



# FARR WEST CITY

1896 North 1800 West  
Farr West City, UT 84404

Ph: 801-731-4187  
Fax: 801-731-7732

MAYOR  
Jimmie Papageorge

COUNCIL  
Dale Chugg  
Ted Johnstun  
Ava L. Painter  
Timothy N. Shupe  
Z. Lee Dickemore

RECORDER  
Lindsay Stratford

CLERK  
Andrea Z. Dall

## Rezoning Hearing Procedure

1. Applicant must fill out and submit to the City Recorder an *Application for Rezoning Real Property*.
2. Applicant pays applicable fee to City Recorder.
3. Consideration of the *Application for Rezoning Real Property* is then placed on the agenda for the next Planning Commission meeting.
4. The *Application for Rezoning Real Property* will be considered and discussed by the Farr West City Planning Commission in a regularly scheduled meeting of the Commission. ***The applicant must be present at this meeting.*** The Planning Commission may require additional information and/or changes to the applicant's request at this time. The requested changes may require that the applicant appear before Planning Commission at additional meetings.
5. The Farr West City Planning Commission will then make a recommendation, either to accept or reject the application, to the Farr West City Council.
6. At a regularly scheduled City Council meeting, the Farr West City Council will vote to determine whether or not to hold a public hearing on the proposed rezoning. To override the Planning Commission's recommendation requires a majority vote of the entire City Council. If the City Council decides at this point not to hold a public hearing on the proposed rezoning, all fees will be refunded.
7. A notice advertising the public hearing on the rezoning proposal will be published in the *Standard Examiner*. The property owner will be responsible to supply a list of all property owners and their addresses of those within 500 feet. The City Council will notify these property owners of the proposed property to be rezoned.
8. A public hearing may be held within 15 days after the publication appears in the *Standard Examiner* of the notice of the public hearing. The City Council may require additional information from the Planning Commission or the applicant at this hearing. The applicant is strongly encouraged to attend the public hearing.
9. After a public hearing, the Farr West City Council may vote to accept, reject or table the rezoning application.
10. If the rezoning is granted by the City Council, a complete legal description of the property must be filed with the Farr West City Recorder within 5 (five) working days of the City Council's acceptance.

# Application for Rezoning Real Property



Date Submitted JULY 1, 2013

Applicant's Name WISCO, INC.

Applicant's Address 500 SOUTH 200 EAST WILLARD, UTAH 84340

Applicant's Phone 435-730-2000

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### Fee Schedule (check one):

- Up to 5 acres ..... \$50.00 (  )
- More than 5 acres ..... \$100.00 (  )
- Commercial or Manufacturing .... \$150.00 (  )

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):

TAX ID # 19-040-0001

be rezoned from (present zoning) RESIDENTIAL

to (desired zoning) RESIDENTIAL / C-2

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 the City's Master Plan?

THE GENERAL PLAN CALLS FOR THE AREA TO BE COMMERCIAL -  
THIS APPLICATION IS A PROGRESSIVE STEP TOWARDS THAT  
IMPLEMENTATION AND FULFILLMENT.



# Application for Site Plan Approval



1896 North 1800 West  
Farr West, UT 84404

Date: JULY 1, 2013 Application No.: \_\_\_\_\_

Application/Business Name: WISCO, INC.

Daytime Phone: 435-730-2000 Alternate Phone: 435-730-2001

Mailing Address: 500 SOUTH 200 EAST WILLARD, UTAH 84340

Address and description of site being considered: \_\_\_\_\_

2214 N. 2000 W. FARR WEST, UTAH 84404

Tax ID number of site being considered: 19-040-0002

Current zoning of site: RESIDENTIAL → NOTE: REZONING APPLICATION CONCURRENTLY FILED.

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- APPLIES - All proposed new development except single-family detached residences.
- N/A - All additions or alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- EXISTING PERMIT - Issuance of a conditional use permit for new construction.
- NONE REQUESTED - New signs.
- NEW PLAN ATTACHED - Modified site plan review shall be required for any change of use in an existing structure or site or addition, except single-family detached residences.
- N/A - All plans for earth sheltered dwellings.

## **The following information is required for site plan approval (check box next to all items submitted with application):**

(Note: Not providing the required information will result in a delay of approval by the planning commission.)

