



FARR WEST CITY PLANNING COMMISSION AGENDA

September 14, 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, September 14, 2023

6 pm Work Session – Work session to discuss Conditional Uses in the M-1 and C-2 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. Public Hearing to consider amendments to the Zoning Ordinance of Farr West City, establishing a Senior Housing Residential Zone
 - b. Recommend to the City Council approval of amendments to the Zoning Ordinance of Farr West City, establishing a Senior Housing Residential
 - c. Recommend to the City Council preliminary approval or denial of the Farr West Business Park Subdivision located at approximately 1246 North 2000 West – Jordan Watson
 - d. Recommend to the City Council approval or denial of the Farr West Business Plaza Site Plan located at approximately 1246 North 2000 West – Jordan Watson
 - e. Recommend to the City Council approval or denial of a Sign Site Plan for Murray Insurance Agency – Trevor Murray
 - f. Recommend to the City Council approval of amendments to the Conditional Uses in the A-1 and A-1-R zones
5. Consent Items
 - a. Approval of minutes dated August 24, 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 September 8, 2023.

Andrea Zweifel
Clerk

Please review the list highlighted bold for addition and/ or what you think could become permitted uses in the M-1 zone.

17.40.030: CONDITIONAL USES: The following conditional uses shall be permitted only after approval has been given by the City Council upon recommendation by the Planning Commission:

Assembling.

Construction services.

Dry cleaning and laundry facilities.

Light indoor manufacturing with associated retail sales.

Liquor stores.

Major and minor automotive repair, detailing and body work.

Motor/recreation vehicle sales and service.

Packaging.

Primary metal industries.

Processing.

Public and quasi-public uses.

Research and development.

Trucking businesses.

Warehousing and storage units.

Wireless telecommunications facilities, subject to chapter 17.50 of this title.

Automatic Automobile wash

Building Materials Sales yard

Contractors equipment storage yard or rental equipment

Day care/ preschool

Fire Arms and Archery Indoor Range

Gymnasium (indoor Soccer, Pickle ball, basketball, weight lifting, etc...)

Impound lot, provided no dismantling or demolition of automobiles or other vehicles on the premises

Manufacture, compounding, processing, packing and treatment of the following products:

Bakery goods, Candy, Cosmetics, Dairy Products, Pharmaceuticals, toiletries

Food products, excluding: Fish, Vinegar, yeast and rendering of fat.

Metal plating; metal anodizing; metal polishing

Packaging agency

School, vocational or technical

Public utility production, storage, treatment facilities, power plants, natural gas processing plant, water treatment plants, Sewage treatment facilities.

Welding shop

Animal Hospital

Animal Grooming services (small – medium per ordinance)

Gas station

Laboratory

Medical and Dental clinic

Medical research facility

Brewery

Race track indoor (a track or course for motor vehicle competition)

Non Hazardous products: Gaseous or liquid nonfood products that are not hazardous

17.40.040: PROHIBITED USES:

No residential uses shall be permitted in the M-1 Zone, except as part of a business enterprise that is either required by law to have someone on site at all times or where such on site residence is customary in the industry. (Ord. 2017-04)

Hazardous products: Gaseous or Liquid nonfood products, such as chemicals, paints, inks and other products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive or otherwise hazardous or capable of posing a risk to health , safety, property or environment.

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.

Application for Subdivision



Date Submitted 8/16/23

Developer's Name Triad Land Development

Developer's Mailing Address [REDACTED]

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

Subdivision Name Fair West Business Park Phase 1

Subdivision Address 1246 N. 2000 W. Fair West UT 84404

Is this a Re-Subdivision Current Property Zone C2, R-1-15 Is Re-Zoning Required Yes

Acreage of property being divided 6.296 Acreage of entire land parcel 6.296

Number of proposed lots in Subdivision 4 In Phase 1 Number of Phases 1

Title Search Completed (Y) N *Attach Documentation

Available Utilities and Services:

Culinary Water	<u>(Y)</u>	N	
Secondary Water	<u>(Y)</u>	N	Company: <u>Pineview</u>
Secondary System	<u>(Y)</u>	N	
Adequate Storm Sewer/Drainage	<u>(Y)</u>	N	
Sewer	<u>(Y)</u>	N	
Electric Power	<u>(Y)</u>	N	
Natural Gas	<u>(Y)</u>	N	
Telephone Service	<u>(Y)</u>	N	
Broadband/Fiber Internet	<u>(Y)</u>	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	<u>(Y)</u>	N	Company:

