



FARR WEST CITY COUNCIL AGENDA

September 3, 2026 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold their regular meeting at 6:30 p.m. on Thursday, September 3, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order – Mayor David Bolos

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports/Presentation
 - a. Public Comments (3 minutes)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated August 20, 2026
 - c. Consider approval of bills dated September 2, 2026
4. Business Items
 - a. Consider approval of business licenses – Fastenal Company – *David Ravy*
Chugg Cattle, LLC – *David & Jason Chugg*
Wasatch Crane LLC – *David & Jason Chugg*
 - b. Consideration 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
 - c. Consideration 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
 - d. Consideration 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
 - e. Consideration of the request of an amendment to 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
 - f. Consideration of Ordinance No. 2026-16, approving 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
 - g. Consider approval of a conditional use permit for Petersen Inc for a new production line building located at 1461 North 2000 West
 - h. Consideration of an amendment to residential solid waste and recycle material collection and disposal agreement with Econo Waste, Inc.
5. Mayor/Council Remarks
 - a. Assignment Follow-up (3 minutes)
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 28, 2026.

Lindsay Afuvai, Recorder

Application for Business License



Application date: 4/29/2026

Owner Name: Fastenal Company

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Fastenal Company DBA: _____

Business Address: 1204 N 2000 W, Ste 100 City: Farr West State: UT Zip: 84404

Mailing Address: PO Box 1206 City: Winona State: MN Zip: 55987

Business Phone Number: 507-453-8293 Number of employees: 5

Manager Name: Trista Aamodt Contact Phone: 801-737-0704

**If business is commercial or manufacturing/warehousing, please list square footage: 11,000

State Sales Tax ID # 11945667-002-STC State License # TIN 41-1878265

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: _____

Fastenal is a wholesale/retail of fasteners and other industrial supplies

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable ☒ X

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

** see attached*

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: Commercial Business License License fee due: 200

* prorated 1/2 yr.
50.00 rec'd OK
per LA

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: _____ Date: _____

For office use only:

Amount paid: 50.00 Date paid: 8-27-26 Receipt Number: 2.000014260
City Council Date: 9.3-26 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Residential Business License



Application date: 28 August 2026

Owner Name: David Chugg & Jason Chugg

Owner Address: 1648 Farr West Drive City: Farr West State: UT Zip: 84404

Telephone: 801-941-1376 Fax: _____ Email: invisiblequest@aol.com

Business Name: Chugg Cattle, L.L.C. DBA: N/A

State Sales Tax ID # N/A State License # 14700579-0160

If a daycare of preschool, number of own children: N/A; number of other children: N/A

Describe your type of business in detail: Small cattle business to run on our farm land.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # N/A or check if not applicable N/A

All daycares are required to undergo a fire inspection from Weber Fire District. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the inspection. Proof of passed inspection must be submitted with the business license application before any approval is given.

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ **The business will not cause an increase in vehicular traffic.**
- ☒ **The business will not require additional off street parking beyond that normally required for residential uses.**
- ☒ The business will meet all applicable safety, fire, building and health codes.

- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.
- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee

\$30.00

**Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Is this business conducted entirely within the primary residence? No

If no, is it conducted in a garage and/or accessory building? Accessory farm buildings.

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: 28 AUG 2026

For office use only:

Amount paid: 30.00 Date paid: 8-28-26 Receipt Number: 2.000014262
 City Council Date: September 3, 2026 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

Application for Residential Business License



Application date: 28 August 2026

Owner Name: David Chugg & Jason Chugg

Owner Address: 1648 Farr West Drive City: Farr West State: UT Zip: 84404

Telephone: 801-941-1376 Fax: _____ Email: invisiblequest@aol.com

Business Name: Wasatch Crane, L.L.C. DBA: N/A

State Sales Tax ID # N/A State License # 14691229-0160

If a daycare of preschool, number of own children: N/A; number of other children: N/A

Describe your type of business in detail: Single truck crane service for residential construction.

