



FARR WEST CITY PLANNING COMMISSION AGENDA

September 26, 2024 at 5:30 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 a 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, September 26, 2024

5:30 p.m. Work Session – Discussion on the PD overlay ordinance

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. Recommendation to the Administrative Land Use Authority (ALUA) approval or denial of the JAC Amended Subdivision
 - b. Set a public hearing to consider the request of a conditional use permit David Chugg for a 4,000 square foot accessory building
5. Consent Items
 - a. Approval of minutes dated September 12, 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 September 20, 2024.

Lindsay Afuvai
Recorder

Final Subdivision Application for 1-2 Family Residential Use



Name of Proposed Subdivision: _____

JAC SUBDIVISION FIRST AMENDMENT

County Tax Parcel Number: 19-414-0002, 19-042-0073, 19-042-0015

Current Zoning of Property: R-1-15

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 9/13/24

Receipt #: 6.006485

Amount Paid: 350-

----- CONTACT INFORMATION -----

Applicant Information Name: <u>DAVID CHUGG</u> Phone: <u>801-420-8814</u> Email: <u>CHUGGERD@GMAIL.COM</u>	Property* Owner #1 Information Name: <u>DAVID AND SARA CHUGG LIVING TRUST</u> Phone: <u>801-420-8814</u> Email: <u>CHUGGERD@GMAIL.COM</u>
Property* Owner #2 Information (If Applicable) Name: _____ Phone: _____ Email: _____	Property* Owner #3 Information (If Applicable) Name: _____ Phone: _____ Email: _____
Engineer's Information (If Applicable) Name: <u>HAI-JIM FLINT</u> Phone: <u>435-723-3491</u> Email: <u>JIMF@HAIES.NET</u>	Surveyor's Information (If Applicable) Name: <u>HAI-ROGER SLADE</u> Phone: <u>435-723-3491</u> Email: <u>ROGERS@HAIES.NET</u>

* Enter contact information for the owners of the property to be subdivided. If the property to be subdivided has more than three owners, attach supplemental information for remaining owners.

----- FINAL DOCUMENT CHECKLIST -----

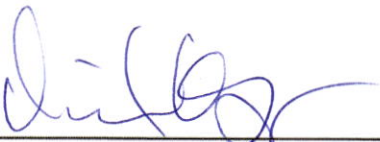
- 1 _____ **The Planning Commission's approval of the preliminary application.**
- 2 _____ **Applicant attended all public meetings held to discuss the preliminary application.**
- 3 _____ **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include citations to specific City ordinances that permit the intended use. Or, if the

PROPERTY OWNER'S CONSENT & DEDICATION – FINAL APPLICATION

Name of Proposed Subdivision: JAC SUBDIVISION- FIRST AMENDMENT

County Tax Parcel Number of Property to Be Subdivided: 19-414-0002, 19-042-0073, 19-042-0015

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on City approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including public streets, uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed: 
Property Owner #1

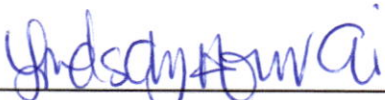
9-18-24
Date

Property Owner #2 (if applicable)

Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:

Notary Public

9/13/24
Date

Notary Seal:



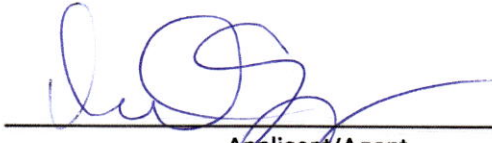
APPLICANT'S AFFIDAVIT – FINAL APPLICATION

Name of Proposed Subdivision: JAC SUBDIVISION- FIRST AMENDMENT

County Tax Parcel Number of Property to Be Subdivided: 19-414-0002, 19-042-0073, 19-042-0015

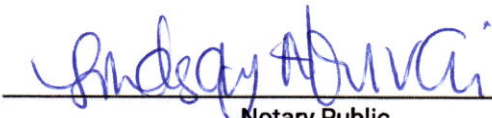
I, DAVID CHAGG (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Farr West City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Farr West City Subdivision Title and understand that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with City ordinances or to protect the health and safety of City residents. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Farr West City fee schedule.