Application for Subdivision



Property is in which Flood Zone: X Panel Number: 49057C0200E

Lowest Elevation of Property: 4,240.43"

Access Road above 4,215' Elevation: 4,246.08" Source: Azimuth Mark NO 2

Does the property contain Wetlands: No Source: National Wetlands Inventory Mapper

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

Previous farm and Residential Home.
General plan allows Commercial.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). None that aware of

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 [Signature] Date 8/16/23

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 \$ 125- Total \$ 225-
Receipt # 2013460 Date Paid 8.18.23 Received by A. Ziental

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **FARR WEST BUSINESS PARK COMMERCIAL SUBDIVISION
Preliminary Plat Review**

Date: September 7, 2023

Our office has completed a review of the preliminary plat for the Farr West Business Park Subdivision located at 1246 North 2000 West. This commercial subdivision is in a commercial zone, and they are proposing to subdivide the two existing parcels into four lots. We recommend preliminary approval of the plat at this time with the following comments that will need to be addressed prior to final plat approval:

1. Obtain UDOT approval for access to 2000 West. UDOT will likely only allow one access into the site; a cross access easement between the lots will be required and will need to be shown on the plat.
2. Add addresses to the lots as provided by our office.
3. Provide a sewer easement on behalf of the City for the new sewer main that will be installed on the site. The individual laterals will be private and will not need any easements, but the main line will need to be a public line and an easement over the pipe is necessary.
4. Provide a storm drain easement on behalf of the City for the existing storm drain running along the east side of the property.
5. See the red-line comments on the plat and make sure all comments are addressed.

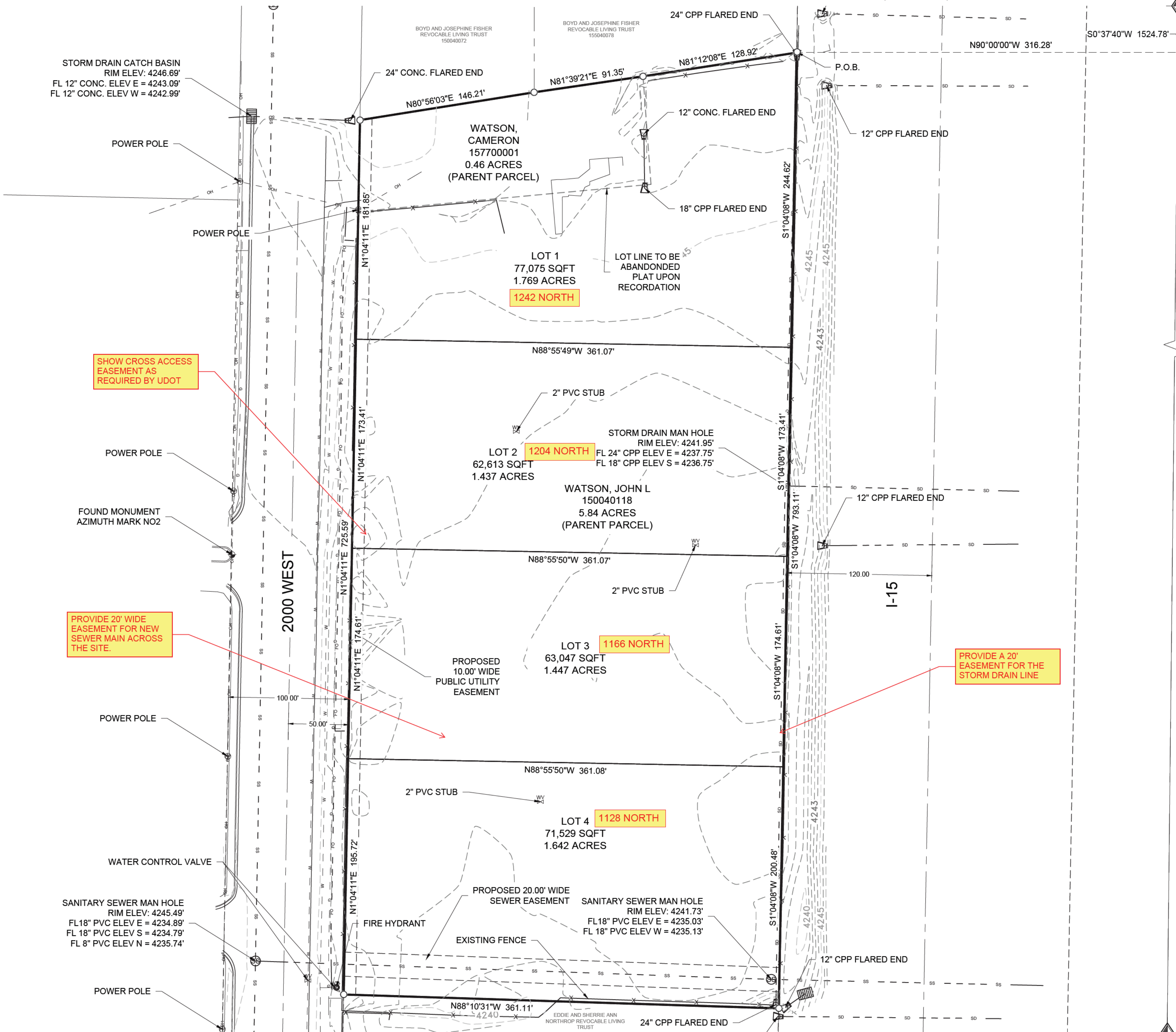
This review and recommendation are for the preliminary subdivision plat only. Final plat approval will still be needed once all comments are addressed, and site plan approval will be required for improvements on the site. Any comments on the site plan drawings will need to be resolved and final approvals from other agencies will need to be submitted (UDOT, Bona Vista, Pineview, and Weber Fire) prior to approval of the site plan.