All jobs will be off premises and there will be no customers frequenting the business address.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # N/A or check if not applicable N/A

All daycares are required to undergo a fire inspection from Weber Fire District. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the inspection. Proof of passed inspection must be submitted with the business license application before any approval is given.

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ The business will not cause an increase in vehicular traffic.
- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.

- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.
- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee

\$30.00

****Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.***

Is this business conducted entirely within the primary residence? No

If no, is it conducted in a garage and/or accessory building? Accessory garage and farm buildings.

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: 28 AUG 2026

For office use only:

Amount paid: 30.00 Date paid: 8-28-26 Receipt Number: 2-000014261
 City Council Date: September 3, 2026 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____



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

Phone Number 8

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

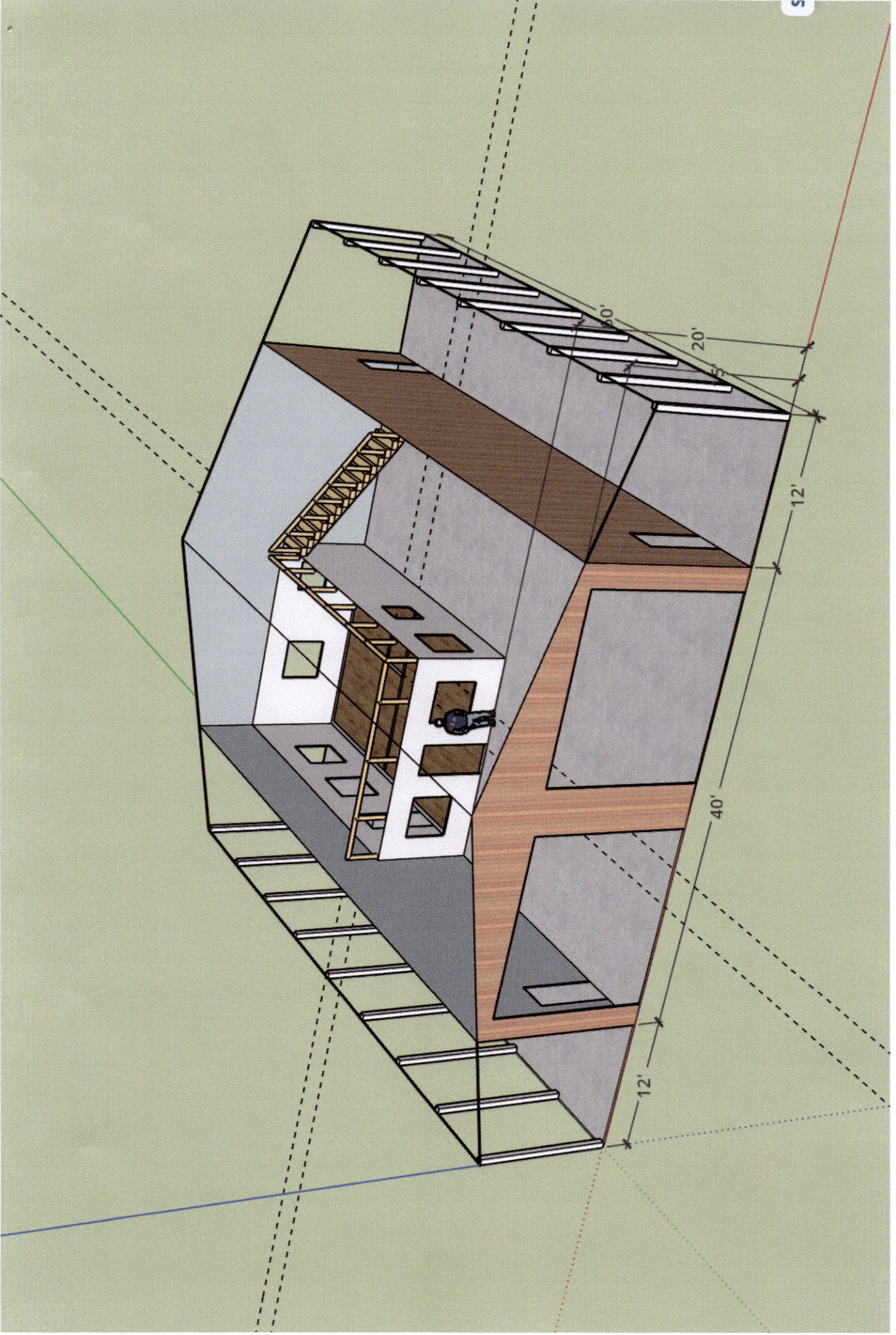
Mayor













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'

