



FARR WEST CITY PLANNING COMMISSION AGENDA

August 25, 2022 at 7:00 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 a work session at 6:00 pm and its regular meeting at 7:00 pm on Thursday, August 25, 2022

6:00 pm – Work Session to discuss the General Plan and roads

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Open public hearing to consider the request of a re-zone of the Farr West Pointe LLC property located at approximately 3000 North 1900 West, parcel number 19-016-0058, from the A-1 zone to the M-1 zone
 - c. Close public hearing and proceed with the regular meeting
 - d. Recommend approval or denial of the request of a re-zone of the Farr West Point LLC property located at approximately 3000 North 1900 West, parcel number 19-016-0058, from the A-1 zone to the M-1 zone
 - e. Set a public hearing for September 8, 2022 at 7 pm to consider the request of a re-zone of the Cherie Orellana property located at 1218 W Harrisville Rd from the R-1-15 and C-2 zones to the R-1-15 zone
4. Consent Items
 - a. Approval of minutes dated August 11, 2022
5. Chairman/Commission Follow-up
 - a. Report on Assignments
6. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
7. 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 mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 19, 2022.

Lindsay Afuvai
Recorder

Application for Rezoning Real Property



Date Submitted 07/18/2022 Applicant's Name Jared Boyer/ David Fjeldsted
Applicant's Address [REDACTED]
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

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Fee Schedule (check one):

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

Fee received by McKinzie Date 8.5.2022

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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):

See Attached

Be rezoned from (present zoning) A-1
To (desired zoning) 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?
Allows for improvement of the current property in coherence with adjacent land uses.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?
This will allow for the construction of new employment centers which brings jobs and income.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?
This use will minimize impact to existing infrastructure and improve connectivity and access for all adjacent property owners.

Signature of Petitioner(s):

[Handwritten Signature]

Address:

9450 S Redwood Road
South Jordan, UT 84095

✓ Checklist:

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

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

Parcel	Owner	Mailing Address	Property Address
191240001	700 SOUTH BRIGHAM PLAZA LLC	4397 N 350 W, OGDEN UT 84414	3092 N 2000 W, FARR WEST
190170008	STAPLES, LUCILLE M	3088 N 2000 W, OGDEN UT 84404	3088 N 2000 W, FARR WEST
190170006	ROCHELL FAMILY TRUST	3074 N 2000 W, OGDEN UT 84404	3074 N 2000 W, FARR WEST
190170112	COY, JOYCE G & LEE R COY	3020 N 2000 W, OGDEN UT 84404	3020 N 2000 W, FARR WEST
190170111	HENSEN HESLOP ENTERPRISES LC	11795 N 9200 W, TREMONTON UT 84337	3000 N 2000 W, FARR WEST
190170009	BAXTER LIVING TRUST	940 S 5TH W APT 13104, REXBERG ID 83440	2990 N 2000 W, FARR WEST
190170060	WENDEL, JEFF D	2950 N 2000 W, FARR WEST UT 84404	2950 N 2000 W, FARR WEST
190170061	SALAZAR, JOY & HUS RANDY J	2942 N 2000 W, OGDEN UT 84404	2942 N 2000 W, FARR WEST
190170042	B&G MANAGEMENT LLC	3243 N 2700 W, FARR WEST UT 84404	2820 N 2000 W, FARR WEST
191090002	MURRAY FAMILY HOLDINGS LLC	PO BOX 1303, CENTERVILLE UT 84014	2899 N 1900 W, FARR WEST
191090003	WALLCO L C	PO BOX 2000, LAYTON UT 84041	2899 N 1900 W, FARR WEST
191460005	RICHARD L MILLER PROPERTIES LLC	455 W MAIN ST, TREMONTON UT 84337	2899 N 1900 W, FARR WEST
190160026	MHP #1 LLC	16211 N SCOTTSDALE RD, SCOTTSDALE AZ 852591584	2700 W 2700 N, FARR WEST
190160087	MHP #1 LLC	16212 N SCOTTSDALE RD, SCOTTSDALE AZ 852591584	2701 W 2700 N, FARR WEST
191250001	MHP #1 LLC	16213 N SCOTTSDALE RD, SCOTTSDALE AZ 852591584	2702 W 2700 N, FARR WEST
190160160	MHP #1 LLC	16214 N SCOTTSDALE RD, SCOTTSDALE AZ 852591584	2703 W 2700 N, FARR WEST

EXHIBIT "A" LEGAL

PARCEL 1 - Pleasant View City

A TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°11'42" EAST 526.73 FEET TO THE POINT OF A 5849.58 FOOT RADIUS TANGENT CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 1518.23 FEET THROUGH A CENTRAL ANGLE OF 14°52'15" (CHORD BEARS NORTH 07°14'26" WEST 1,513.97 FEET) TO THE WEST RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2119.40 FEET; THENCE SOUTH 88°10'30" WEST 472.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2 Farr West City

Parcel
Subject
to
Rezone
Request

A TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE NORTH 88°10'30" EAST 472.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 776.00 FEET; THENCE SOUTH 88°46'24" WEST 708.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 01°13'36" WEST 361.67 FEET, 2) NORTH 00°11'42" EAST 375.78 FEET TO THE POINT OF BEGINNING.

Approx. 10.071 Acres