Please let me know if you have any further questions.

FARR WEST BUSINESS PARK
A 4 LOT COMMERCIAL SUBDIVISION
PRELIMINARY PLAT

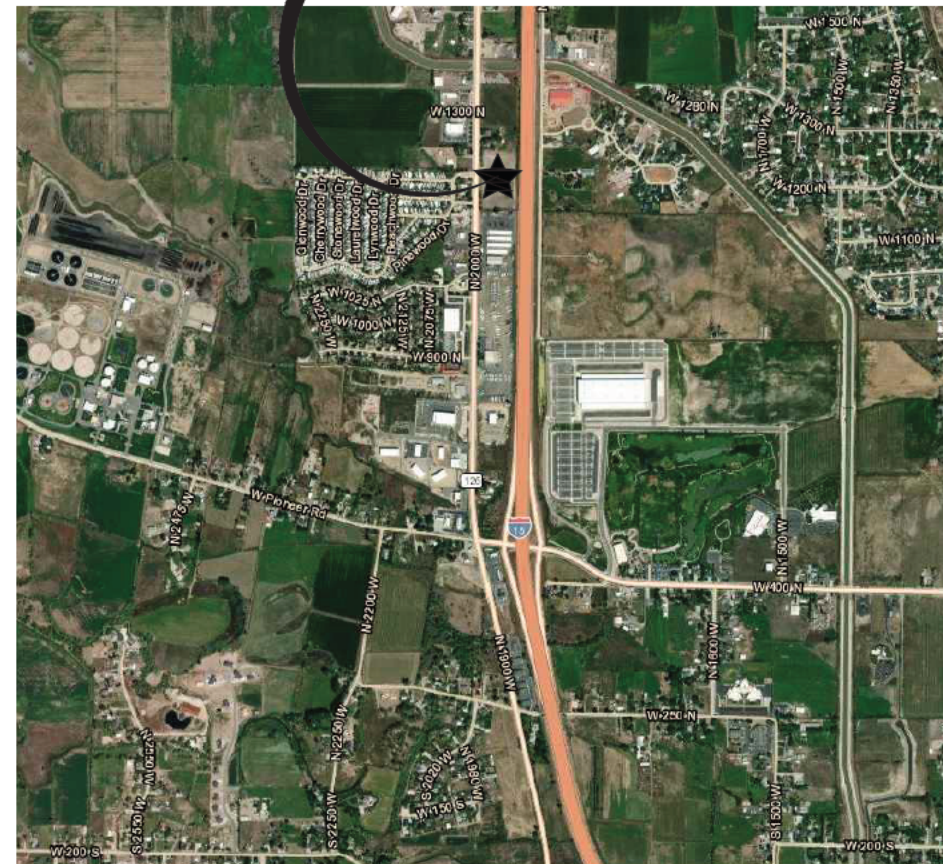
1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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