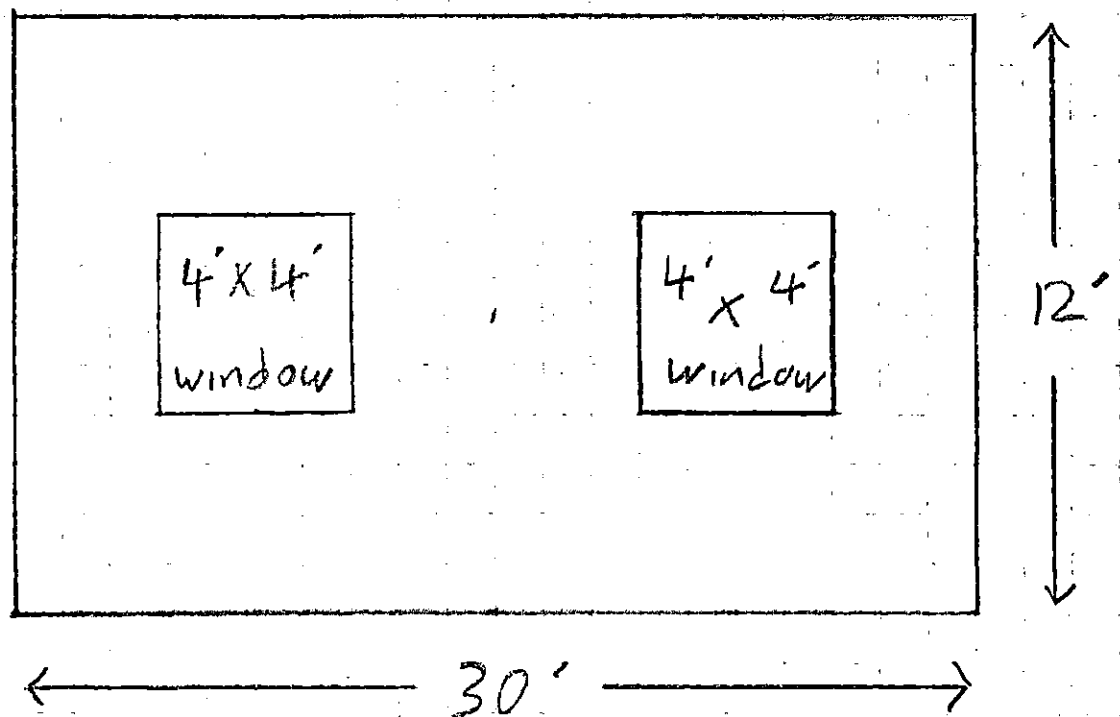
Total Height 16' 8"

South
Wall

Date: 10-13-25

Project:

