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 potential mixed use development located at approximately 1800 North 2175 West

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 and take action on the request to re-zone Cameron Watson property, parcel number 15-770-0001, located at approximately 1245 North 2000 W from the R-1-15 zone to the C-2 zone – Jordan Watson
   b. Recommend to the City Council approval or denial of the request to re-zone Cameron Watson property, parcel number 15-770-0001, located at approximately 1245 North 2000 W from the R-1-15 zone to the C-2 zone – Jordan Watson
   c. Set a public hearing for September 14, 2023 to consider the request of a re-zone of parcels 15-005-0108 and 15-004-0111 located at approximately 1800 North 2175 West from the R-1-15 and A-1 zones to the Mixed Use Zone; Commercial and Residential – Jared Hadley
5. Consent Items
   a. Approval of minutes dated August 10, 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 18, 2023.

Andrea Zweifel
Clerk

Application for Rezoning
Real Property

Date Submitted 7/19/23 Applicant's Name Jordan Watson (Triad land development)
Applicant's Address [redacted]

Applicant's Phone [redacted] E-mail (optional) [redacted]

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 Tams Date 7·19·2023

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):
Attached

Be rezoned from (present zoning) Residential
To (desired zoning) C2

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [X]

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?
This is in accordance with the General Plan. Adjacent to C2 zoning and future plan zoning on 2000 W.

Application for Rezoning
Real Property

2. How will this request benefit the general public and the community?
Removes old residential from 2000 W (what UDOT wants).
Creates C2 on 2000 W (Primary Commercial Corridor)
bringing new business opportunities and tax revenue to RW city.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?
This rezone will expand the C2 project we have on adjacent property, beautify the area, and bring much needed Commercial Flex Space to RW city.

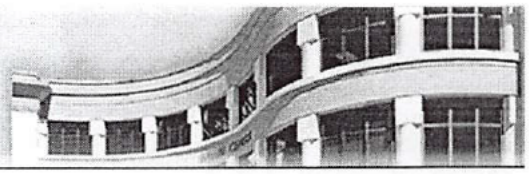
Signature of Petitioner(s):	Address:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

✓ Checklist:

[x] Fees Paid
[x] Legal Description
[x] Scale Drawing
[x] Adjacent Property Owners List
[ ] Public Hearing Set
[ ] Adjacent Property Owners Notified

[ ] Notice Advertised on: _____
[ ] Public Hearing Held on: _____
PC Recommendation:
[ ] Approve [ ] Reject Date:_____
CC Action:
[ ] Approve [ ] Reject Date:_____

Weber County Government
Property Information System



Ownership and Current References

Print Page | Close Window

Parcel # Township/Range/Section:

15-770-0001 6N/2W/2

Change Dates:
Name: 15-DEC-2021
Tax Unit: 15-DEC-2021

Tax Unit: 145

Additional Names:

Owner: **WATSON, CAMERON**
Second:
Care of:
Street: [redacted]
City/State/Zip:

Property Address:
1246 N 2000 W
FARR WEST 84404

Prior Parcels:
15 004 0046

Current References:

Seq	Entry Nbr	Book/Page	Kind of Instr	Deed Date	Record Date
1	3204407		WARRANTY DEED	12-14-2021	15-DEC-2021

Comments:

Legal Description:

ALL OF LOT 1, FISHER HOMESTEAD, FARR WEST CITY, WEBER COUNTY, UTAH.

Run Date: July 18, 2023, 11:49 am

© 2023 Weber County

W3204407

Tax Notice to Grantee

[redacted]

E# 3204407 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
15-Dec-21 0404 PM FEE $40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

THIS DEED, is made and entered into by and between, **John L. Watson,** hereinafter ("Grantor"), in favor of

Cameron Watson,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee as a Replacement Property, to the Grantor, in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds, and warrants unto Grantee against all claiming by through or under to real property located in **Weber County, State of Utah,** more particularly described as follows ("Premises"):

All of Lot 1, Fisher Homestead, Farr West City, Weber County, Utah, according to the official plat thereof.
Weber County, State of Utah, Tax Parcel Number 15-770-0001

Subject to easements, restrictions, rights of way of record, by decree, or prescription, non-delinquent taxes, assessments, or reservations.

