



FARR WEST CITY PLANNING COMMISSION AGENDA

July 13, 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, July 13, 2023

6 pm Work Session – Work session to discuss 55 plus patio home ordinance and C-2 and M-1 Conditional Uses

1. Call to Order – Chairwoman Genneva Blanchard
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 amendments to the conditional uses in the A-1 and A-1-R zones
 - b. Recommend to the City Council approval or denial of amendments to the conditional uses in the A-1 and A-1-R zones
 - c. Public hearing to consider amendments to the animal ordinance
 - d. Recommend to the City Council approval or denial of amendments to the animal ordinance
 - e. Public hearing to consider the request of a conditional use permit for an automotive business in the C-2 zone for RKDO Productions, LLC - Joshua Rocha
 - f. Recommend to the City Council approval or denial of a conditional use permit for an automotive business in the C-2 zone for RKDO Productions, LLC – Joshua Rocha
5. Consent Items
 - a. Approval of minutes dated June 22, 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 July 7, 2023.

Andrea Zweifel
Clerk

55 AND OLDER RESIDENTIAL PATIO HOME ZONE

PURPOSE

The purpose of the 55 and older Patio Home Zone is to provide a single-family “empty nest” type housing that is affordable and attractive for adults seeking to live in a community with others in the same age group while enjoying an active lifestyle. To provide a sustainable quality product in appropriate city locations where quiet residential neighborhoods may be established and protected, and that will be a positive enhancement to the city of Farr West.

Building Type

Single-family, detached dwelling.

Lot Requirements

- (A) *Density*. There shall be no more than five residential units per acre;
- (B) *Lot width*. Minimum lot width shall be 55 feet.

Setbacks

- (A) *Front Setback*. Twenty feet minimum;
- (B) *Side Setback*. Five feet minimum on each side, except 15 feet minimum for side fronting a street;
- (C) *Rear setback*. Fifteen feet minimum.

Maximum Structure Height

- (A) Dwelling shall be single level. Habitable attic space (bonus room) is permitted over an attached garage area. Dwelling height not to exceed 25 feet;
- (B) An attached third-car garage is permitted, provided it meets all setback and height requirements.

Development Agreement

A Development Agreement must be approved by the Farr West City Planning Commission and City Council prior to the initiation of any 55+ Residential Patio Home Development. Items to be included in the Development Agreement include, but are not limited to the following:

- (A) Open Space, 15% minimum of the total development must remain open space;
- (B) Amenities;
- (C) Landscaping;
- (D) Fencing;
- (E) Conditional uses;
- (F) H.O.A.

17.56.050: RESIDENTIAL ZONES:

Only **four (4)** types of signs are allowed in residential zones: real estate signs, political signs, curb signs, **and signs for the sale of plant or animal products (see section 17:40:030).**

A. Real Estate Sign: Advertises the sale, lease or rental of the property upon which it is displayed. One nonilluminated sign permitted per lot. Signs shall not exceed four (4) square feet in area and not be over five feet (5') tall. Signs must be removed fifteen (15) days following the sale, rental or lease of the property.

B. Political Sign: Announces, supports or opposes a particular issue, political party or candidate for public office. May be placed only on private property (which for purposes of this chapter includes the park or mow strip) with the permission of the property owner or resident. May not exceed sixteen (16) square feet in area and shall conform to current "clear view zone" criteria (see section [17.46.050](#) of this title). May be placed not more than sixty (60) days prior to the election or referendum and shall be removed not later than five (5) days after the election or referendum.

C. Curb Signs: Property owners in Farr West are not required to install curb signs, but are encouraged to do so for the quick identification of a home or business in the event of an emergency. Curb sign must meet exacting specifications (see section [17.56.140](#) of this chapter for detailed specifications). (Ord. 16-01)

D. Plant or Animal Products Signs: Signs for the sale of nursery or greenhouse plants, fruits or vegetables, and/or animals or eggs are permitted in the A-1 and A-1-R zones. All signs shall not exceed six (6) square feet in area and not be over five feet (5') tall. The sign design shall be reviewed by the Planning Commission before approval. Signs shall only be posted when products are being sold.

17.44.180: PERMITTED CONDITIONAL USES FOR ALL RESIDENTIAL ZONES:

Permits for conditional uses shall be authorized only after approval thereof has been given by the city council upon recommendation by the planning commission.

The planning commission's review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs.

In making a recommendation on conditional uses the planning commission shall consider the existing zoning, use of the surrounding property, the present and future requirements for street, off street parking and off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities and other public requirements.

The city council, upon recommendation from the planning commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses may include, but are not restricted to, the following:

Athletic fields and swimming areas (other than private residential swimming pools).

Churches.

Parks and playgrounds.