Signed:


Applicant/Agent

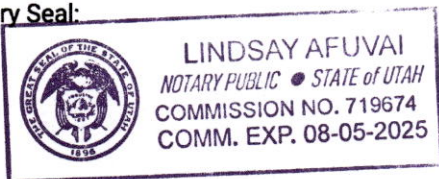
9-13-24
Date

Subscribed and sworn to before me:


Notary Public

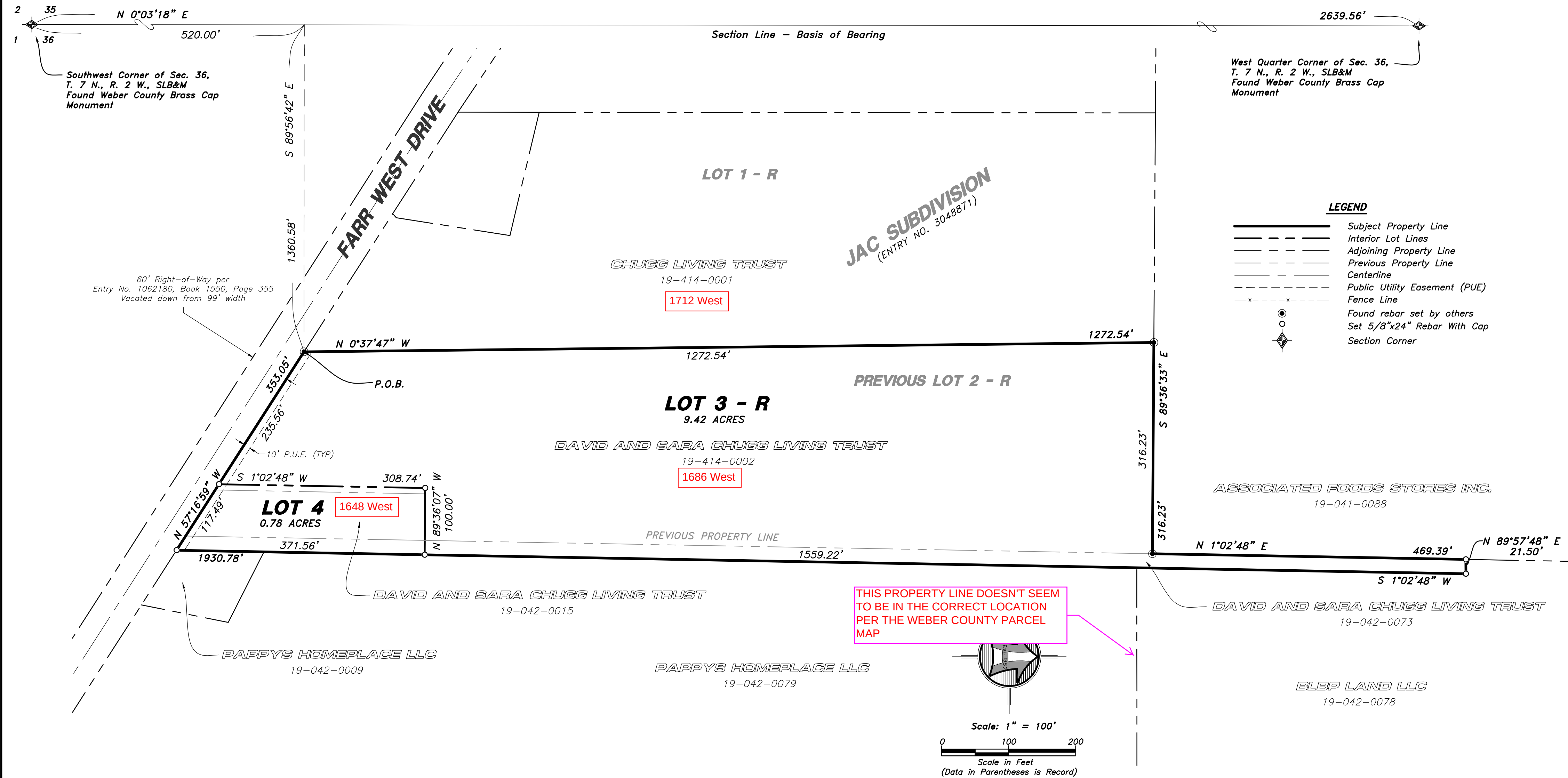
9/13/24
Date

Notary Seal:



