



FARR WEST CITY PLANNING COMMISSION AGENDA

January 9, 2025 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, January 9, 2025

5:30 p.m. Work Session – Discussion on detached accessory dwelling units

1. Call to Order –Chairman 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 City Council approval or denial of a wall-sign for Honey Bucket located at 2990 North 2000 West – Davis Signs Utah
 - b. Set a public hearing for January 23, 2025 at 6:30 p.m. to consider the request of a re-zone of the Farr West Landing properties from the C-2, M-1 and A-1 zones to the C-3 2700 North Regional Commercial Zone, including parcel numbers 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062 and 19-016-0106 – Woodsonia Farr West, LLC
 - c. Confirm the date and times of the Commission Meetings are the second and fourth Thursdays of the month at 6:30 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West
5. Consent Items
 - a. Approval of minutes dated December 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 January 3, 2024.

Lindsay Afuvai
Recorder



Application for Sign Approval

This application is to be used for commercial signs, new permanent signs, or in the event of a sign being removed and no new sign is being accomplished. It requires a full site plan.

Date Submitted: 12/6/24 Applicant Name: Davis Signs Utah

Applicant: [Redacted] Email: [Redacted]

***** ** ** *****

IGN PERMIT FEE SCHEDULE

IGN \$25.00 Non-illuminated: \$25

Business Name: Honeybucket Address: 2990 N 2000 W

Description of site being considered: Installing a non-illuminated wall sign for Honeybucket

Tax ID number: r t o i

Abbreviated Site Plan:

Diagram clearly shows the following:

- Location and size of proposed and existing signs.
- Details of the construction of this sign.

None of the following is not being provided, please identify:

Proposed sign compatible with existing surrounding structures, buildings and landscaping? Proposed sign will allow for street visibility for Honeybucket without adding additional structures or affecting the existing landscaping and general area. It is integrated onto the wall itself.



Application for Signage Approval

Applicant's name and address: _____

Expiration Date of temporary sign: _____

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

Signature of Applicant:

In issuing this permit, the undersigned certifies that the applicant is a resident of the City of Fair West City and they are in compliance with the planning commission and/or city council.

Business Owner/Sign Company Signature Blake Davis
Print Name Blake Davis _____

Property Owner Signature _____
Print Name _____

For City Use:

Fee Paid \$ _____ Received _____

Planning Commission/City Council Review Checklist.

Has a sign application been provided for review where applicable?

Does the sign conform to the City Sign Ordinance?

____ Has the plan been reviewed and all concerns addressed?

PROOF PRESENTED BY:



PREPARED FOR:



Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

OFFICE:



746 N. Harrisville Rd.

Ogden, UT 84401

801-823-3100

www.DavisSignsUtah.com

License - Bonded - Insured

OUT TEAM:



SALES:

Yvonne Leavitt

801-529-7852

yvonne@davissignsutah.com

DESIGN:

design@davis-signs.com

LOCATION:



2990 N 2000 W

Farr West, UT 84404

CONTACT:



Mark Terry

605-222-7368

markperry@nwcasade.com

NOTES:



Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices.
The colors represented in these drawings are subject to the viewing device, their subsequent resolutions, and the health of the viewers vision.

DRAWING NUMBER

240683-02p

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FILE PATH:



