



FARR WEST CITY PLANNING COMMISSION AGENDA

August 22, 2024 at 6:30 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 their regular meeting at 6:30 pm on Thursday, August 22, 2024

1. Call to Order – Vice Chairman Lyle Earl
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. Recommendation to the City Council approval or denial of a modified site plan for Sunset Kubota located at 3092 North 2000 West
 - b. Set a public hearing for September 12, 2024 to consider the request of a conditional use permit for Landon Brown for flex space at 897 North 2000 West
5. Consent Items
 - a. Approval of minutes dated August 8, 2024
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 emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 16, 2024.

Lindsay Afuvai
Recorder

Application for Site Plan Approval



1896 North 1800 West

Farr West, UT 84404

Phone – (801) 731-4187

Fax – (801) 731-7732

Date Submitted: 4/30/24

Applicant Name: _____ Applicant Address: 3092 N 2000 W Farr West

Phone: [REDACTED]

Business Name: Sunset Kubota Application Number: _____

Business Address: 3092 N. 2000 W. Farr West Phone: 801-731-5381

Address and description of site being considered: Re-asphalt Front parking lot at Property

Tax ID number of site being considered: _____

Current zoning of site: Commercial

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? Re-asphalt Front
parking lot

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?

No modification

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.



Owner Signature

Scott Gerratt

Print Name

Owner Signature

Print Name

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

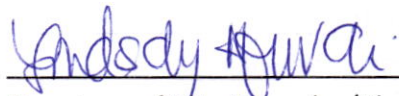
Owner Signature

Print Name

Owner Signature

Print Name

Authorized Agent Signature



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

State of Utah)

§

Count 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

SUNSET KUBOTA CONSTRUCTION DRAWINGS

7/19/2024

VICINITY MAP
NTS



GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF FARR WEST DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY THE CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROL MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROL MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND FARR WEST CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUSETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE FARR WEST CITY STANDARDS AND SPECIFICATIONS.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF FARR WEST.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

STANDARD DRAWINGS & SPECIFICATIONS

1. FARR WEST CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
2. FARR WEST CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION DRAWINGS.
3. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.

FARR WEST CITY ENGINEERING DEPARTMENT APPROVAL

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY: _____ DATE: _____

PROJECT CONTACTS:

1. CIVIL ENGINEER:

MICHAEL TAYLOR
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
MTAYLOR@CSG WORK
P. 435.880.4498
2. SURVEYOR

CURTIS BOWN
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
CSBOWN@CSG WORK
P. 435.720.3761
3. FARR WEST CITY ENGINEER

MATT ROBERTSON
MATT@JONESCIVIL.COM
P. 801.478.9767
4. FARR WEST CITY PUBLIC WORKS DIRECTOR:

NATE CARVER
1896 NORTH 1800 WEST
FARR WEST, UT 84404
NATE@FARRWESTCITY.COM
P. 801.731.4187
5. FARR WEST FIRE MARSHALL:

DAV D REED
DREED@WEFERFD.COM
P. 801.762.3580
6. ROCKY MOUNTAIN POWER:

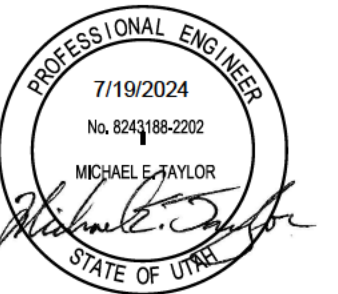
BUILDERS HOTLINE
1.800.469.3981
ROCKEY.MOUNTAINPOWER.NET
7. UTAH STORM WATER PERMIT:

UTAH DEPARTMENT OF WATER QUALITY
P.O. BOX 144870
SALT LAKE CITY, UTAH 84114-4870
P. 801.531.1146
<http://www.waterquality.utah.gov/UPDES/stormwater.htm>
8. DOMINION ENERGY:

CRISTI FIEDEL
895 WEST 800 NORTH
LOGAN, UT 84321
P. 435.752.7751

[illegible]

PROJECT #: 24-192
DRAWN BY: L. WESTON
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/19/2024



COVER

C000

civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, NC, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

	PROPERTY BOUNDARY
	STORM DRAIN LINE
	WATER LINE
	IRRIGATION LINE
	GAS LINE
	SEWER LINE
	BURIED POWER LINE
	AERIAL POWER LINE
	COMMUNICATION LINE
	CONTOUR MINOR
	CONTOUR MAJOR
	ASPHALT
	OPEN FACE CURB AND GUTTER
	FENCE
	CONCRETE
	EXISTING TO BE REMOVED

	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN BOX
	WATER METER
	SEWER MANHOLE

	WATER LINE (SIZE SHOWN ON PLAN)
	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
	IRRIGATION LINE (SIZE SHOWN ON PLAN)
	GAS LINE
	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
	BURIED POWER LINE
	BURIED COMMUNICATION LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	ASPHALT
	CATCH CURB AND GUTTER
	SPILL CURB AND GUTTER
	CONCRETE SIDEWALK.
	BUILDING SETBACK