JAC Subdivision First Amendment

Farr West City, Weber County, Utah
A Part of the Southwest Quarter of Section 36,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- PINEVIEW WATER IS PRESENT ALONG SOUTH SIDE OF FARR WEST DRIVE. PINEVIEW SECONDARY WATER TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SUCH MUST BE INSTALLED FOR CULINARY WATER SERVICE TO BE OPERATIVE BY BONA VISTA WATER DISTRICT.
- SEWER LATERAL TO BE INSTALLED BY FUTURE LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SEWER LATERALS ARE NOT TO BE DIRECTLY INTO SEWER MANHOLE BUT MUST INCORPORATE A "WYE" CONNECTION.
- WATER: BONA VISTA WATER MAIN IS ALONG NORTH SIDE OF FARR WEST DRIVE. WATER SERVICE TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SAWCUTTING, TRENCH RESTORATION, AND ASPHALTING WILL BE REQUIRED TO CITY STANDARDS.
- FIRE PROTECTION: PRIOR TO BUILDING PERMIT ISSUANCE, LOT 3-R OWNER MUST DEVELOP A FIRE MARSHAL-ACCEPTABLE PLAN. IN GENERAL, A DRIVEWAY ACCESSING FROM FARR WEST DRIVE, WITH THE RESIDENTIAL STRUCTURE BEING WITHIN 100 FEET OF FARR WEST DRIVE, WILL BE ACCEPTABLE. DEVIATIONS FROM THIS MAY WELL INVOLVE THE INSTALLATION OF AN APPROVED ACCESS AND TURNAROUND, AND A FIRE LINE AND FIRE HYDRANT TO BE WITHIN A CERTAIN DISTANCE OF THE ACTUAL HOME LOCATION. OTHER POSSIBLE REQUIREMENTS ARE LISTED BELOW.

WEBER FIRE DISTRICT

- AT THE TIME THAT LOT 3-R IS DEVELOPED, A FULL SET OF PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
- FIRE HYDRANT(S): WHEN LOT 3-R IS DEVELOPED, ADDITIONAL FIRE HYDRANT(S) MAY NEED TO BE PROVIDED. THERE NEEDS TO BE A FIRE HYDRANT WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY (SEE IFC 507.5.1). THE MAXIMUM SPACING BETWEEN HYDRANTS IN A RESIDENTIAL AREA IS 500 FT.

PLAT NOTES CONT.:

- FIRE FLOW: FIRE FLOW FOR THE SUBDIVISION SHALL BE 1000 GPM.
 - FIRE ACCESS VIA DRIVEWAYS: DRIVEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 16 FEET WITH A MINIMUM OF 12 FEET OF DRIVE-ABLE SURFACE (MEASURED FROM FACE OF CURB TO FACE OF CURB, OR EDGE OF ROADBASE / ASPHALT) AND A VERTICAL CLEARANCE OF 13 FOOT 6 INCHES AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD. DRIVEWAYS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH TURN-AROUNDS. DRIVEWAYS EXCEEDING 200 FEET IN LENGTH AND LESS THAN 20 FEET IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURN-AROUNDS. (SEE DRIVEWAYS-2006 WILDLAND URBAN INTERFACE CODE USED AS A REFERENCE FOR RESIDENTIAL DRIVEWAY REQUIREMENTS EXCEEDING 150 FEET IN LENGTH). ROADS AND DRIVEWAYS SHALL ALSO COMPLY WITH CITY/COUNTY STANDARDS AS APPLICABLE. IN CASES OF DIFFERING REQUIREMENTS, CONTACT THE FIRE MARSHAL FOR CLARIFICATION.
 - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDE WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS THE ROADS.
- GENERAL REQUIREMENTS:
- ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.
 - ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
 - FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH, AND IMPOSED LOADS AS PERMANENT ROADS.
 - ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
 - FIRE DEPARTMENT APPARATUS ACCESS IS REQUIRED FOR EACH LOT.
6. LOTS ARE HEREBY SHOWN WITH AN "R" DESIGNATION. ALL "R" OR "RESTRICTED LOTS" HAVE A RESTRICTION THAT THE LOWEST FINISH FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE ADJACENT TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT , NO LOWER THAN THE EXISTING GROUND SURFACE. EXCEPTION TO THIS RESTRICTION IS FOUND IN THE FARR WEST CITY MUNICIPAL CODE TITLE 15 - BUILDINGS AND CONSTRUCTION 15.04.020, ADDITIONAL REQUIREMENTS, PARAGRAPH (K). THE MAXIMUM FINISH FLOOR DEPTH FOR EACH LOT SHALL NOT BE GREATER THAN 30 INCHES FROM EXISTING GRADE AND SUCH MUST RECEIVE APPROVAL FOR A SUBSURFACE DRAINAGE SYSTEM TO DISCHARGE TO AN ACCEPTABLE OUTLET. NOTE: THESE REQUIREMENTS MAY BE MODIFIED OR WAIVED BY SITE-SPECIFIC SUPPORTING EVIDENCE REGARDING DEPTH TO GROUNDWATER.