Page 2



East Wall

1500 W Street

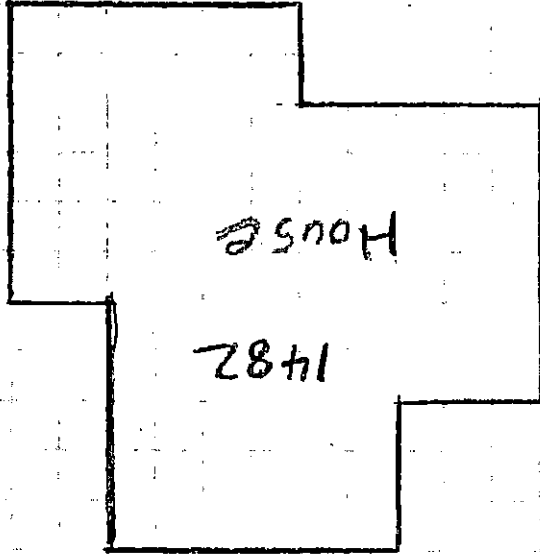
1500 N Street

-266'-



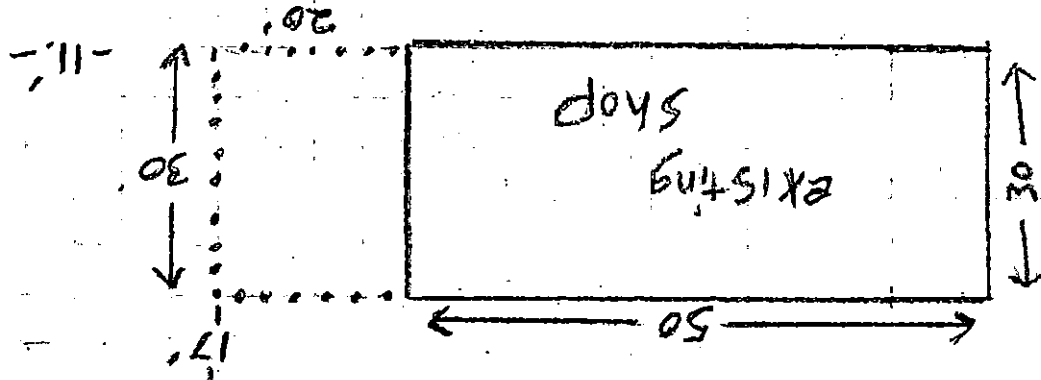
-132'-

32'



116'

Proposed Addition



-32'-

East Property line 124'

Project:

Date:

Property layout

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.

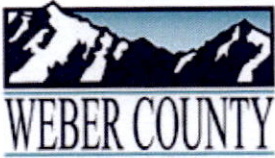
Signature of Petitioner(s):