EAST QUARTER CORNER
SECTION 2,
TOWNSHIP 6 NORTH,
RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
3" BRASS CAP IN 6" CONCRETE
COLUMN GOOD CONDITION

VICINITY MAP
NOT TO SCALE



0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED CIR ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

SOUTHEAST COR., SECTION 2,
TOWNSHIP 6 NORTH,
RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
3" BRASS CAP SET IN
CONCRETE
GOOD CONDITION
STAMPED WRONG

NOTES

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDENCE UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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.O.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.O.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.
- ALL AREAS NOT DESIGNATED AS UNITS (PRIVATE SPACE), LIMITED COMMON AREA, OR RIGHT-OF-WAY, TO BE CONSIDERED COMMON SPACE / OPEN SPACE, AND IS TO BE CONSIDERED A CROSS ACCESS EASEMENT BETWEEN THE LOTS SHOWN HERE ON.

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.

SIGNED THIS ____ DAY OF ____, 2023.

SIGNATURE

FARR WEST CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED.

SIGNED THIS ____ DAY OF ____, 2023.

MAYOR

ATTEST

FARR WEST CITY PLANNING COMMISSION

APPROVED BY THE FARR WEST CITY PLANNING COMMISSION

SIGNED THIS ____ DAY OF ____, 2023.

MAYOR

ATTEST

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER FOR FARR WEST CITY.

SIGNED THIS ____ DAY OF ____, 2023.

CITY ENGINEER



HUNT DAY

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

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2023.



Willis D. Long, PLS NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.74 FEET AND WEST 316.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A POINT ON THE WEST SIDE OF THE RIGHT OF WAY FOR INTERSTATE 15; THENCE ALONG THE WEST BOUNDARY OF INTERSTATE 15 S01°04'08"W 793.11 FEET TO THE NORTH LINE OF VALLEY WEST ESTATES NO. 2, A VACATED SUBDIVISION PLAT RECORDED IN BOOK 23, PAGE 6; THENCE ALONG THE NORTH LINE OF SAID VACATED SUBDIVISION LINE N88°10'31"W 361.11 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N01°04'11"E 725.59 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET TO THE SOUTH LINE OF PARCEL 150040072; THENCE N80°56'03"E 146.21 FEET TO THE SOUTHWEST CORNER OF PARCEL 155040078; THENCE ALONG N81°39'21"E 91.35 FEET; THENCE N81°12'08" 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERSTATE 15 AND THE POINT OF BEGINNING.

CONTAINS 274,262 SQFT OR 6.296 ACRES

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

FARR WEST BUSINESS PARK

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2023.

BY:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2023, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

FARR WEST BUSINESS PARK

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

DEVELOPER:
TRIAD LAND DEVELOPMENT
2717 N HWY 89 SUITE 200
PLEASANT VIEW, UT 84401
801-644-7701

S1
1

COUNTY RECORDER

ENTRY NO. ____ FEE PAID ____

FILED FOR AND RECORDED ____

AT ____ IN BOOK ____ OF OFFICIAL

RECORDS, PAGE ____ RECORDED

FOR ____

COUNTY RECORDER

BY: ____



LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.D.Long@laytonsurveys.com CLEARFIELD, UT 84015

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: _____

Applicant Name: Jordan Watson Applicant Address: _____

Phone: _____ Email: _____

Business Name: Triad Land Development Application Number: _____

Business Address: _____

Address and description of site being considered: 1246 N 2000 W Farr West UT 84404

Previous farm and residential home. General Plan allows commercial development. Development will cater to small businesses needing commercial flex space.