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, Utah, this _____ day of _____, 20____.

By: _____
Mayor

Attest: _____
Recorder

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

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS JAC SUBDIVISION FIRST AMENDMENT LOCATED IN FARR WEST CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 2024.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 10437995.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 - R, JAC SUBDIVISION, ENTRY NO. 3048871, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FARR WEST DRIVE LOCATED 520.00 FEET NORTH 00°03'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1360.58 FEET SOUTH 89°56'42" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 2-R THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°37'47" WEST 1272.54 FEET; AND (2) SOUTH 89°36'33" EAST 316.23 FEET TO AN ANGLE POINT OF THE ASSOCIATED FOODS STORES INC. PROPERTY, TAX ID. NO. 19-041-0088; THENCE NORTH 01°02'48" EAST 469.39 FEET ALONG THE BOUNDARY OF SAID ASSOCIATED FOODS STORES INC. PROPERTY TO AN ANGLE POINT IN THE BLBP LAND LLC PROPERTY TAX ID. NO. 19-042-0078; THENCE NORTH 89°57'48" EAST 21.50 FEET ALONG THE BOUNDARY OF SAID BLBP LAND LLC PROPERTY; THENCE SOUTH 01°02'48" WEST 1930.78 FEET ALONG THE WEST LINE OF SAID BLBP LAND LLC PROPERTY AND CONTINUING ALONG THE WEST LINE OF PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0079 AND CONTINUING ALONG THE WEST LINE OF THE PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0009 TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°16'59" WEST 353.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 10.20 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT JAC SUBDIVISION FIRST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION NEEDS, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON.

IN WITNESS WE HEREBY SET OUR SIGNATURE THIS _____ DAY OF _____, 20____.

DAVID KENT CHUGG

"TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

SARA GRASSLI CHUGG

"TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §

ON THIS _____ DAY OF _____, 2024, DAVID KENT CHUGG, AND SARA GRASSLI CHUGG, TRUSTEES OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

State of Utah Notary Public _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DAVID CHUGG. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS JAC SUBDIVISION, ENTRY NO. 3048871, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE ALONG WITH THE WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'18" EAST, UTAH NORTH, STATE PLANE, N.A.D.83 BEARING.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

