounding homes and properties. The structure will not create excessive noise, traffic, odors, or other conditions that could negatively affect neighboring properties. Overall, the shed will be a safe, appropriate and complementary accessory structure that supports the continued maintenance and use of the property.

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

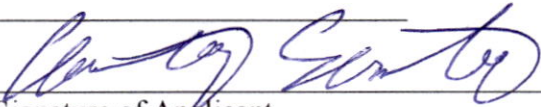
The shed will be built, constructed, and maintained in accordance with the applicable requirements for setbacks, size, height, placement, appearance, and property use. The proposed use will be limited to customary residential use and storage and will not create a separate or incompatible use of the property. Any required permits, approvals, or conditions will be obtained and followed to ensure the shed remains in compliance with all applicable regulations.

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~~ The proposed shed supports the goals, policies, and governing principles of the Farr West City general plan by contributing to a stable, attractive, orderly, and well-maintained residential environment. The structure is consistent with the City's objective to promote development that enhances the quality of life for existing and future residents by ensuring that land use remains compatible with surrounding properties and does not negatively impact neighborhood character. The shed represents a low-impact accessory use that aligns with the General Plan's intent that development occur in a manner consistent with the best interests of the City and its citizens, as determined through established zoning and planning standards.

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 shed will have no adverse environmental impact. It is a small, low-impact accessory structure that will not generate hazardous material, emissions, significant noise, or pollution, nor increase traffic or disturb surrounding properties. It will be built on an existing residential lot without affecting natural habitats.

 _____
Signature of Applicant Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received 8/13/26

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
