



FARR WEST CITY PLANNING COMMISSION AGENDA

June 8, 2023 at 6:00 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 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, June 8, 2023

6 pm Work Session – Work session to discuss the animal ordinance and M1 and C2 ordinance revisions

Regular Meeting

1. Call to Order – Vice Chairman Lyle Earl
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Public hearing to consider the request of a conditional use permit for a 4,000 square foot accessory building for John Harris located at 3188 North Pelican Drive – John Harris
 - b. Recommendation to the City Council approval or denial of the request of a conditional use permit for a 4,000 square foot accessory building for John Harris located at 3188 North Pelican Dr
 - c. Public hearing to consider the request of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjeldstead located at approximately 2700 North 1900 West – Jared Boyer
 - d. Recommendation to the City Council approval or denial of the request of a conditional use permit for warehousing & distribution in the M-1 zone for Jared Boyer/David Fjeldstead located at approximately 2700 North 1900 West
 - e. Set a public hearing for June 22, 2022 to consider amendments to the landscaping requirements in the commercial zone
5. Consent Items
 - a. Approval of minutes dated May 11, 2023 and May 25, 2023
6. Chairman/Commission Follow-up
 - a. Report on Assignments
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 June 2, 2023.

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 5/17/23 Applicant Name John Harris

Mailing Address 3188 N Pelican Dr

Phone Number [REDACTED]

Property address of proposed conditional use 3188 N Pelican Dr Current Zoning: A-1R

Please list the requested conditional use as listed within the city zoning ordinance 4000 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.

Add a 50x80 pole barn to back yard for storage of
motor home & boat

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.

This storage will keep vehicles from elements and out
of view of neighbors

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

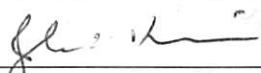
Looking for approval to apply for building permit

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

Vehicle organization

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.

No effect on deterioration of the environment area or ecology


Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received

Received by

McKinzie
May 17, 2023

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

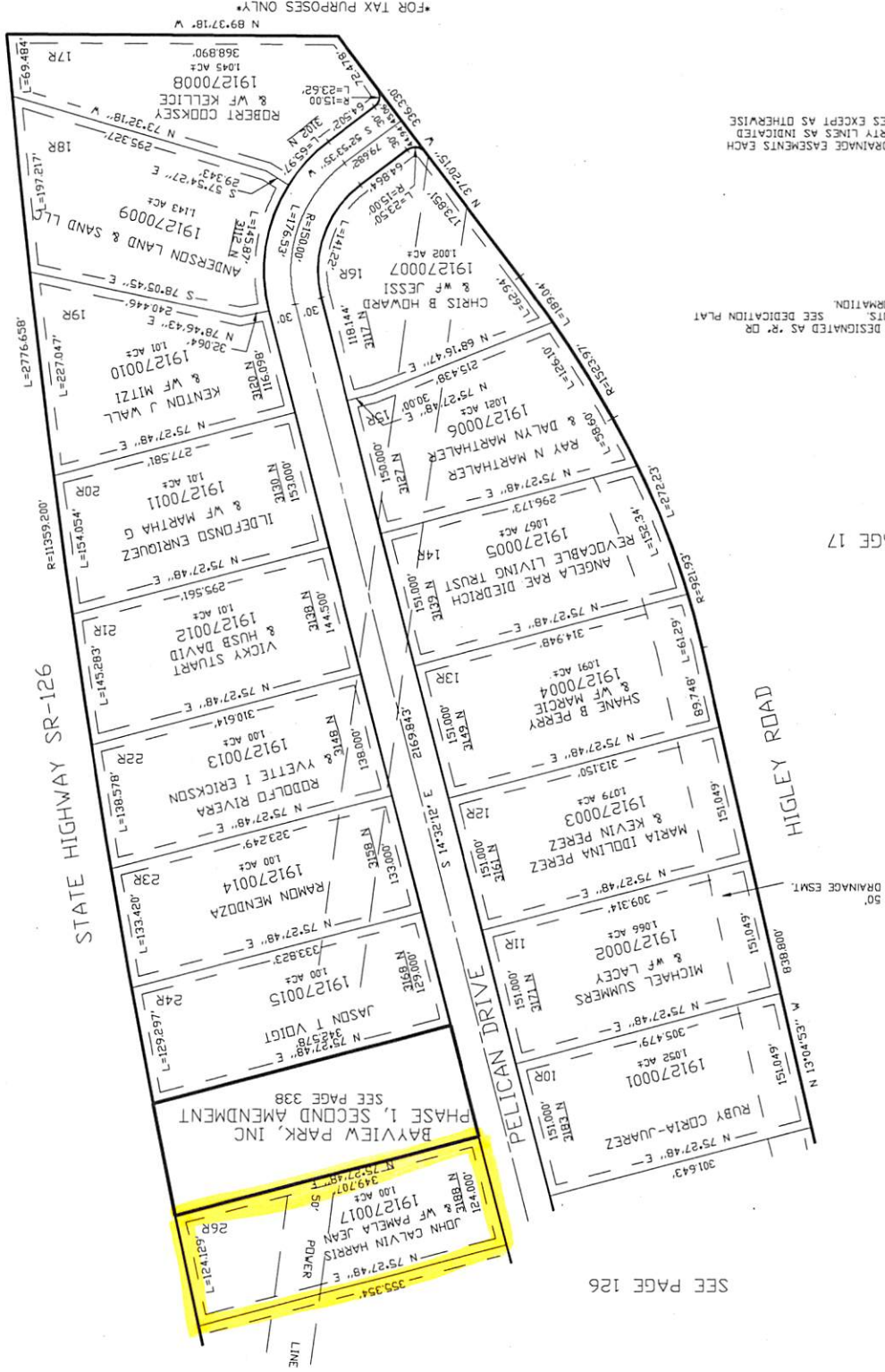
PART OF THE NE 1/4, OF SEC. 26, T.7N., R.2W., S.L.B. & M. BAYVIEW PARK INC. PHASE 1 AMENDED