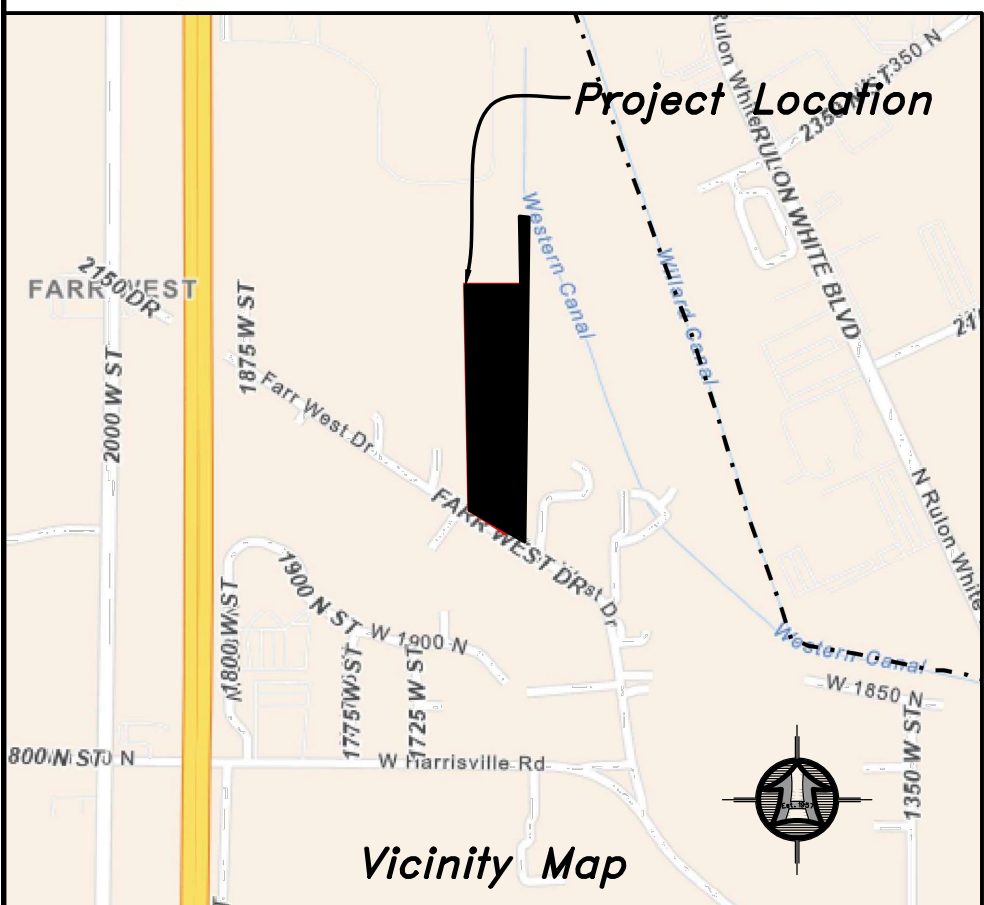
RECORDED _____

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

FOR _____

COUNTY RECORDER

BY: _____
DEPUTY



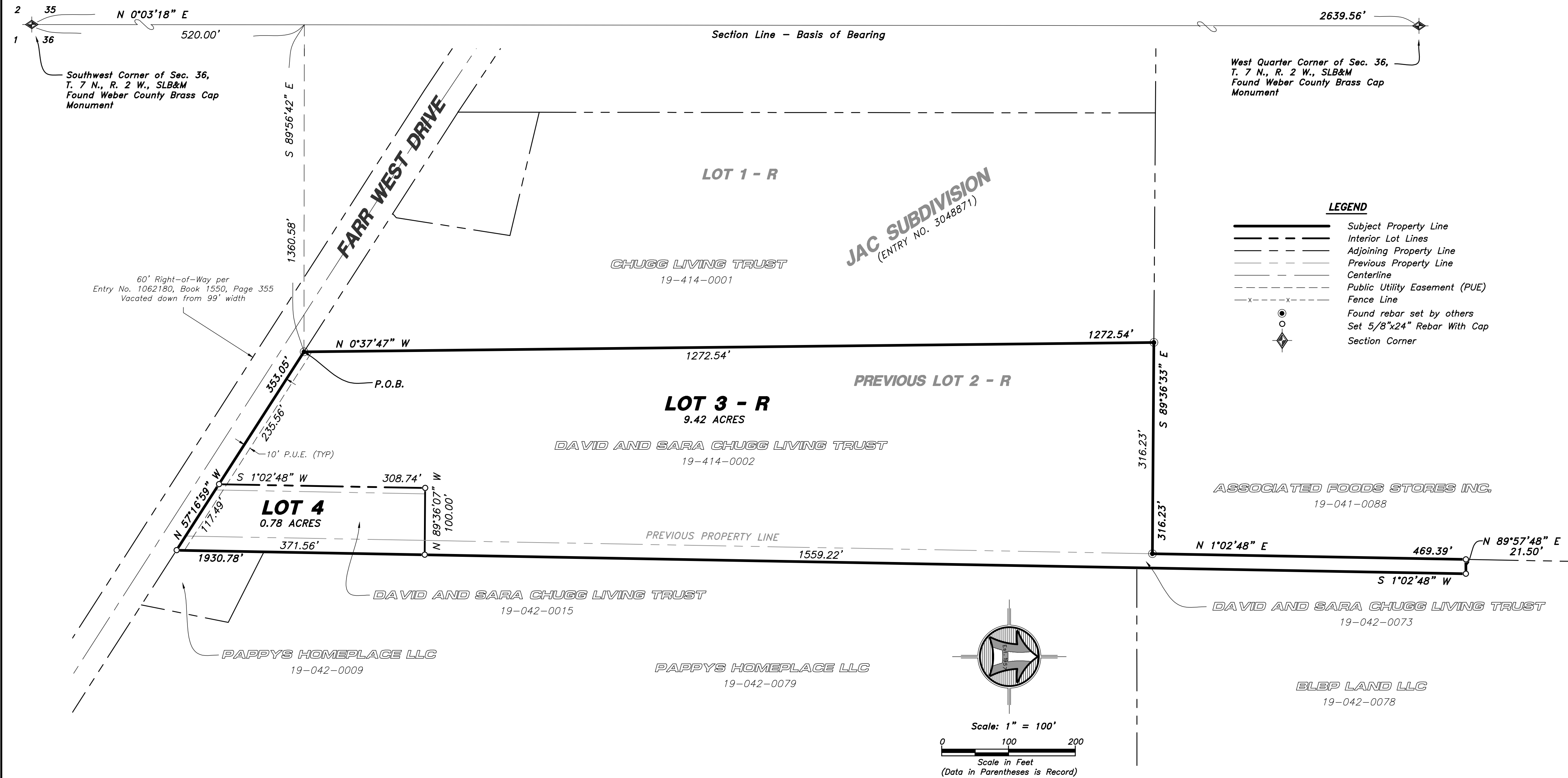
Developer:
DAVID CHUGG
(801) 420-8814



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 68 Years of Business

JAC Subdivision First Amendment

Farr West City, Weber County, Utah
A Part of the Southwest Quarter of Section 36,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- PINEVIEW WATER IS PRESENT ALONG SOUTH SIDE OF FARR WEST DRIVE. PINEVIEW SECONDARY WATER TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SUCH MUST BE INSTALLED FOR CULINARY WATER SERVICE TO BE OPERATIVE BY BONA VISTA WATER DISTRICT.
- SEWER LATERAL TO BE INSTALLED BY FUTURE LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SEWER LATERALS ARE NOT TO BE DIRECTLY INTO SEWER MANHOLE BUT MUST INCORPORATE A "WYE" CONNECTION.
- WATER: BONA VISTA WATER MAIN IS ALONG NORTH SIDE OF FARR WEST DRIVE. WATER SEVICE TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SAWCUTTING, TRENCH RESTORATION, AND ASPHALTING WILL BE REQUIRED TO CITY STANDARDS.
- FIRE PROTECTION: PRIOR TO BUILDING PERMIT ISSUANCE, LOT 3-R OWNER MUST DEVELOP A FIRE MARSHAL-ACCEPTABLE PLAN. IN GENERAL, A DRIVEWAY ACCESSING FROM FARR WEST DRIVE, WITH THE RESIDENTIAL STRUCTURE BEING WITHIN 100 FEET OF FARR WEST DRIVE, WILL BE ACCEPTABLE. DEVIATIONS FROM THIS MAY WELL INVOLVE THE INSTALLATION OF AN APPROVED ACCESS AND TURNAROUND, AND A FIRE LINE AND FIRE HYDRANT TO BE WITHIN A CERTAIN DISTANCE OF THE ACTUAL HOME LOCATION. OTHER POSSIBLE REQUIREMENTS ARE LISTED BELOW.

WEBER FIRE DISTRICT

- AT THE TIME THAT LOT 3-R IS DEVELOPED, A FULL SET OF PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
- FIRE HYDRANT(S): WHEN LOT 3-R IS DEVELOPED, ADDITIONAL FIRE HYDRANT(S) MAY NEED TO BE PROVIDED. THERE NEEDS TO BE A FIRE HYDRANT WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY (SEE IFC 507.5.1). THE MAXIMUM SPACING BETWEEN HYDRANTS IN A RESIDENTIAL AREA IS 500 FT.

PLAT NOTES CONT.:

- FIRE FLOW: FIRE FLOW FOR THE SUBDIVISION SHALL BE 1000 GPM.