P:\Honey Bucket\LAYOUTS\PROOFS

Honey Bucket

2990 N 2000 W
Farr West, UT 84404

01 10.03.24 07
02 08
03 09
04 10
05 11
06 12

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

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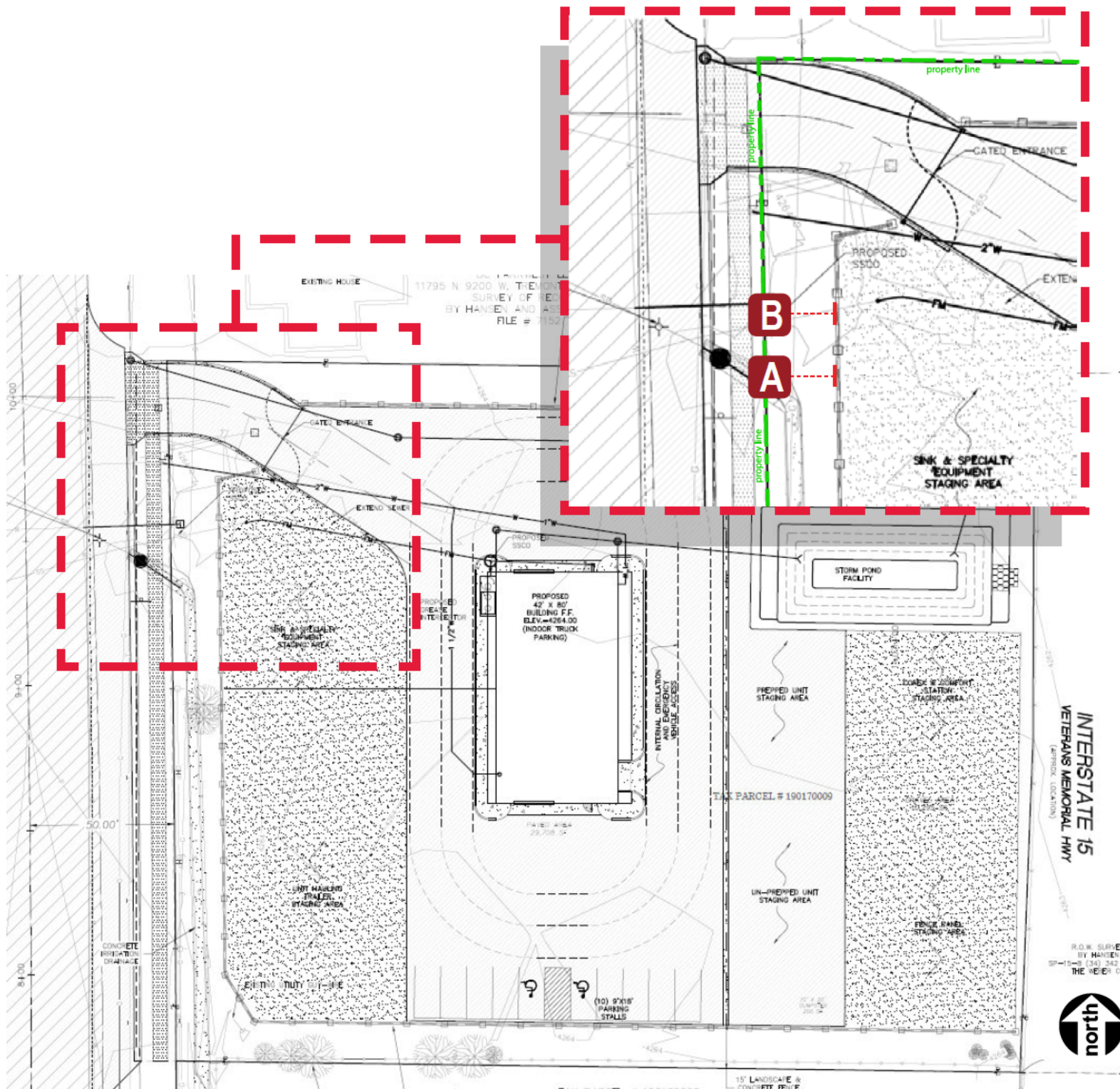
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DRAWING NUMBER

240683-02p 02 OF 04





-PROPOSED WEST ELEVATION-



CLIENT

Honey Bucket

LOCATION

2990 N 2000 W
Farr West, UT 84404

REVISIONS

01	10.03.24	07
02		08
03		09
04		10
05		11
06		12

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS



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DRAWING NUMBER

240683-02p | 02 OF 04



PROPOSED SIGNAGE

FRONTAGE: 188 ft
SIGN HEIGHT: 9'-0"
SQUARE FOOTAGE: 40 sf

A | S/F NON-ILLUMINATED CABINET | Scale: 1/2" = 1'-0"

NOTE:
Fabricate and install ONE (1) NEW single -face non-illuminated wall sign, as illustrated

FACE: 1/8" White Acrylic
RETAINER: 2" **See Paint Colors
ILLUMINATION: N/A
INSTALL: Flat to wall