SEE PLAN  A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, **and** in an electronic PDF format.

ON PLAN  Lot dimensions and orientation: North arrow, etc.

Existing and proposed buildings with their dimensions and the locations of all openings in exterior walls. - NO NEW BUILDINGS PROPOSED WITH THIS APPLICATION.

Height of all buildings and other proposed or existing structures; type and slope of roof construction. - ON APPROVED SITE PLAN.

Indication of proposed use of buildings. ON APPROVED SITE PLAN.

All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s). SAME AS ON APPROVED SITE PLAN.

Height of all existing and proposed walls and fences and type of construction.

PER APPROVED SITE PLAN → NORTH LINE FENCING IS MODIFIED PER THIS PLAN

Location and type of landscaping.

PER APPROVED SITE PLAN

All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.

SHOWN ON ATTACHED PLAN.

All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.

NO NEW IMPROVEMENTS BEYOND APPROVED SITE PLAN.

Location, type, lighting and size of proposed and existing signs.

NO SIGNS PROPOSED

Location, type and size of proposed and existing light poles.

NONE PROPOSED

A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown. NO NEW IMPROVEMENTS BEYOND APPROVED SITE PLAN.

One copy of a current county ownership plat showing the property and adjacent properties.

If any of the above information is not being provided please indicate reasoning: \_\_\_\_\_

EXISTING SITE PLAN WAS VERY RECENTLY APPROVED BY THE CITY COUNCIL

ON JUNE 20, 2013. THIS APPLICATION IS JUST FOR INVENTORY STORAGE

TO BE ADDED TO APPROVED SITE PLAN.

**Answer the following questions as applicable:** (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? \_\_\_\_\_

EXPANSION OF EXISTING, APPROVED SITE PLAN TO INCLUDE

INVENTORY STORAGE. NORTHERLY FENCE TO BE MODIFIED PER

NEW NORTH LINE OF PARCEL.

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

THE PROJECT IS A NATURAL EXTENSION OF THE ADJOINING COMMERCIAL PROJECT TO THE SOUTH. NO NEW STRUCTURES OR BUILDINGS PROPOSED;  
 NO SIGNIFICANT PEAK TRAFFIC INCREASE. PARKING - NO INCREASE. NO NEW BUILDINGS.  
 LANDSCAPE REQUIREMENT INCREASES BY 860 SF → TO BE ACHIEVED BY EASTWARD EXTENSION OF SOUTHERLY HARDSCAPE DISPLAY AREA.

**Planning Commission/City Council Review Checklist:**

(This section is for Planning Commission and City Council member review)

PC CC

<input type="checkbox"/>	<input type="checkbox"/>	Has all the required information listed above been provided for review where applicable?
<input type="checkbox"/>	<input type="checkbox"/>	Does the proposed use conform to the Farr West City Master Plan?
<input type="checkbox"/>	<input type="checkbox"/>	Has the plan been reviewed by the City Engineer/Bldg. Official and all concerns addressed?
<input type="checkbox"/>	<input type="checkbox"/>	Have public concerns/comments been addressed?

**Note: When applicable attach conditional use application to this form as part of application.**

**Signature of Applicant:**

In issuing this application the signer(s) certify that the information provided is correct and that they agree to the conditions set by the members of the planning commission and city council. All property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

I/We authorize JIM FLINT to act as my/our agent in all matters relating to this application. (print name)

\_\_\_\_\_ to act as my/our agent in all matters relating to this

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Signature of City Recorder/Clerk  
(Not Required if Notarized)

State of Utah )  
County of \_\_\_\_\_ ) §

On this \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

S  
E  
A  
L

State of Utah )  
County of \_\_\_\_\_ ) §

On this \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

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E  
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**For City Use:**

Fee received by: \_\_\_\_\_ Date received: \_\_\_\_\_

Receipt number: \_\_\_\_\_ Cash/Check (circle one)

Date site plan received: \_\_\_\_\_ Received by: \_\_\_\_\_

Date met with city engineer: \_\_\_\_\_ Signed: \_\_\_\_\_

Date engineer approved plan: \_\_\_\_\_ Signed: \_\_\_\_\_

Date planning commission approved: \_\_\_\_\_

Date city council approved (conditional use permit only): \_\_\_\_\_