 - FIRE ACCESS VIA DRIVEWAYS: DRIVEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 16 FEET WITH A MINIMUM OF 12 FEET OF DRIVE-ABLE SURFACE (MEASURED FROM FACE OF CURB TO FACE OF CURB, OR EDGE OF ROADBASE / ASPHALT) AND A VERTICAL CLEARANCE OF 13 FOOT 6 INCHES AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD. DRIVEWAYS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH TURN-AROUNDS. DRIVEWAYS EXCEEDING 200 FEET IN LENGTH AND LESS THAN 20 FEET IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURN-AROUNDS. (SEE DRIVEWAYS-2006 WILDLAND URBAN INTERFACE CODE USED AS A REFERENCE FOR RESIDENTIAL DRIVEWAY REQUIREMENTS EXCEEDING 150 FEET IN LENGTH). ROADS AND DRIVEWAYS SHALL ALSO COMPLY WITH CITY/COUNTY STANDARDS AS APPLICABLE. IN CASES OF DIFFERING REQUIREMENTS, CONTACT THE FIRE MARSHAL FOR CLARIFICATION.
 - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDE WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS THE ROADS.
- GENERAL REQUIREMENTS:
- ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.
 - ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
 - FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH, AND IMPOSED LOADS AS PERMANENT ROADS.
 - ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
 - FIRE DEPARTMENT APPARATUS ACCESS IS REQUIRED FOR EACH LOT.
6. LOTS ARE HEREBY SHOWN WITH AN "R" DESIGNATION. ALL "R" OR "RESTRICTED LOTS" HAVE A RESTRICTION THAT THE LOWEST FINISH FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE ADJACENT TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT , NO LOWER THAN THE EXISTING GROUND SURFACE. EXCEPTION TO THIS RESTRICTION IS FOUND IN THE FARR WEST CITY MUNICIPAL CODE TITLE 15 - BUILDINGS AND CONSTRUCTION 15.04.020, ADDITIONAL REQUIREMENTS, PARAGRAPH (K). THE MAXIMUM FINISH FLOOR DEPTH FOR EACH LOT SHALL NOT BE GREATER THAN 30 INCHES FROM EXISTING GRADE AND SUCH MUST RECEIVE APPROVAL FOR A SUBSURFACE DRAINAGE SYSTEM TO DISCHARGE TO AN ACCEPTABLE OUTLET. NOTE: THESE REQUIREMENTS MAY BE MODIFIED OR WAIVED BY SITE-SPECIFIC SUPPORTING EVIDENCE REGARDING DEPTH TO GROUNDWATER.