	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	STORMDRAIN BOX
	STORM WATER CATCH BASIN



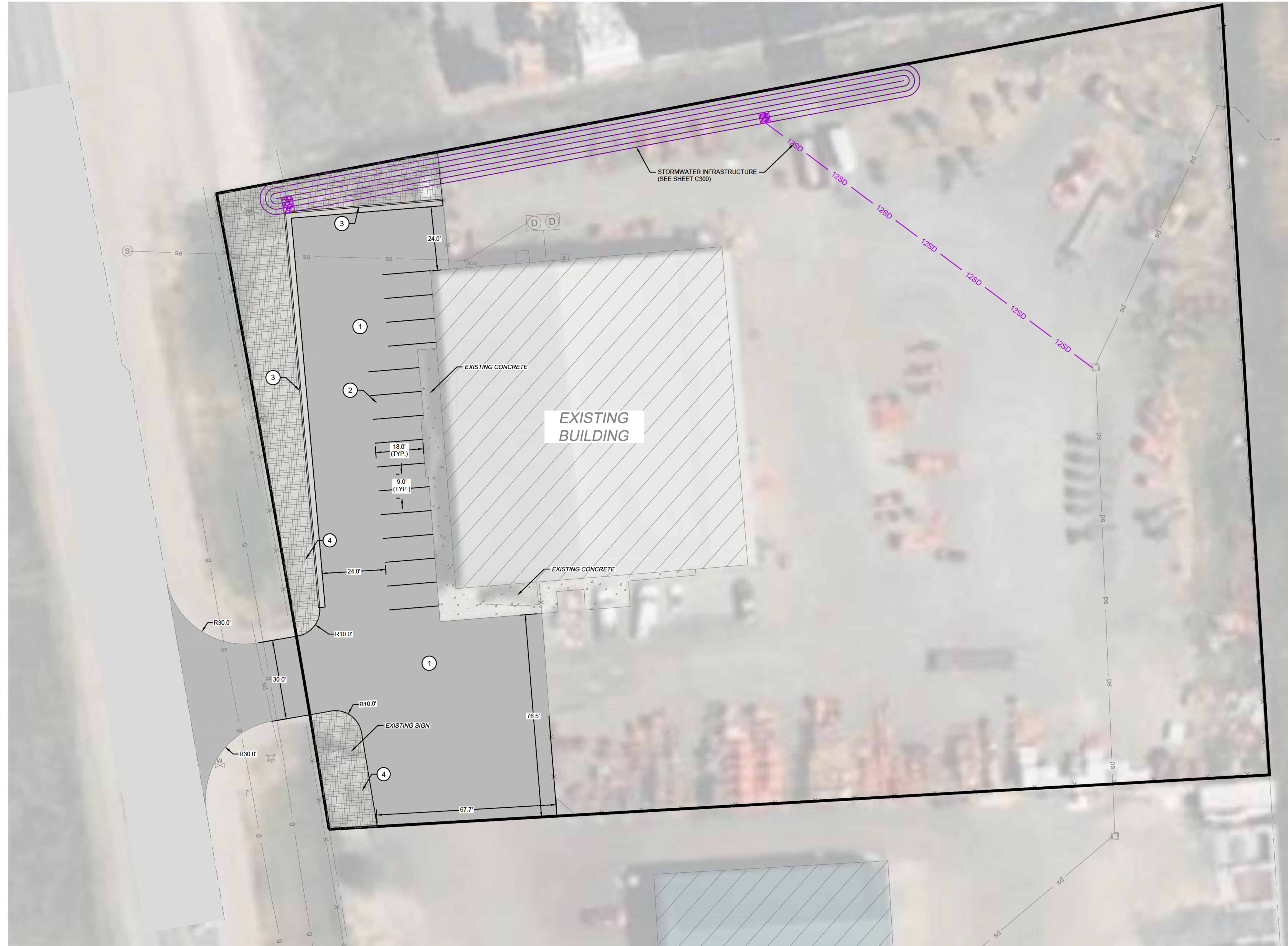
Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org
1-800-662-4111

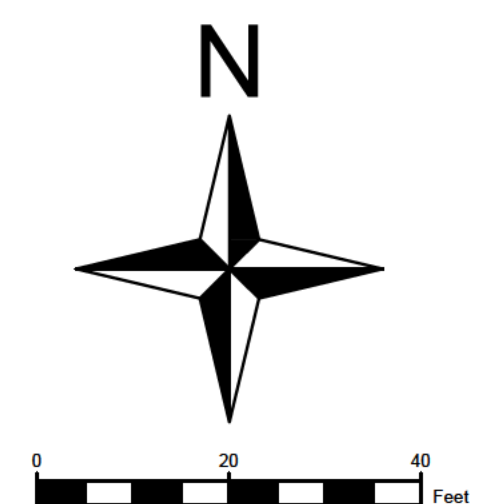
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① SITE SHEET KEY NOTES:
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE
 SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS
 SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT (1"/C501)
2. 4" YELLOW PAINT STR PE (TYP.)
3. CONCRETE CURB (2/C501)
4. DECORATIVE ROCK