☺ | FACE

1/8" White

🎨 | PAINT COLORS

YELLOW

🎨 | VINYL COLORS

King Blue-049

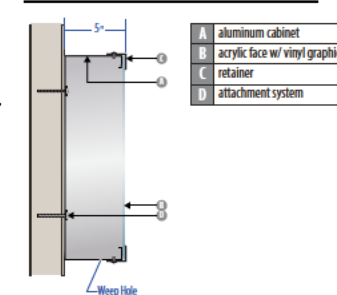
Red-031

Orange-034

☀️ | ILLUMINATION

Hanley White LEDs

🔍 | CROSS SECTION (RIGID FACE)



■ CLIENT

Honey Bucket

■ LOCATION

2990 N 2000 W
Farr West, UT 84404

■ REVISIONS

01	10.03.24	07
02		08
03		09
04		10
05		11
06		12

■ APPROVALS

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■ RECITALS



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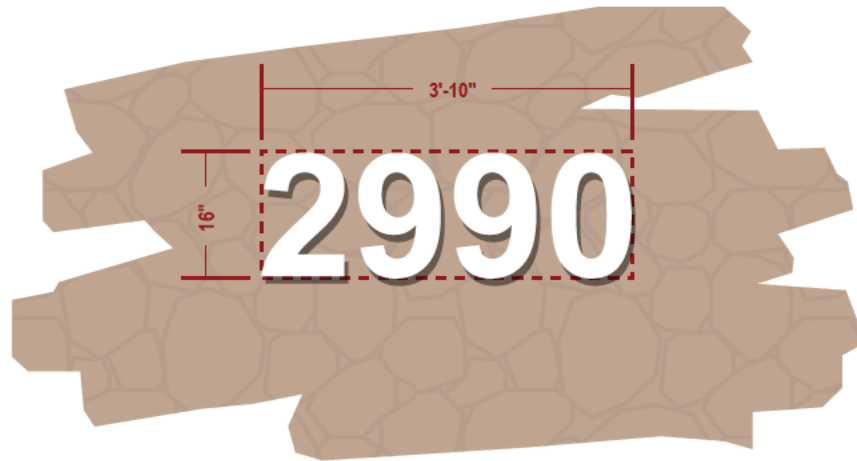
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DRAWING NUMBER

240683-02p | 03 OF 04



PROPOSED SIGNAGE

FRONTAGE: 188 sf
SIGN HEIGHT: 9'-0"
SQUARE FOOTAGE: 5.11sf

B | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0"

NOTE:
Fabricate and install ONE (1) Set of FCO logo/letters as illustrated.

SUBSTRATE: Acrylic/Aluminum
PAINT: SEE PAINT COLORS**
INSTALL: 1 1/2" off the wall

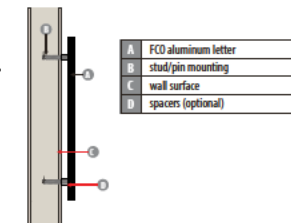
PAINT COLORS

XX

FACE

1/2" Acrylic

CROSS SECTION DETAILS



CLIENT

Honey Bucket

LOCATION

2990 N 2000 W
Farr West, UT 84404

REVISIONS

01	10.03.24	07
02		08
03		09
04		10
05		11
06		12

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

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RECITALS



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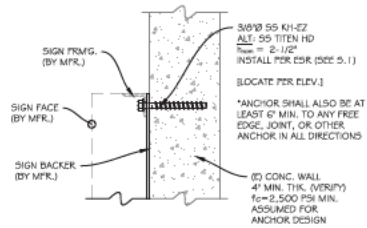
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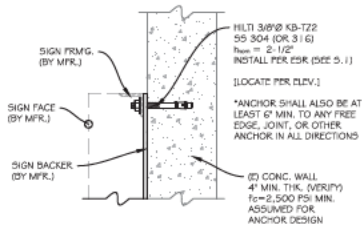
DRAWING NUMBER

240683-02p 04 OF 04

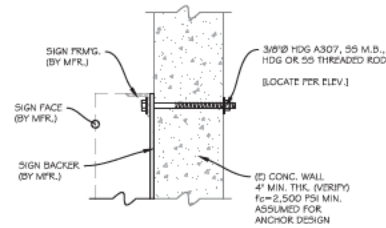
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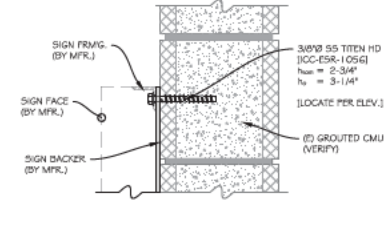
OPTION 'I'