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, Utah, this _____ day of _____, 20____.

By: _____
Mayor

Attest: _____
Recorder

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

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS JAC SUBDIVISION FIRST AMENDMENT LOCATED IN FARR WEST CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 2024.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 10437995.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 - R, JAC SUBDIVISION, ENTRY NO. 3048871, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FARR WEST DRIVE LOCATED 520.00 FEET NORTH 00°03'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1360.58 FEET SOUTH 89°56'42" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 2-R THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°37'47" WEST 1272.54 FEET; AND (2) SOUTH 89°36'33" EAST 316.23 FEET TO AN ANGLE POINT OF THE ASSOCIATED FOODS STORES INC. PROPERTY, TAX ID. NO. 19-041-0088; THENCE NORTH 01°02'48" EAST 469.39 FEET ALONG THE BOUNDARY OF SAID ASSOCIATED FOODS STORES INC. PROPERTY TO AN ANGLE POINT IN THE BLBP LAND LLC PROPERTY TAX ID. NO. 19-042-0078; THENCE NORTH 89°57'48" EAST 21.50 FEET ALONG THE BOUNDARY OF SAID BLBP LAND LLC PROPERTY; THENCE SOUTH 01°02'48" WEST 1930.78 FEET ALONG THE WEST LINE OF SAID BLBP LAND LLC PROPERTY AND CONTINUING ALONG THE WEST LINE OF PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0079 AND CONTINUING ALONG THE WEST LINE OF THE PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0009 TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°16'59" WEST 353.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 10.20 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT JAC SUBDIVISION FIRST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION NEEDS, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON.

IN WITNESS WE HEREBY SET OUR SIGNATURE THIS _____ DAY OF _____, 20____.

DAVID KENT CHUGG

"TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

SARA GRASSLI CHUGG

"TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §

ON THIS _____ DAY OF _____, 2024, DAVID KENT CHUGG, AND SARA GRASSLI CHUGG, TRUSTEES OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

State of Utah Notary Public _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DAVID CHUGG. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS JAC SUBDIVISION, ENTRY NO. 3048871, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE ALONG WITH THE WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'18" EAST, UTAH NORTH, STATE PLANE, N.A.D.83 BEARING.