Tax ID number of site being considered: 15-110-0001, 15-004-0118

Current zoning of site: C2, R-1-15

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

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

- ☒ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☒ Issuance of a conditional use permit for new construction.
- ☒ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ 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)

- ☒ 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.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☒ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☒ 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).
- ☒ Height of all existing and proposed walls and fences and type of construction.
- ☒ Location and type of landscaping.
- ☒ 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.
- ☒ 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.
- ☒ Location, type, lighting and size of proposed and existing signs.
- ☒ Location, type and size of proposed and existing light poles.
- ☒ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☒ One copy of a current county ownership plat showing the property and adjacent properties.
- ☒ Approval letter from Weber Fire District (801-782-3580).
- ☒ Approval letter from Bona Vista Water (801-621-0474).

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

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? Development will be a business Park consisting of 4 identical commercial flex buildings for sale and lease to small businesses.
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 development and use is consistent with surrounding area on 2000 W and are in line with what the general plan allows in this area. Building design, landscaping, and parking will meet city requirements for permit.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and 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.

John L. Watson

Owner Signature

[Signature]

Owner Signature

JOHN L. WATSON

Print Name

CAMERON WATSON

Print Name

I/We authorize Jordan Watson to act as my/our agent in all matters relating to this application.
(Print name)

John L. Watson

Owner Signature

[Signature]

Owner Signature

JOHN L. WATSON

Print Name

CAMERON WATSON

Print Name

Authorized Agent Signature

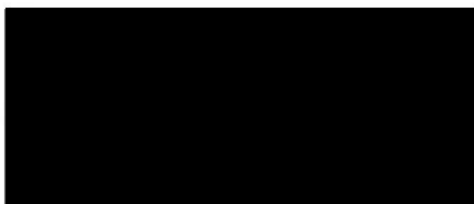
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

County of Weber)

On this 22nd day of August, in the year 2023, before me Braxton Buckway,
a notary public, personally appeared John Watson and Cameron Watson, 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.



[Signature]
NOTARY PUBLIC



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State of Utah)

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County of _____)

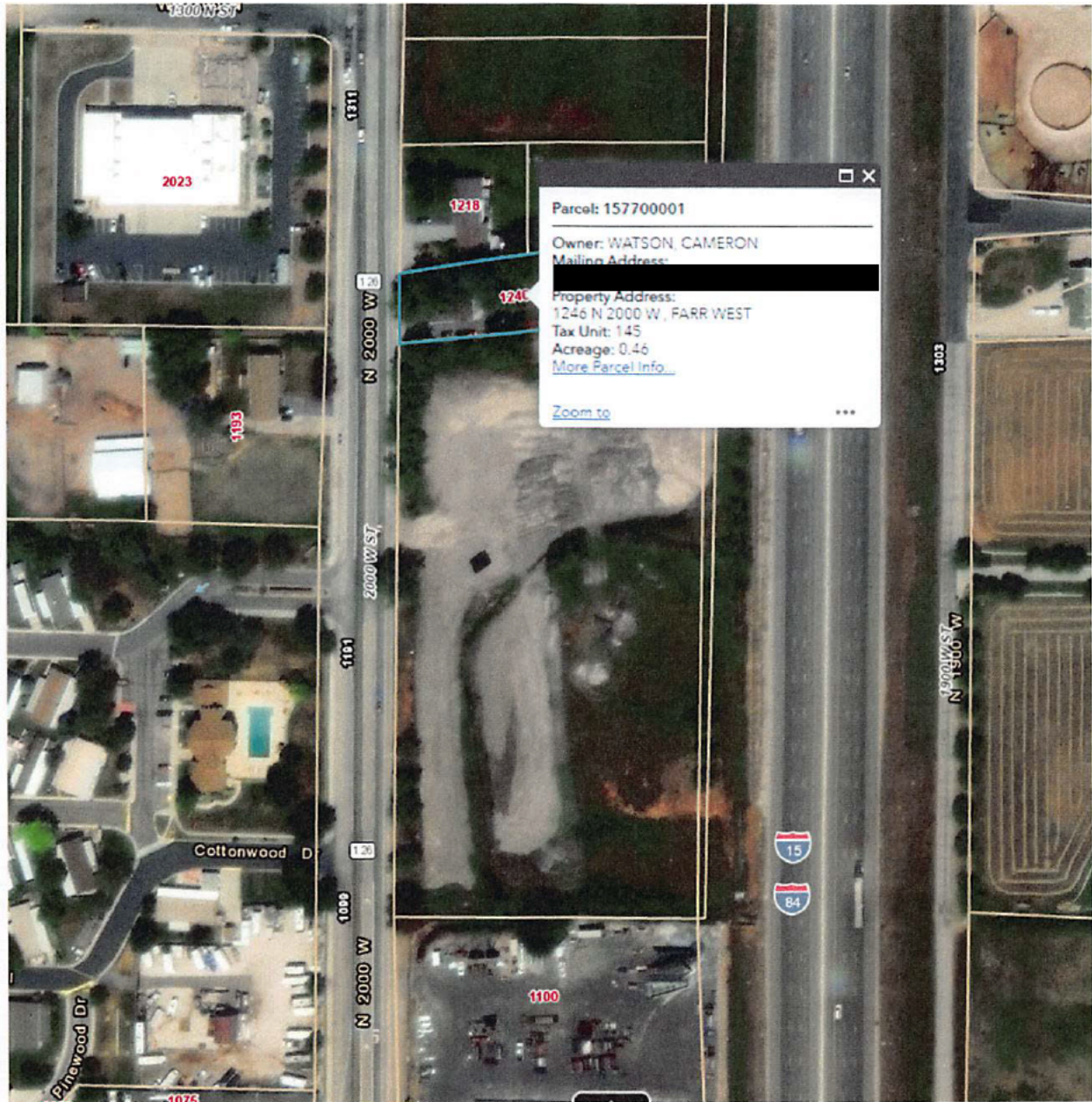
On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official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