1. ASPHALT PAVEMENT (1/C501)
2. 4" YELLOW PAINT STR PE (TYP.)
3. CONCRETE CURB (2/C501)
4. DECORATIVE ROCK

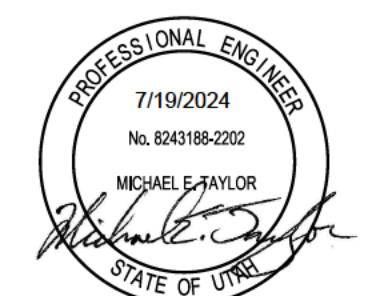


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SUNSET KUBOTA
CONSTRUCTION DRAWINGS
3092 N 2000 W
FARR WEST, UT 84404

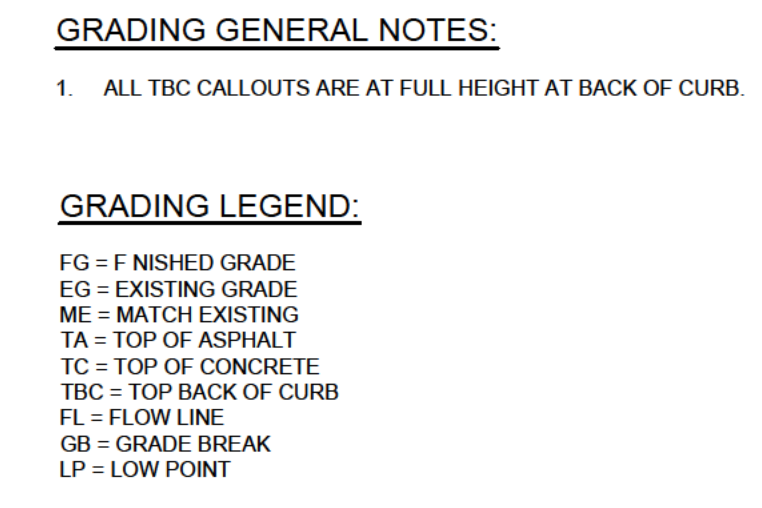
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PROJECT #: 24-192
DRAWN BY: L. WESTON
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/19/2024



SITE PLAN

C200



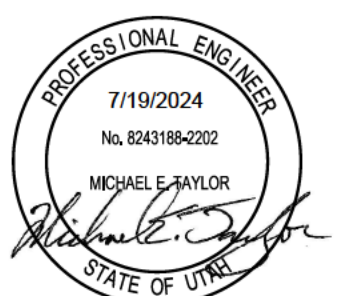
Orifice Calculation	
H = Head = W.S.E. - INV. =	0.75 ft
P.Q. = Peak Allowable Discharge =	0.04 cfs
Orifice Diameter in inches = $6.12 \cdot \sqrt{P.Q. / (H^{1/2})}$	1.35 inches
Diameter to be used for maintenance purposes =	3.00 inches



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C300

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DETAILS

C501

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **SUNSET KUBOTA SITE PLAN AMENDMENT**

Date: August 16, 2024

Our office has completed a review of the site plan revisions for the Sunset Kubota site located at 3092 North 2000 West. The owner of the property is proposing to pave the entrance and front parking lot for their existing building. In addition to the new paving, they will add new drainage improvements with a detention basin to manage the increased runoff from the site due to the paving. We recommend approval of the site at this time with the following comments:

1. A Long-Term Stormwater Management Agreement will need to be signed and recorded on the property to ensure that the private, on-site stormwater system is maintained to give the City permission to inspect the system.
2. An Access Permit has been obtained from UDOT and an encroachment permit will need to be obtained by the Contractor from UDOT for all work in the State right-of-way.
3. A pre-construction conference with the Owner and their Contractor should be held with the City prior to beginning construction.

If you have any questions, please let us know.



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 8/16/24 Applicant Name Landon Brown

Mailing Address

Phone Number

Property address of proposed conditional use 897 N 2000 W Current Zoning: C2

Please list the requested conditional use as listed within the city zoning ordinance Flex Space

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.

* Clean up the property and make it presentable to the public and other possible tenants.

* Create leasable office warehouse units to bring in small local businesses

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.

* We plan to gut the current property and bring it up to modern design.
This will make the property safer and more aesthetically pleasing.

* We plan to evict the current tenant. This alone will drastically change the safety and appeal of the building.

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

* I want to work closey with Farr West city to ensure that I can meet or exceed the current standards.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

* I am not changing the structure of the building. Just how it is being used.

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.

* I am not changing the structure of the building. Just how it is being used



Signature of Applicant

Property Owner? Y ☒ N Not yet. I am under contract

Date Application & \$100.00 Processing Fee received _____

Received by _____

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
