



FARR WEST CITY PLANNING COMMISSION AGENDA

August 10, 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, August 10, 2023

6 pm Work Session – Work session to discuss conditional use ordinance review and review of the C-2 and M-1 zones

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. Set a public hearing for September 14, 2023, regarding the Senior Housing Residential Zone
 - b. Recommend to the City Council approval or denial of the Farr West Station Subdivision located at 1300 North 1200 West – Dominion Energy
5. Consent Items
 - a. Approval of minutes dated July 27, 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 August 4, 2023.

Andrea Zweifel
Clerk

Application for Subdivision



Date Submitted 11/08/2022

Developer's Name Questar Gas Company dba Dominion Energy Utah

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED] Developer's Fax / E-mail [REDACTED]

Subdivision Name FARR WEST STATION SUBDIVISION Phase N/A

Subdivision Address 1300 North 1200 West

Is this a Re-Subdivision NO Current Property Zone C-2 Is Re-Zoning Required NO

Acreage of property being divided 1.56 acres Acreage of entire land parcel 1.56 acres

Number of proposed lots in Subdivision 3 In Phase 1 Number of Phases 1

Title Search Completed ☒ Y ☐ N *Attach Documentation

Available Utilities and Services: This is an unmanned facility and utilities will not be required.

Culinary Water	Y	N	
Secondary Water	Y	N	Company: _____
Secondary System	Y	N	
Adequate Storm Sewer/Drainage	Y	N	
Sewer	Y	N	
Electric Power	Y	N	
Natural Gas	Y	N	
Telephone Service	Y	N	
Broadband/Fiber Internet	Y	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	Y	N	Company: _____

Application for Subdivision



Property is in which Flood Zone: _____ Panel Number: _____

Lowest Elevation of Property: _____

Access Road above 4,215' Elevation: _____ Source: _____

Does the property contain Wetlands: _____ Source: _____

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

The property was previously owned by Southern Pacific Railroad and purchased by Jeffery J Beckstead & David Kent Chugg. Beckstead & Chugg are selling a portion of the property to Dominion Energy, more specifically Lot 2 within the subdivision. That is the reason for subdividing the property.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of

this development (attach additional pages if needed). A petroleum pipeline runs along the back of the property with an easement in favor of Marathon Pipeline Company. Dominion Energy coordinated with Marathon during the construction of the natural gas facility.

Dominion Energy obtained a CUP along with the required building permits to construct their facility within their rights of the existing easement on the property.

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed KJ Mulvey Date 11/08/2022

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100 Developer User Fee \$ 150 Total \$ 250
Receipt # 6-006479 Date Paid 11/9/22 Received by inkeddy

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **FARR WEST STATION SUBDIVISION**
Subdivision Plat and Plans Review

Date: May 18, 2023

Our office has completed a review of the subdivision plat for the Farr West Station Subdivision located at approximately 1301 North 1200 West. This is the location of the recently completed Dominion Energy Substation and they are proposing to divide the parcel into 3 lots. This property is currently zoned commercial.

One unique issue on this plat is that the Developer would like to omit the 10-foot Public Utility Easement (PUE) on Lot 2 in this subdivision. We typically require a 10' PUE on the back of the public right-of-way to provide a space for utilities such as power and communications. This lot contains the new Dominion Energy substation, and their concrete fence comes within a couple of feet of the property line. They don't want the PUE on this lot because they don't want any future utilities being installed under or behind the fence.