NOTARY PUBLIC

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For City Use:

Fee received by: MTAMS Date received: 8/22/2023
Receipt number: 9.002536 Cash/Check (circle one) card
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): _____



Parcel: 157700001

Owner: WATSON, CAMERON

Mailing Address:

Property Address:

1246 N 2000 W, FARR WEST

Tax Unit: 145

Acreage: 0.46

[More Parcel Info](#)

[Zoom to](#)



Call before you dig.
Know what's below.

Interstate 15
UDOT PUBLIC R.O.W.



Notice To Contractors

THESE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

Site Data

LOCATION: 1246 NORTH 2000 WEST, WEBER COUNTY, UTAH
PROJECT NO.: 22-000
SHEET NO.: 123 - 02

Legend

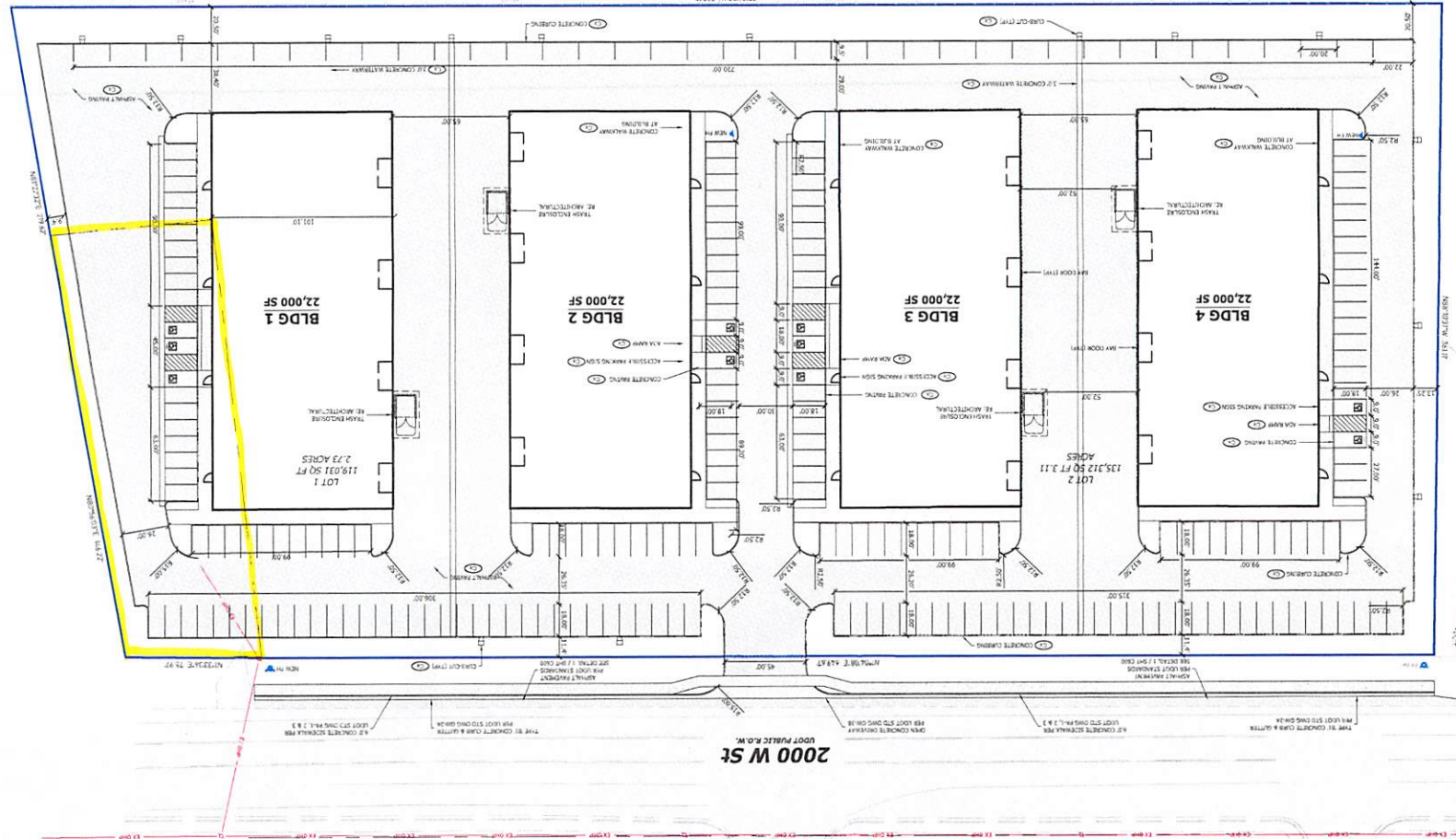
1. 1/4" = 1' SCALE
2. 1/4" = 1' SCALE

Key Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
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UDOT Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH CONSTRUCTION SPECIFICATIONS.
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Proposed Project Site Plan

SHEET NO. C200

Proposed Site Plan

PROJECT INFO:
ENGINEER: T. THOMPSON
DATE: 06/16/2023
SHEET NO.: 123 - 02

VERIFY SCALES

SCALE: 1/4" = 1'

REV.	DATE	DESCRIPTION	BY
0	06/16/2023	INITIAL SUBMITTAL TO CITY	TP

PROJECT TITLE:
TRIAD LAND DEVELOPMENT
1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERRISON

HUNT - DAY
3445 Antelope Drive, St 200
Broomfield, UT 84003
PH: 801.466.6729
Email: Thompson@huntday.com





Application for Sign Approval