WEBER COUNTY RECORDER

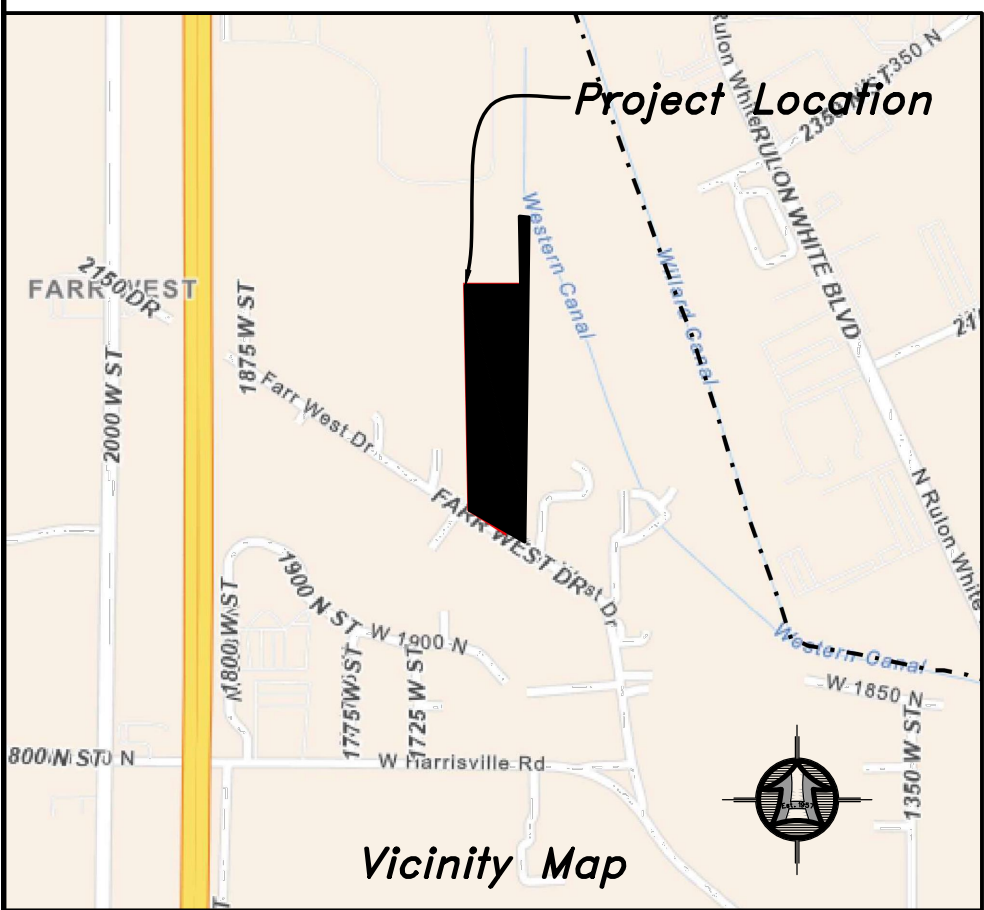
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY



Developer:
DAVID CHUGG
(801) 420-8814



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 68 Years of Business

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer and the Community Development Director for Farr West City this _____ day of _____, 20____.

City Engineer

MEMORANDUM

TO: Farr West City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **JAC SUBDIVISION 1ST AMENDMENT**
Preliminary Plat Review

Date: September 23, 2024

Our office has completed a review of the referenced subdivision plat amendment. The purpose of the plat amendment is to include the parcel at 1648 West Farr West Drive in the subdivision and to adjust the property line between lots 3-R and the new Lot 4 in the subdivision. The same Owner owns both lots.

We have reviewed the amended plat, and recommend preliminary approval of the plat subject to the following comments:

1. Verify that the existing property line shown between the adjacent parcels to the east of the subdivision is shown accurately.
2. Include the lot addresses on the plat.
3. Make minor corrections to the signature blocks on the plat

Attached is the proposed plat amendment with these comments red-lined on the drawing. These comments and any others required by the City will need to be addressed prior to final approval of the plat by the City's Administrative Land Use Authority. Please let me know if there are any questions.



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 9/10/2024 Applicant Name DAVID AND SARA CHUGG LIVING TRUST
Mailing Address 1648 FARR WEST DRIVE FARR WEST, UTAH 84404
Phone Number 801-420-2814 Email CHUGGERD@GMAIL.COM
Property address of proposed conditional use 1648 FARR WEST DRIVE Current Zoning: R-1-15
Please list the requested conditional use as listed within the city zoning ordinance ACCESSORY STRUCTURE

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.

ACCESSORY STRUCTURE WILL AID IN STORING AGRICULTURAL IMPLEMENTS AND FARMING EQUIPMENT.

NOTE: THE PURPOSE OF THIS CUP IS BECAUSE THE 100'x 40' BUILDING EXCEEDS 2,000 SF.

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.

EXISTING DAIRY OPERATION TO THE EAST HAS A PLETHORA OF STORAGE / AG SHEDS

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

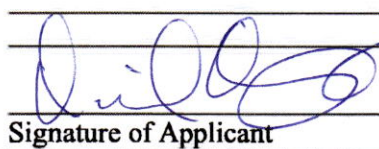
ACCESSORY STRUCTURE TO MEET SETBACK REQUIREMENTS OF R-1-15 ZONE

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

ACCESSORY STRUCTURES ARE BENEFICIAL FOR ON-SITE STORAGE, AND
PROVIDE INDOOR STORAGE OF ITEMS WHICH AIDS IN AESTHETIC MATTERS
(LESS VISIBLE OUTDOOR STORAGE).

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.

INDOOR STORAGE ENHANCES PUBLIC VISIBILITY ASPECTS.



Property Owner? ☒ Y ☐ N

Signature of Applicant

Date Application & \$100.00 Processing Fee received

9/13/2024

Received by

Wdsdy

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