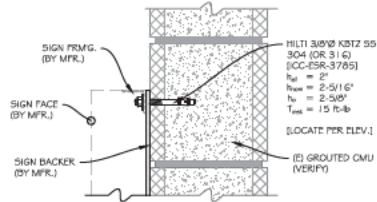
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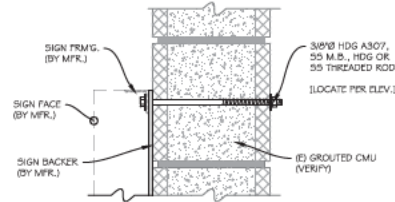
OPTION 'K'



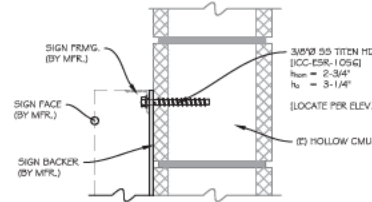
OPTION 'L'



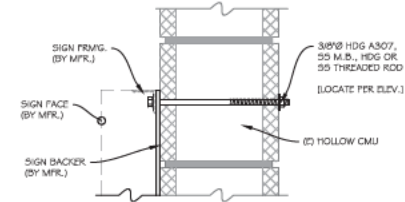
OPTION 'M'



OPTION 'N'



OPTION 'O'



OPTION 'P'

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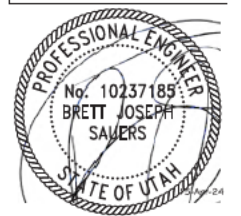
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(619) 354-1152
501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

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VERSION 3.0

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PREPARED IN ACCORDANCE WITH THE
2021 INTERNATIONAL BUILDING CODE
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BY AUTHORIZED SIGN VENDORS ONLY

No.	Issue/Revision	Date
1	Initial Package	4-15-2024



SHEET TITLE:
WALL CONNECTION
DETAILS

SHEET:
S10.2

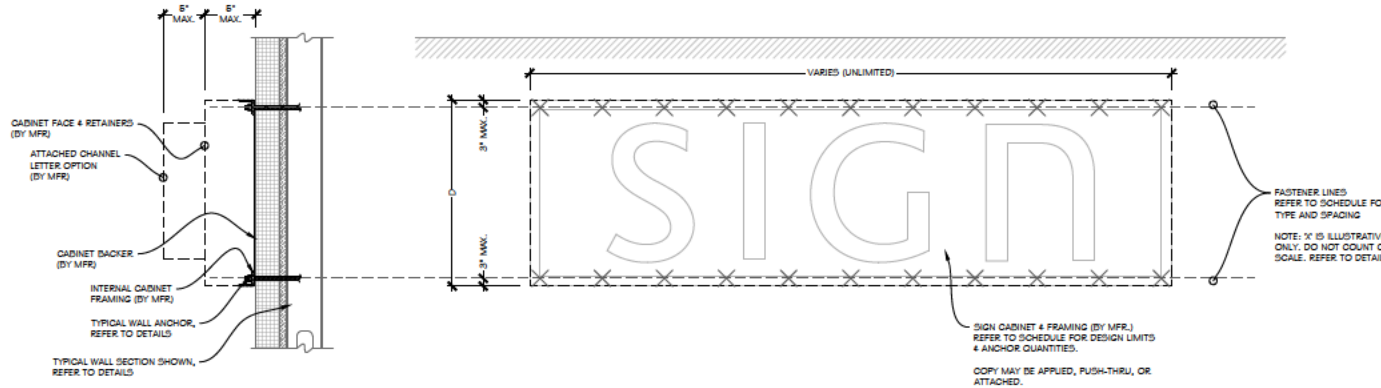
ORIGINAL SHEET SIZE: 11x17

Limit of liability extends only to the work detailed, for the quantity of assemblies indicated (1) unless noted otherwise, at the location specified, and by the client label, use of these plans and/or corresponding structural calculations is without either party's liability.