This application is to be used for _____ (_____ banner signs), new permanent signs, or in the event that _____ signs are added and no _____ is being accomplished _____ a full site plan.

Date of _____ Applicant Name: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

PERMIT FEE SCHEDULE

\$25.00 R : \$25

u _____ Address: _____

Des t b n n i red:

Tax ID number: _____ C ren z e: _____

Abbreviated Site Plan:

o s arly shows the following:

- ca y nd size of proposed and existing signs.
- the construction of this sign.

a h a o i is not being provided, please a o ;:

o p ompatible with existing surrounding ings and
structures when considering traf i l a n and
landscaping?



Application for Signage Approval

I, _____, hereby apply to this sign application: _____

Expiration Date _____ a temporary sign: _____

All fields must be filled out or application will be considered. ('N/A' if not applicable)

Signature of Applicant:

In issuing this application, the applicant certifies that the information is correct and they are applying for a sign in accordance with the planning commission and/or city council.

Business Owner/Sign Company Signature _____

Property Owner Signature _____

For City Use:

Fee Paid \$ 25.00 Received _____
Andrea Zweifel *Andrea Zweifel* _____

City Council Review Checklist.

Has the application been provided for review where applicable?

Has the applicant been informed of the City Sign Ordinance?

Has the plan been reviewed _____ / _____ if _____ concerns addressed?



You Need
**AFFORDABLE
HEALTH
INSURANCE.**
We Can Help.
CALL OUR TEAM AT SWITCH INSURANCE
385-320-4565

8.5' from sidewalk
3'x5' sign



25 feet to road
3'x5' sign