



FARR WEST CITY PLANNING COMMISSION AGENDA

October 8, 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, October 8, 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 a 2,400 square foot accessory building for Joseph Andersen located at 1644 West 1200 North
 - b. Recommendation to the City Council approval or denial of the request of a conditional use permit for a 2,400 square foot accessory building for Joseph Andersen located at 1644 West 1200 North
 - c. Set a public hearing for October 22, 2026 to consider the request of a re-zone of the A & E Brown Development property, parcel number 15-831-0002, located at approximately 1741 North 1200 West, from the A-1 zone to the Senior Housing Residential Zone
4. Consent Items
 - a. Approval of minutes dated September 10, 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 October 5, 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 9/21/2026 Applicant Name JOSEPH ANDERSEN

Mailing Address

Phone Number

Property address of proposed conditional use 1644w 1200 N Current Zoning: A-1

Please list the requested conditional use as listed within the city zoning ordinance 2400 sq ft 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.

I AM Looking into HAVING A 40' X 60' Shop Built ON MY PROPERTY
I AM AWARE THAT THIS EXTENDS THE NORMAL 2,000 SQ FT BY 400 SQ FT.
I AM ASKING FOR THE RIGHT TO GO AHEAD WITH PLANS FOR THIS SHOP.
THIS WILL BE FOR PERSONAL STORAGE OF A FEW CLASSIC CARS THAT I NOW
STORE IN SALT LAKE THIS IS NOT A BUSINESS JUST A PERSONAL COLLECTION

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.

HAVING THESE VEHICLES STORED IN DOORS HELPS WITH IMPROVING
THE LOOK OF THE NEIGHBORHOOD NOT HAVING THEM STORED OUT DOORS LIKE
I SEE IN SEVERAL OTHER HOMES IN THIS FARR WEST AREA

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

I BELIEVE THE RULES HAVE CHANGED SEVERAL TIMES OVER THE YEARS
BECAUSE I SEE MUCH LARGER BUILDINGS IN THIS SAME NEIGHBORHOOD.
SO IF I AM GRANTED THIS EXTRA 400 SQ FT. I WOULD BE COMPLYING WITH
REGULATIONS AND CONDITIONS THAT ARE WRITTEN FOR THIS ADDRESS.

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

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.

THIS PROPOSED BUILDING WILL HAVE ALL SAID CONCRETE FLOORS NOT LIKE IF THESE VEHICLES WERE STORED OUTSIDE. IF FLUIDS WERE TO LEAK OR DRIP FROM THEM THIS WOULD BE CONFINED INSIDE SAID BUILDING IF OTHERWISE THE LIQUIDS WOULD GO INTO THE GROUND LEADING TO THE DETEIORATION OF SURROUNDING ECOLOGIC AREA AND VICINITY OF THE GENERAL AREA


Signature of Applicant

Property Owner ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received 9/22/2026 \$100

Received by MEJ

Date of public hearing: OCT 8, 2020

Date application was ☐ Approved ☐ Denied by Planning Commission

Conditions/Reasons

Date application was ☐ Approved ☐ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor

Application for Rezoning Real Property



Date Submitted _____ Applicant's Name Luke Martineau (Henry Walker Homes)
Applicant's Address _____
Applicant's Phone 9 _____

Fee Schedule (check one):

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

Fee received by _____ Date _____

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):

Parcel 158310002 All of Lot 5, Amended ~~Sub~~ Subdivision of
Lot 1 of A & E Brown Subdivision, Farr West City, Weber County
Utah.

Be rezoned from (present zoning) A1
To (desired zoning) Senior Housing Residential Zone

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezoning 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?
Future land use identifies this land as residential / Agriculture.
The General Plan also outlines the owners of Agriculture land
may request a rezoning. We are requesting a rezoning to a
residential zone

Application for Rezoning Real Property



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

The rezone will provide more housing in the city
and provide an option for 55+ individuals where
there is limited inventory in the city.

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

Health: The community will meet the needs of an older demographic
with less maintenance and main floor living. Convenience. Residents
in Fairview have another option to stay with their roots by moving
within their home city.