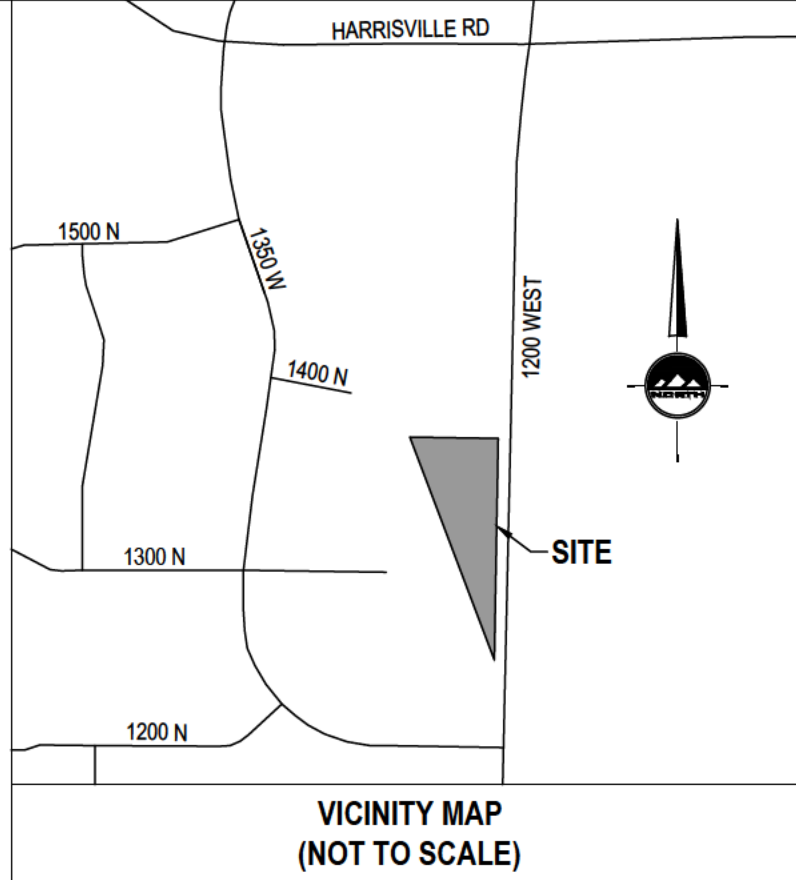
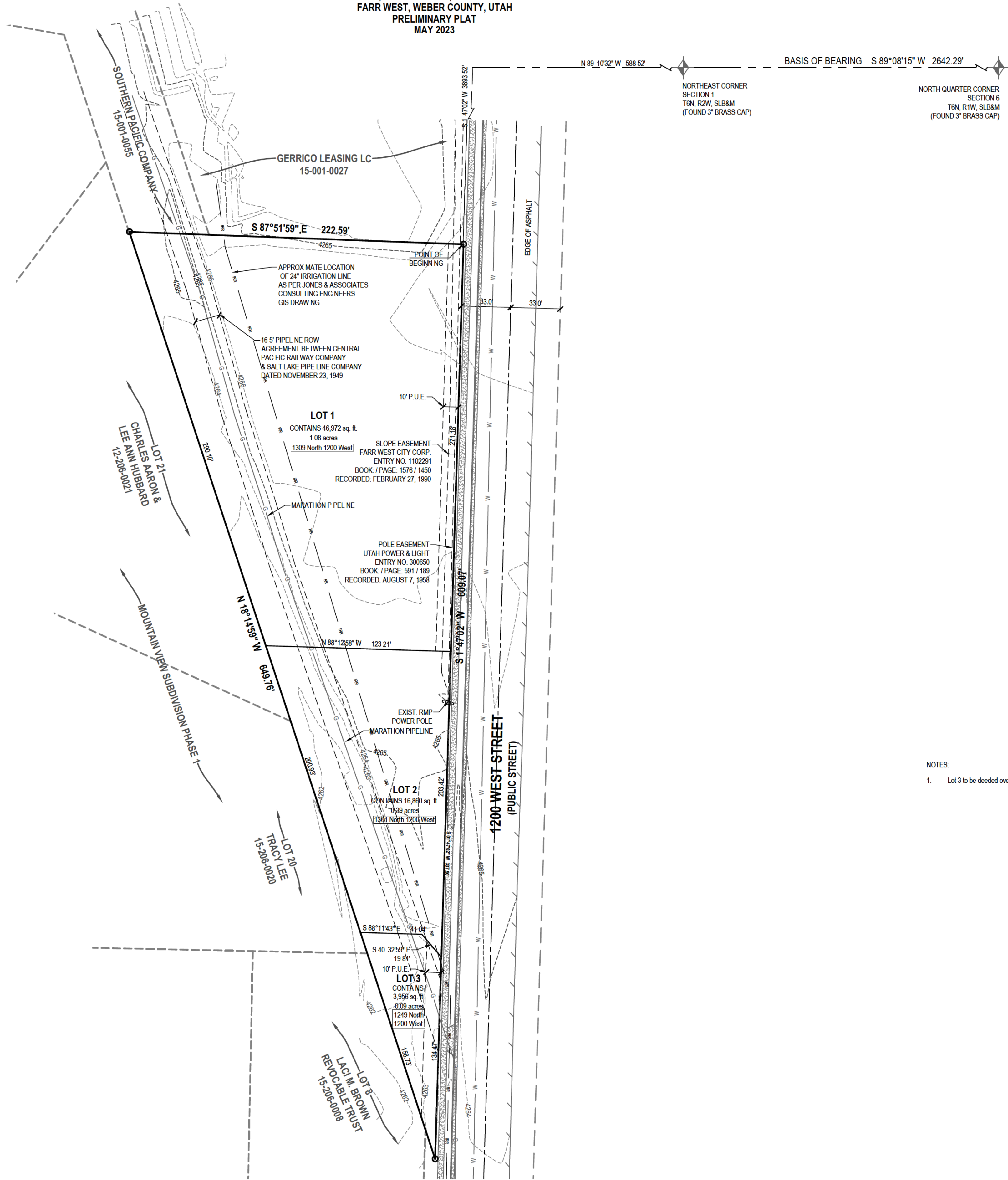
While we feel that the PUE should be included on this lot to be consistent with the other lots in the subdivision and in future subdivisions along this street, we told them that this could be decided by the Planning Commission and City Council.

All of our other comments on the plat have been addressed and we recommend final approval of the plat if the City approves the subdivision without the PUE on Lot 2. If the PUE is required, then this should be added to the plat prior to recording.

Please let me know if you have any further questions.