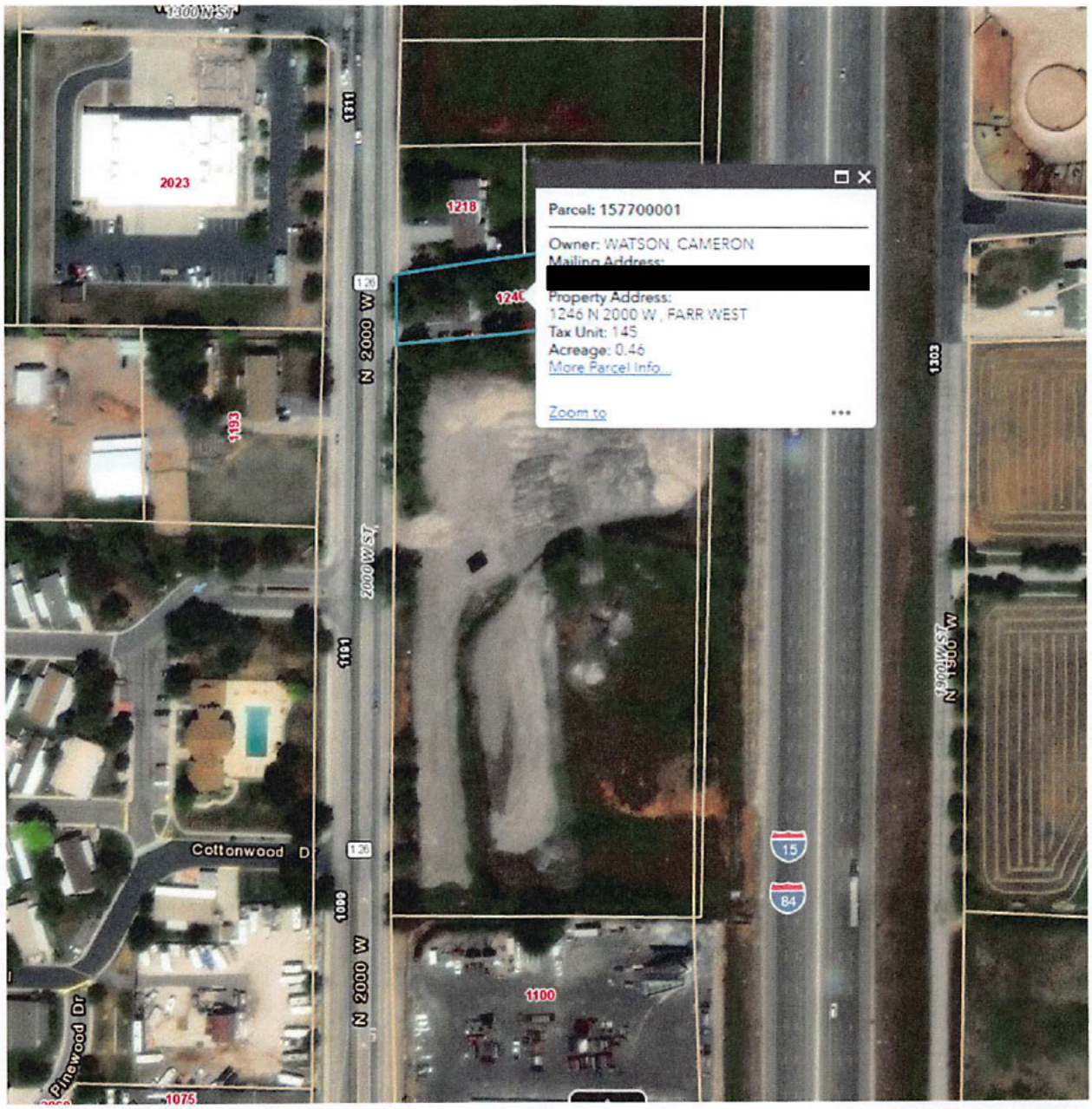
John L. Watson 12/14/2021
John L. Watson **Date**