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EXPOSURE 'C'

PRINT THIS PAGE FOR CITY SUBMITTAL IF APPLICABLE RECTANGULAR WALL CABINETS



1 TYPICAL SIGN ELEVATION

NOTE:
WOOD AND CPD FRAMING DETAILS USE 1/2\"/>

MAX. HEIGHT ('D')	MAX. WEIGHT (PLF)	WIND SPEED (V _{ULT})					
		100	105	110	115	120	130
24'	16	40'	40'	40'	40'	40'	42'
36'	24	36'	36'	36'	36'	30'	24'
48'	32	24'	24'	24'	24'	24'	18'
72'	48	18'	18'	18'	18'	18'	12'
96'	64	12'	12'	12'	12'	12'	10'

INSTRUCTIONS

- OBSERVE ALL NOTATIONS, RULES, & LIMITS OF DESIGN ON THIS SHEET.
- CHECK LIMITS OF DESIGN THIS SHEET. OBSERVE OTHER RULES & NOTES.
CIRCLE THE ENTIRE APPLICABLE ROW
 - DETERMINE THE HEIGHT OF THE PROPOSED SIGN AND IDENTIFY THE APPROPRIATE ROW IN THE TABLE.
CIRCLE THE SELECTED ANCHOR SPACING
 - VERIFY THAT THE WEIGHT PER FOOT OF THE PROPOSED SIGN IS LESS THAN THE WEIGHT LISTED IN THE TABLE.
 - IDENTIFY THE SPACING OF ANCHORS REQUIRED FOR THE APPROPRIATE WIND SPEED AS REQUIRED BY THE LOCAL JURISDICTION.
CROSS OUT ANY DETAILS THAT ARE NOT APPLICABLE.

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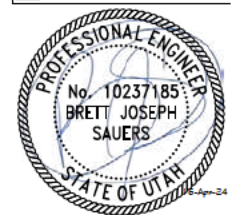
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FOR USE IN THE STATE OF UTAH
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No. Issue/Revision: Date:
Initial Package: 4-18-2024



SHEET TITLE:
RECTANGULAR
WALL CABINETS

SHEET:
S.10

ORIGINAL SHEET SIZE: 11x17

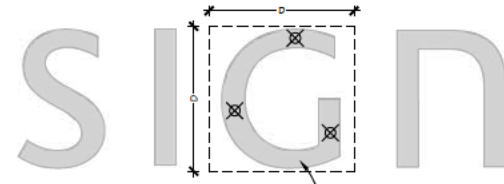
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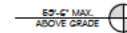
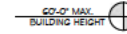
EXPOSURE 'C'

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CHANNEL & REVERSE PAN LETTERS



TYP. CHANNEL/PAN LETTER (BY MFR)
REFER TO SCHEDULE FOR DESIGN LIMITS
& ANCHOR QUANTITIES.
MIN. OPEN AREA PER LETTER = 25%



WHERE SHOWN, TYPICAL ANCHOR LOC.
REFER TO SCHEDULE FOR QUANTITY
ANCHORS PER SCHEDULE & DETAILS SHALL BE
EVENLY ARRANGED. INSTALLER MAY INCLUDE MORE.

1 TYPICAL SIGN ELEVATION

MAX. SIZE (D' x D')	MAX. WEIGHT (LB)	MAX. AREA (SF)	WIND SPEED (V _{ULT})					
			100	105	110	115	120	130
10' x 10'	20	1.69	2	2	2	2	2	2
36" x 36"	60	6.76	3	3	3	3	3	3
40" x 40"	90	12	3	3	4	4	5	5
60" x 60"	150	10.76	5	5	6	6	7	8
72" x 72"	200	27	8	8	9	9	10	11

INSTRUCTIONS

OBSERVE ALL NOTATIONS, RULES, & LIMITS OF DESIGN ON THIS SHEET.

1. CHECK LIMITS OF DESIGN THIS SHEET. OBSERVE OTHER RULES & NOTES.

2. DETERMINE THE MAXIMUM SIZE OF THE PROPOSED LETTER AND IDENTIFY THE APPROPRIATE ROW IN THE TABLE.

CIRCLE THE ENTIRE APPLICABLE ROW

3. VERIFY THAT THE WEIGHT OF THE PROPOSED LETTER IS LESS THAN THE WEIGHT LISTED IN THE TABLE.

4. VERIFY THE MAXIMUM AREA OF THE PROPOSED LETTER IS LESS THAN THE AREA LISTED IN THE TABLE.

NOTE: THE MAXIMUM LISTED AREA IS LESS THAN THE GROSS AREA USING THE MAXIMUM DIMENSIONS. FOR SOLID SIGNS WITH LARGER AREAS THAN LISTED, REFER TO WALL SIGNS ON SHEET S.110.