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

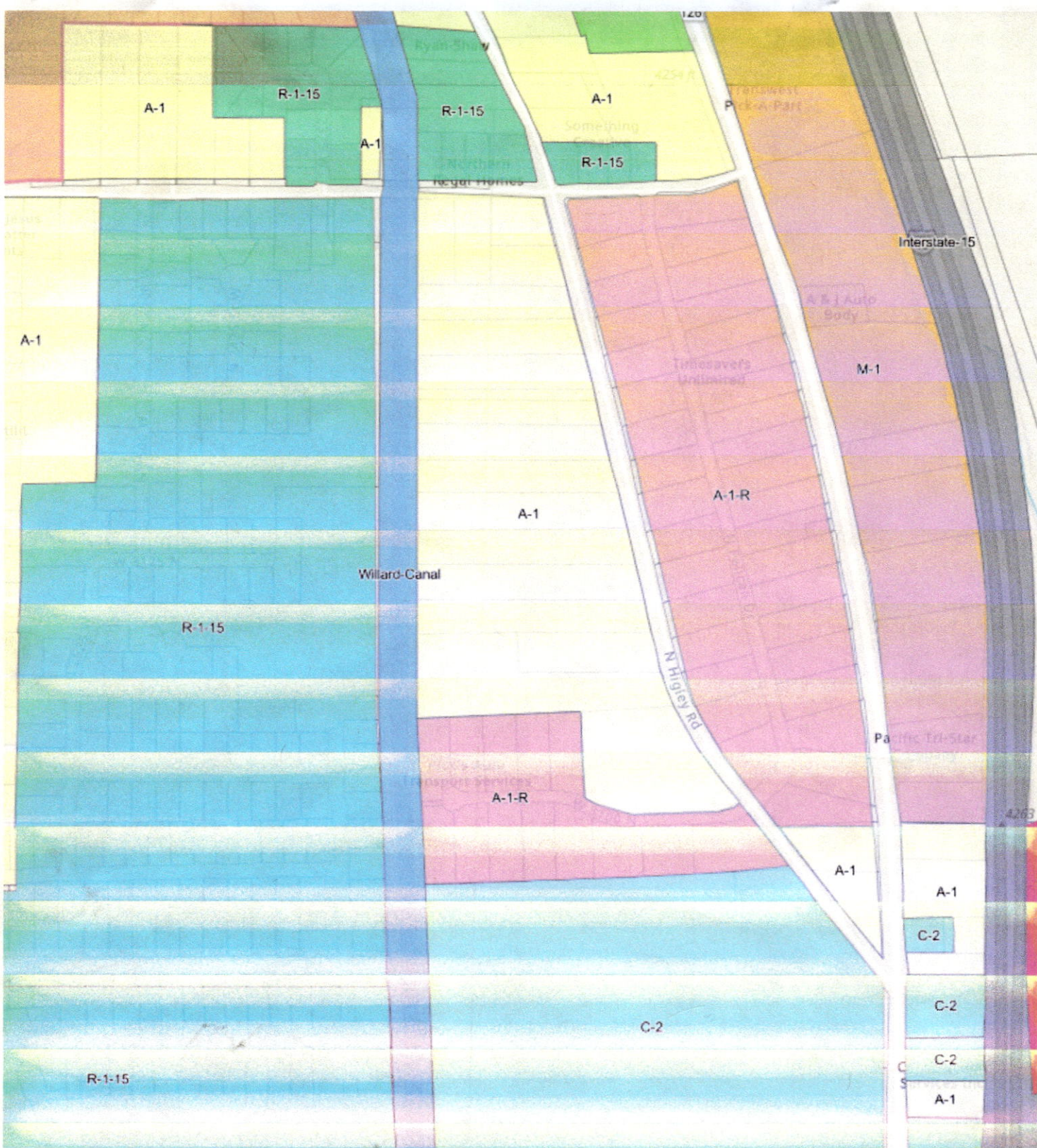
Kind of Instrument WARRANTY DEED CT

Prior Parcels

[190170052](#)

Legal Description

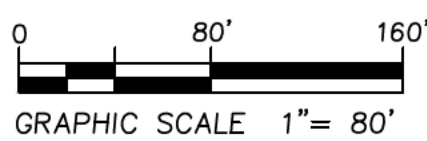
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE
WILLARD CANAL PROPERTY, SAID POINT BEING SOUTH 89D22'51" EAST
158.83 FEET AND SOUTH 00D28'32" WEST 849.92 FEET; FROM THE
NORTH 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.



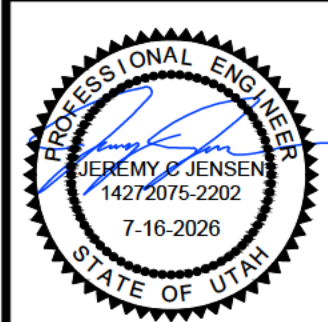
PLOTTED July 16, 2026 By: Jeremy Jensen FILE Z:\2026 PROJECTS\830-2601 JEFF LOWE - PETERSEN INC N EXPANSION - FARR WEST, UT\A001\SURVEY\BOUNDARY\830-2601 BOUNDARY SURVEY.DWG



LEGEND:
 - - - - - PARCELS TO BE AMENDED



GENERAL PLAN AMENDMENT MAP



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

Application for Rezoning Real Property



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

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres..... \$200.00 []
Commercial or Manufacturing..... \$250.00 [✓]

Fee received by Breganne 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:

1527N 2000 W
Fair West UT 84407

✓ 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: _____

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) SOUTH 01°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 NORTH 60°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).



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 _____

Phone Number 8 _____

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.

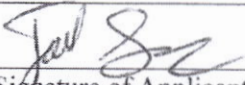
The project will be for manufacturing/assembly. Production will not include hazardous products as listed in Farr West City code #17.40.050. The proposed building meets the required setbacks. A minimum of 10% landscaping will be provided. Parking for employees will be provided. Additional requirements 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

[illegible]