Signature of Petitioner(s):

Dennis Brown

Address:

[REDACTED 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: _____

Application for Rezoning Real Property



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

The rezone will provide more housing in the city
and provide an option for 55+ individuals where
there is limited inventory in the city.

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

Health: The community will meet the needs of an older demographic
with less maintenance and main floor living. Convenience. Residents
in Fair West have another option to stay with their roots by moving
within their home city.

Signature of Petitioner(s):

Louis A. Brown

Address:

[REDACTED]

✓ Checklist:

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

- ☐ Notice Advertised on: _____
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- PC Recommendation:
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Legal Description

Weber County Parcel 15-831-0002

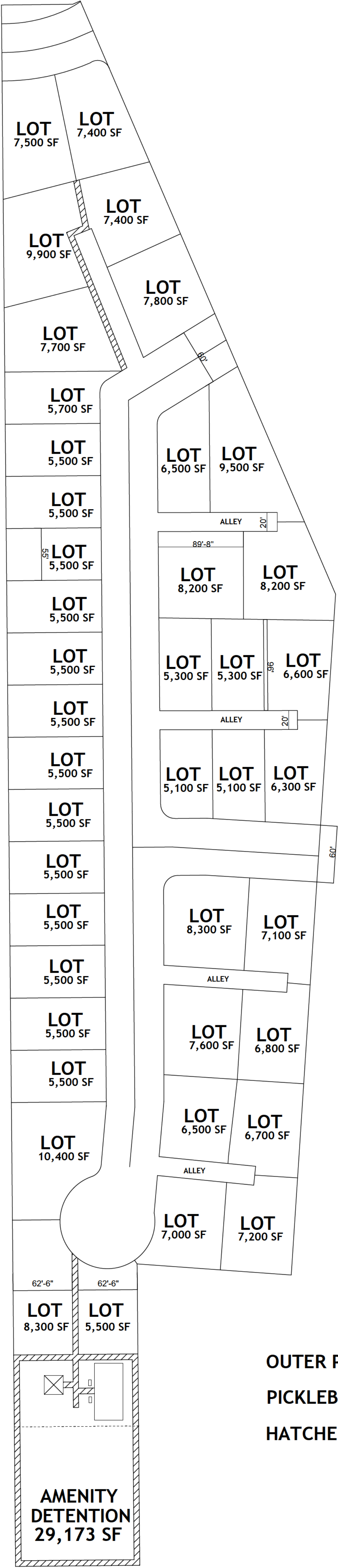
LEGAL DESCRIPTION

ALL OF LOT 5, AMENDED SUBDIVISION OF LOT 1 OF A & E BROWN SUBDIVISION, FARR WEST CITY, WEBER COUNTY, UTAH.

PARCEL INFORMATION

Parcel Number	158310002 (15-831-0002)
Owner of Record	A & E BROWN DEVELOPMENT LLC
Property Address	1741 N 1200 W, Farr West, UT 84404
Tax Area	145
Plat	A & E Brown Subdivision Amd / Amended Sub of Lot 1 A & E Brown Sub (96-053)
Vesting Instrument	Quit Claim Deed, Entry #1676759, Book 2046, Page 1741, recorded December 1, 1999
Prior Parcel Number	155400001 (discontinued)

Source: Weber County Parcel Search (webercountyutah.gov/parcelsearch), Ownership Info, retrieved September 29, 2026. The county record reads "BROWNSUBDIVISION"; the missing space is corrected above. Verify against the recorded deed and plat before using in a legal instrument.



**PUBLIC STREETS:
60 FT WIDE TYP.**

**LOT DIMENSIONS:
55 FT WIDE MIN.
90 FT DEEP MIN.
AVERAGE LOT: 6373 SF**

TOTAL: 41 LOTS

- 59,590 SF OPEN SPACE REQUIRED.
- 30,506 SF OPEN SPACE PROVIDED.
- PROPOSED \$1,000/LOT FEE IN LIEU FOR REMAINING OPEN SPACE.

**OUTER PERIMETER OF COMMUNITY FULLY FENCED
PICKLEBALL, PAVILION , AND SEATING
HATCHED 6' WALKING PATH: 1,333 SF**