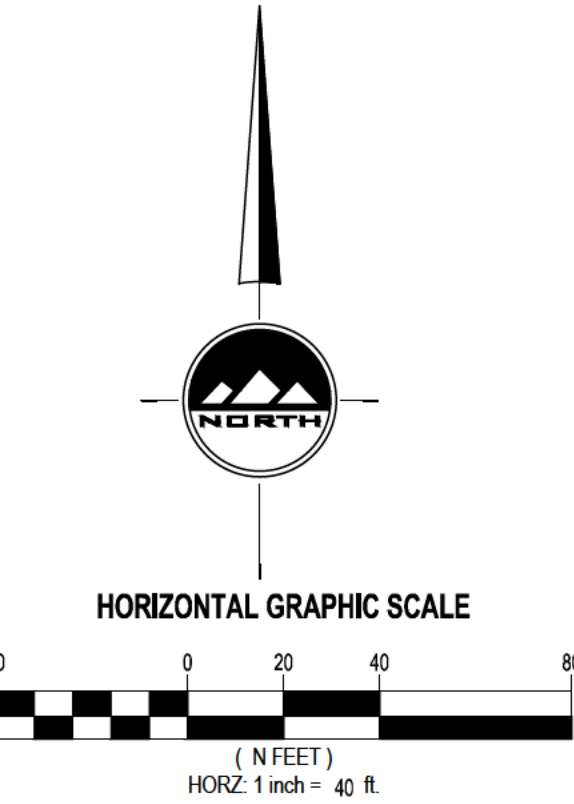
FARR WEST STATION SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST, WEBER COUNTY, UTAH
PRELIMINARY PLAT
MAY 2023



LEGEND

- EXIST NG STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- EXIST NG RMP POWER POLE



- NOTES:
- Lot 3 to be deeded over to Parcel No. 15-206-0008.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

ROCKY MOUNTAIN POWER NOTE:
UTILITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS DEFINED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS DEFINED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS
No. 286882
do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as FARR WEST STATION SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 1200 WEST STREET LOCATED 588.52 FEET NORTH " WEST AND 3893.52 FEET SOUTH " WEST FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE SOUTH " WEST 609.07 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE EXTENSION OF THE EASTERLY BOUNDARY LINE OF MOUNTAIN VIEW SUBDIVISION PHASE 1 FILED AS ENTRY NO. 1407891 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE NORTH WEST (NORTH " WEST BY RECORD) 649.76 FEET ALONG SAID EXTENSION AND THE EASTERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF THE SOUTHERN PACIFIC COMPANY PROPERTY, TAX ID, NO. 15-001-0055; THENCE SOUTH " EAST 222.59 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHERN PACIFIC COMPANY PROPERTY AND THE SOUTH BOUNDARY LINE OF GERRICO LEASING LC, TAX ID, NO. 15-001-0027 TO THE POINT OF BEGINNING.

CONTAINS 67,788 SQ.FT or 1.56 ACRES, 3 LOTS.

5/08/23
Date
PATRICK M. HARRIS
P.L.S. 286882



UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Farr West City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PUBLIC UTILITY EASEMENT" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

FARR WEST STATION SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

FARR WEST STATION SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____
AT _____ AM/PM, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
COUNTY RECORDER _____
By _____



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.953.1453
RICHFIELD
Phone: 435.590.0167
COLORADO SPRINGS
Phone: 719.435.0115

SHEET 1 OF 1

PROJECT NUMBER : 10429
MANAGER : P. HARRIS
DRAWN BY : BDH
CHECKED BY : P. HARRIS
DATE : 8/09/23

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER THIS _____ DAY OF _____, 20____.

FARR WEST CITY ENGINEER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____, 20____.

FARR WEST CITY ATTORNEY

FARR WEST CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, THIS _____ DAY OF _____, 20____.

MAYOR

RECORDER

DEVELOPER

DOMINION ENERGY UTAH
1140 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84104
801-324-3660

Senior Housing Residential Zone ~~55-AND-OLDER RESIDENTIAL PATIO HOME ZONE~~

Commented [K1]: This is immaterial to the substance of the ordinance but I'm just wondering if you want a more attractive name. "Independent Living Zone", "Senior Housing Residential Zone", "Senior Independent Residential Zone" or something like that. It doesn't matter. Just throwing it out.

PURPOSE

The purpose of the ~~Senior Housing Residential -55-and-older-Patio-Home~~ Zone is to provide a single-family "empty nest" type housing that is affordable and attractive for adults 55 years of age or older seeking to live in a community with others in the same age group while enjoying an active lifestyle and to provide a sustainable quality product in appropriate city locations where quiet residential neighborhoods may be established and protected while being 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.

Age Restrictions

In accordance with applicable state and federal laws, this zone requires a minimum of 80 percent of the occupied units to be occupied by at least one person who is 55 years of age or older.

Commented [K2]: As we discussed earlier, 80% is the minimum. This would be addressed in the Development Agreement but we could make it clear at the fore front that this is the case.