IN FARR WEST CITY

SCALE 1" = 100'

TAXING UNIT: 145

SEE PAGE 126



SEE PAGE 17

SEE PAGE 17

ALL LOTS ARE DESIGNATED AS "R" OR
 RESTRICTED LOTS
 FOR MORE INFORMATION
 SEE DEDICATION PLAT
 10' UTILITY & DRAINAGE EASEMENTS EACH
 SIDE OF PROPERTY LINES AS INDICATED
 BY DASHED LINES EXCEPT AS OTHERWISE
 SHOWN.

FOR COMPLETE ENG DATA SEE
 ORIGINAL DEDICATION PLAT IN
 BOOK 48, PAGE 94 OF RECORDS.



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 May 17 Applicant Name Jared Bayer / David Fjeldstead

Mailing Address

Phone Number

Property address of proposed conditional use ~ 2700 N 1400 W Farr West Current Zoning: M-1 Industrial

Please list the requested conditional use as listed within the city zoning ordinance Warehousing & distribution

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.

Industrial warehousing serves two purposes in a modern economy. First, the increase of online sales requires additional inventory storage & distribution space. Second, flex warehousing offers a low-cost alternative to office space for start up & e-commerce companies.

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.

Modern industrial, particularly flex industrial space offers low cost alternatives to start up & e-commerce companies. Modern industrial, if done well, can be clean & discreet. On this particular site we will be removed & buffered from any other uses.

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

The purpose of Re-zoning this property to M-1 Industrial was for the purpose of constructing a distribution warehouse & or flex industrial consistent with the neighboring zoning. All zoning codes & requirements will be adhered to regarding setbacks, access, landscaping etc.

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 adjacent property that we also own falls into the city of Pleasant View, but is also zoned for industrial. As we went through the general plan amendment & rezoning process for this parcel, the intent was always to construct warehousing / Distribution facility.

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 intent of constructing Modern Warehousing / Flex industrial space is to provide higher end space for local / Regional Companies. We have designed this site to the new & improved stormwater Retention requirements. Lastly, we don't anticipate this building to have a high level of traffic associated with its use.

Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received

May 18, 2023

Received by

Windsong

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

Landscaping Requirements in Commercial Zone:

Area requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Detention basins shall not be included as part of the landscaped area.

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 may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

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

Ground Cover: All landscaped area shall be covered with a minimum three-inch layer of decorative rock to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

Plant Materials: The landscaped area 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 a xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving technique.)

Watering: The landscape 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 bubbler system with an automatic controller. Overhead spraying shall not be allowed.

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

Completion Requirements: Landscaping shall be completed prior to the issuance of a 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 completion may be extended, in writing, upon approval of the Building Official.