State of Utah
County of Weber

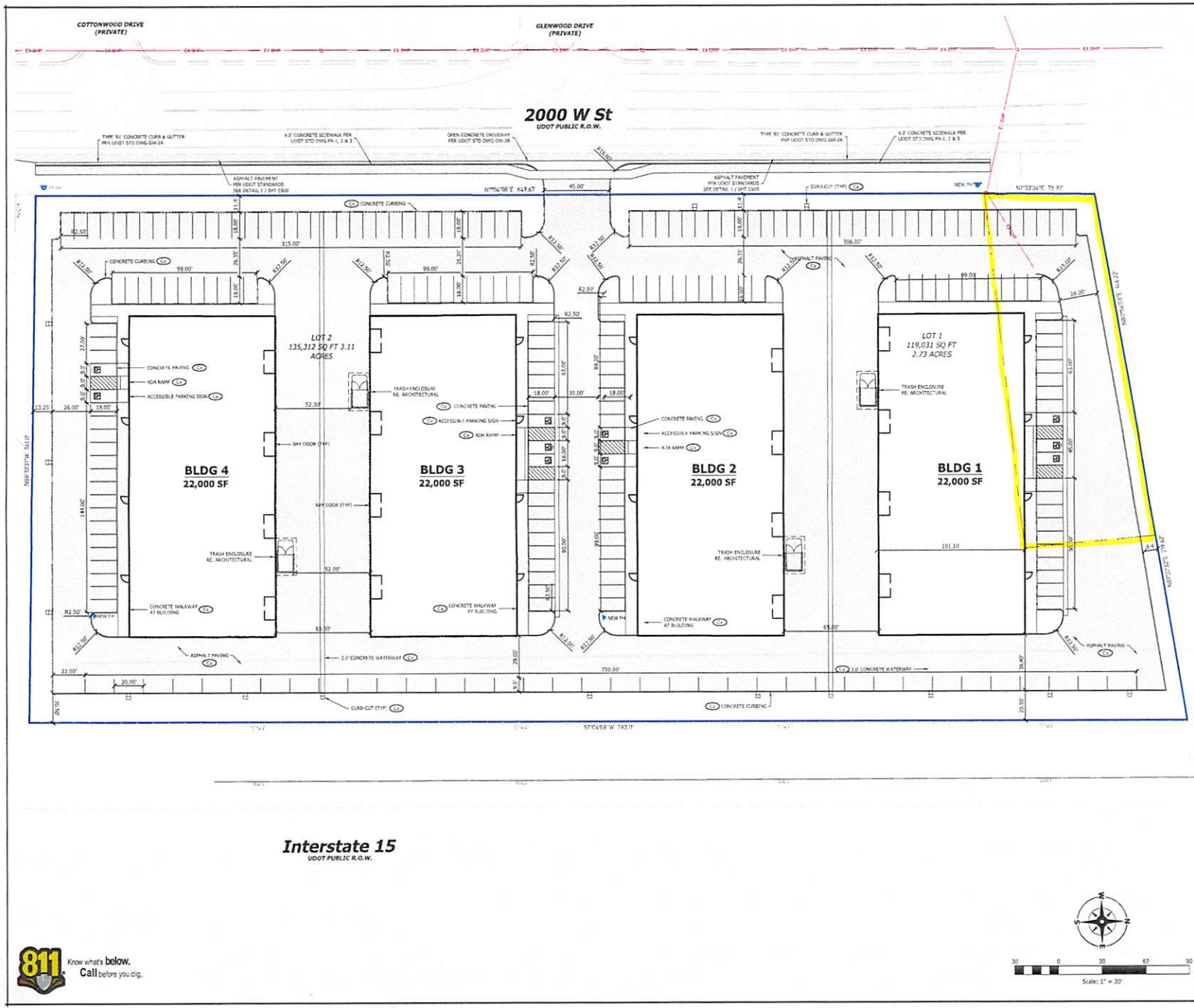
On this the 14th day of December John L. Watson, acknowledged to me, a Notary Public in the State of Utah, that this document was signed by him, on the date stated, and was executed under no duress, express or implied.