Schools, both public and private. (Ord. 2014-02)

In addition to the conditional uses listed above, the following are permitted conditional uses only for the A-1 and A-1-R zones:

Nurseries and greenhouses provided the sale of goods is limited to materials produced only on the premises and there is no retail sales.

Fruit or vegetable stands for fruit or vegetables produced only on the premises and there is no retail sales.

Animals and eggs produced only on the premises and there is no retail sales.

Any signs for the above three uses must comply with the requirements of Section 17.56.050 of the Farr West City Municipal Code.

6.08.030: ANIMAL ALLOWANCE:

A. Home food production or subsistence farming livestock is permitted in the A-1, A-1-R, and R-1-15 residential zones unless restricted by private development agreements, covenants, or other legally binding contracts.

B. The quantity of large, medium-large, and medium-small sized animals permitted on a property shall be determined on the basis of 100 animal points per vacant acre. Vacant acreage on residential properties shall be determined by deducting 0.20 acre (approx. 8,700 square feet) from the total acreage before calculating the animal allowance (e.g., $[0.50 \text{ acre} - 0.20 \text{ acre}] \times 100 = 30$ animal points; $[1.45 \text{ acres} - 0.20 \text{ acre}] \times 100 = 125$ points). All other properties shall deduct the exact amount of acreage not being used for animal production before calculating the animal allowance.

Type Of Animal	Number Of Points Per Animal
Large animals: horses, cattle, mules, burros, llamas, ostrich, other domestic animals of similar size	20
Medium-Large animals: sheep, goats, swine, other domestic animals of similar size (Swine are only allowed in the A-1 residential zone)	10
Medium-Small animals: mini-pigs, pygmy goats, other domestic animals of similar size	5

C. Small animals (chickens, ducks, geese, pigeons, rabbits, turkeys, other domestic animals of similar size) are allowed on the basis of one animal per 0.05 acre (e.g., 0.35 acre = 7 small animals, 1.0 acre = 20 small animals). **Roosters are only allowed on lots 1 acre or larger in size. Only one rooster per acre is permitted.**

D. Vacant acreage exceeding five (5) acres is not subject to the animal allowance requirements.

E. Commercial agricultural production businesses shall only be permitted in the A-1 residential zone. Intensive commercial agricultural operations or businesses shall only be permitted by conditional use with a minimum lot size of five (5) acres and must comply with applicable business regulations in title 5 of this code. (Ord. 2014-02: Ord. 11-04; amd. Ord. 21-11, 10-7-2021)



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 June 16, 2023 Applicant Name RKDO Productions, LLC

Mailing Address 3677 N. Highway 126 Suite W, Farr West, UT, 84404

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 3677 N. Highway 126 Suite W Current Zoning: C2

Please list the requested conditional use as listed within the city zoning ordinance Motor Vehicle Sales

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 location identified provides an ideal location for the professional operations of RKDO Productions, LLC. The organization will operate and maintain orderly operations of motor vehicle storage and media production. The current facilities are equipped with office and warehouse space, sufficient for the services provided. General operations will not contribute any significant noise pollution or environmental pollution. Furthermore, the organization will provide high-quality professional services that will contribute to the overall diversity and well-being of 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.

RKDO Productions LLC is a professional business, providing high-quality products and services. The organization will not use any materials or chemicals that may be detrimental to the community. The organization is committed to abiding by all local, state, and federal regulations to ensure safe, clean, and professional operations. Further, the organization is also committed to enhancing the existing surrounding areas as possible and contributing to the community when possible.

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

RKDO Productions LLC is committed to abiding by all local, state, and federal regulations. The organization has already secured all required state licenses to operate as a motor vehicle dealership. The organization is also committed to maintaining organized and orderly operations to ensure continued compliance of all current and future 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.

RKDO Productions, LLC is committed to promoting and enhancing the quality of life and commerce within the community and surrounding areas. The organization understands the rural/agricultural heritage of the city, and will strive to contribute to the heritage and future goals of the city and culture. The organization also understands the diverse community surrounding the current building, and is committed to operating in a respectful manner, avoiding excessive noise pollution, and preserving healthy air quality and land and soil health. The organization will provide fiscally sound operations and will contribute to the diversity of goods and services provided in the community.

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.

RKDO Productions, LLC is committed to enhancing the environment and ecology of the immediate vicinity and the community as a whole. The organization has already invested more than \$10,000 in the building, which has enhanced the general area and contributed to an improved culture of professionalism. Operations are fully self-contained and relatively quiet. Operations will not contribute any ^{significant} noise or environmental pollution to the surrounding community. Operations are clean, organized, and professional.


Signature of Applicant

Property Owner? Y ☒ N

Date Application & \$100.00 Processing Fee received June 16, 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