Notary Public

MICHAEL L. HENDRY
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 699268
COMM. EXP. 03/28/2022


1300 W St
2023
1111
1218
1240
Parcel: 157700001
Owner: WATSON, CAMERON
Mailing Address:
[redacted]
Property Address:
1246 N 2000 W , FARR WEST
Tax Unit: 145
Acreage: 0.46
More Parcel Info...
Zoom to
120
N 2000 W
1303
1193
1191
1099
Cottonwood D
1100
Pinewood Dr
1075
15
84
N 1900 W St

Proposed project Site Plan



UDOT Notes

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IV SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES (STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 37-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).
8. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 7 INCHES OF UDOT-APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 3-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741, OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721, OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
9. FOR METHOD OF SEALING THE PAVEMENT: MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02765S REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

Key Notes

1. 5' x 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.5% IN ANY DIRECTION.

Legend

- ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%
- ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

Site Data

LOCATION:	FARR WEST, WEBER COUNTY, UTAH
LAND USE:	FLEX SPACE
PROPERTY SIZE:	274,272 SF / 6.296 AC
BUILDING FOOTPRINT:	88,000 SF (32.1%)
HARD SURFACE AREA:	127,419 SF (34.3%)
LANDSCAPE AREA	32,519 SF (12.7%)
PARKING:	233 STALLS PROVIDED INCLUDING 4 ADA + 1 VAN ADA

Notice To Contractors

THE EXISTANCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

Scale: 1" = 30'

811 Know what's below. Call before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

TRIAD LAND DEVELOPMENT

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	123 - 02

SHEET TITLE

Proposed Site Plan

SHEET NO.

C200

Application for Rezoning
Real Property

Date Submitted _8-18-2023___ Applicant's Name __Jared Hadley_____
Applicant's Address [redacted]
Applicant's Phone [redacted] E-mail (optional) [redacted]

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 Tams Date 8/10/2023

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):

Parcel 15-005-0108 and 15-004-0111- Legal Descriptions Attached

Be rezoned from (present zoning) __R-1-15_& A-1_____
To (desired zoning) _Mixed Use Zone_____

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?
___The Mixed Use zone is proposed on the future land use map in the general plan.

Application for Rezoning
Real Property

2. How will this request benefit the general public and the community?

___This request will provide housing that will allow for a more affordable product while still providing a quality product for the residents. The Commercial component of the mixed use will provide opportunities for the public and the community to work and receive services.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

Signature of Petitioner(s):

Address:

[redacted]

✓ Checklist:

[ ] Fees Paid
[✓] Legal Description
[ ] Scale Drawing

[ ] Notice Advertised on: _____
[ ] Public Hearing Held on: _____
PC Recommendation:

Application for Rezoning
Real Property

[✓] Adjacent Property Owners List
[ ] Public Hearing Set
[ ] Adjacent Property Owners Notified

[ ] Approve [ ] Reject Date:_____
CC Action:
[ ] Approve [ ] Reject Date:_____

PARCEL 15-005-0108

BEGINNING AT A POINT LOCATED ON THE WEST FENCE LINE OFDESCRIBED PROPERTY, SOUTH 1213.39 FEET AND WEST 17.60 (FEET)FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH00D50'30" WEST 1470.54 FEET ALONG SAID LINE; THENCE SOUTH88D55'34" EAST 21.00 FEET ALONG A FENCE LINE,THENCE SOUTH00D24'57" WEST 51.41 FEET ALONG A FENCE LINE TO A POINT ON AFENCE LINE, THENCE NORTH 89D49'21" EAST 789.31 FEET ALONG SAIDFENCE LINE, THENCE NORTH 00D44'00" WEST 826.50 FEET, THENCENORTH 80D43'29" WEST 5.34 FEET ALONG A FENCE LINE, THENCENORTH 05D21'25" EAST 965.87 FEET TO THE SOUTH RIGHT OF WAYLINE OF 1800 NORTH STREET (A 66' STREET) THENCE NORTH88D35'18" WEST 285.00 FEET ALONG RIGHT OF WAY, THENCE SOUTH00D34'03" WEST 348.48 FEET; THENCE NORTH 88D35'18" WEST 250.00FEET; THENCE NORTH 00D34'03" EAST 348.48 FEET; THENCE NORTH88D35'18" WEST 25.00 FEET, THENCE SOUTH 00D34'03" WEST 348.48FEET, THENCE NORTH 88D35'18" WEST 150.00 FEET, THENCE NORTH00D34'03" EAST 58.08 FEET, THENCE NORTH 88D35'18" WEST 150.00FEET TO THE POINT OF BEGINNING. EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEET ALONGTHE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEET FROM THENORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 88D56'02" EAST123.55 FEET; THENCE SOUTH 00D13'19" WEST 66.30 FEET; THENCENORTH 88D56'02" WEST 124.39 FEET; THENCE NORTH 00D57'07" EAST66.29 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEETALONG THE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEETFROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH00D57'07" WEST 71.38 FEET, THENCE NORTH 89D31'00" WEST 25.88FEET TO A POINT ON AN EXISITNG FENCE LINE; THENCE NORTH00D29'28" EAST 71.65 FEET ALONG SAID EXISTING FENCE LINE,THENCE SOUTH 88D56'02" EAST 26.45 FEET TO THE POINT OFBEGINNING. [NOTE: THIS DIVISION DOES NOT COMPLY WITH UTAH CODESECTION 10-9A-605(3).] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

PARCEL 15-004-0111

BEGINNING AT THE CENTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH00D04'12" WEST 51.72 FEET ALONG THE NORTH-SOUTH QUARTERSECTION LINE TO THE SOUTH LINE OF THE RIVER BLACKSMITHPROPERTIES LLC PARCEL; THENCE NORTH 89D48'48" EAST 787.53 FEETTO THE WEST LINE OF THE WILLARD CANAL (USA PROPERTY); THENCEFIVE (5) COURSES ALONG THE WEST LINE AS FOLLOWS: (1) NORTH89D50'07" EAST 21.85 FEET; (2) SOUTH 15D56'36" EAST 412.38FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUSPOINT LIES NORTH 74D06'16" EAST; (3) SOUTHEASTERLY ALONG THEARC OF A 279.67 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF211.86 FEET (CENTRAL ANGLE EQUALS 43D24'16", AND LONG CHORDBEARS SOUTH 37D35'52" EAST 206.83 FEET); (4) SOUTH 59D17'12"EAST 321.00 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICHTHE RADIUS POINT LIES NORTH 30D42'19" EAST; AND (5) EASTERLYALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT ADISTANCE OF 192.84 FEET (CENTRAL ANGLE EQUALS 23D01'08", ANDLONG CHORD BEARS SOUTH 70D48'15" EAST 191.55 FEET) TO THE WESTLINE OF THE PARKER VENABLE PARCEL; THENCE TWO (2) COURSESALONG THE WEST AND SOUTH LINE OF SAID PARCEL AS FOLLOWS: (1)SOUTH 01D04'08" WEST 204.36 FEET TO A FOUND REBAR WITH A "MTNWEST" CAP; AND (2) SOUTH 89D03'00" EAST 85.60 FEET TO THE WESTBOUNDARY LINE OF THE BONA VISTA WEBER FIRE DISTRICTSUBDIVISION (BK 62 PG 080); THENCE SOUTH 01D04'08" WEST 610.35FEET ALONG SAID WEST BOUNDRAY LINE; THENCE NORTH 88D44'08"WEST 1,578.41 FEET TO SAID NORTH-SOUTH QUARTER SECTION LINE;THENCE NORTH 00D04'12" EAST 1,535.57 FEET ALONG SAID QUARTERSECTION LINE; THENCE NORTH 89D28'55" WEST 60.00 FEET; THENCENORTH 00D04'12" EAST 82.00 FEET TO THE EAST-WEST QUARTERSECTION LINE; THENCE NORTH 89D28'55" WEST 55.88 FEET ALONGSAID QUARTER SECTION LINE; THENCE NORTH 01D39'38" WEST1,034.50 FEET; THENCE NORTH 88D20'08" EAST 119.90 FEET; THENCENORTH NORTH 02D29'57" WEST 361.43 FEET TO THE SOUTH BOUNDARYLINE OF THE 2300 WEST STREET CHURCH SUBDIVISION (BK 69 PG046); THENCE SOUTH 89D09'37" EAST 50.47 FEET ALONG SAID SOUTHBOUNDARY LINE TO THE NORTH-SOUTH QUARTER SECTION LINE; THENCESOUTH 00D21'23" WEST 1,398.98 FEET ALONG SAID NORTH SOUTHQUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 50.3061 ACRES, MORE OR LESS.