5. IDENTIFY THE NUMBER OF ANCHORS REQUIRED FOR THE APPROPRIATE WIND SPEED AS REQUIRED BY THE LOCAL JURISDICTION.

CIRCLE THE SELECTED ANCHOR COUNT

6. CIRCLE APPROPRIATE DETAILS FOR APPROVAL ON THE FOLLOWING SHEETS. CROSS OUT ANY DETAILS THAT ARE NOT APPLICABLE.

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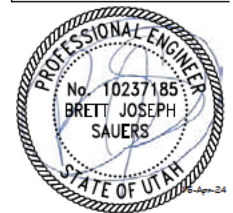
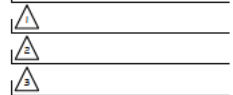
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Rev: Issue/Revision: Date:

Initial Package: 4-18-2024



SHEET TITLE:

CHANNEL & REVERSE
PAN LETTERS

SHEET:

S.8

ORIGINAL SHEET SIZE: 11x17

Application for Rezoning Real Property



Date Submitted 12/23/2024 Applicant's Name Woodsonia Farr West, LLC

Applicant's Address _____

Applicant's Phone _____ E-mail (optional) _____

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []

More than 5 acres.....\$200.00 []

Commercial or Manufacturing..... \$250.00 [☒]

Fee received by _____ Date _____

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):

See attached legal description

Be rezoned from (present zoning) C-2, M-1, A-1

To (desired zoning) C-3

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 general plan shows this property as commercial & mixed use and industrial. The commercial & mixed use is consistent with the general plan and the transition from industrial to commercial & mixed use is consistent with the desire from the City leadership we have heard.

Application for Rezoning Real Property



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

It will bring commercial development and the ability to shop within the City.

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

People will not have to travel as far to shop or dine.

Signature of Petitioner(s):

Drew Snyder

Address:

20010 Manderson Street Ste: 2
Elkhorn NE 68022

✓ Checklist:

- ☐ Fees Paid
- ☐ Legal Description
- ☐ Scale Drawing
- ☐ 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: _____

WOODSONIA REZONE DESCRIPTION

A parcel of land, situate in the West Half of Section 25 and the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at the Northwest Corner of the Maverik Family Travel Plaza Commercial Subdivision - Phase 2, said point being North 89°19'54" East 113.14 feet along the Section line and North 00°40'06" West 597.78 feet from the Southwest Corner of said Section 5 and running thence along the easterly line of the I-15 right-of-way line the following eleven (11) courses and distances:

- 1) North 06°24'15" West 330.98 feet;
- 2) northerly 517.46 feet along the arc of a 5684.58-foot radius non-tangent curve to the right (center bears North 83°35'46" East and the long chord bears North 03°47'46" West 517.29 feet with a central angle of 05°12'56");
- 3) South 88°47'19" West 50.00 feet;
- 4) North 01°30'03" West 437.96 feet;
- 5) North 01°12'41" West 78.51 feet;
- 6) South 89°59'29" West 30.98 feet
- 7) North 01°15'45" West 282.00 feet;
- 8) North 00°11'29" East 378.00 feet;
- 9) South 89°28'14" East 31.20 feet;
- 10) North 00°14'52" East 526.02 feet;
- 11) northerly 1514.46 feet along the arc of a 5849.49-foot radius non-tangent curve to the left (center bears North 89°47'16" West and the long chord bears North 07°12'17" West 1510.23 feet with a central angle of 14°50'03");

thence South 18°11'05" East 2891.18 feet to and along the railroad right-of-way;

thence South 18°12'57" East 1367.12 feet along said railroad right-of-way;

thence South 18°18'29" East 187.75 feet along said railroad right-of-way;

thence westerly 112.38 feet along the arc of a 235.00-foot radius non-tangent curve to the left (center bears South 17°23'51" West and the long chord bears North 86°18'09" West 111.31 feet with a central angle of 27°23'59");

thence South 79°59'52" West 175.90 feet;

thence North 00°40'06" West 202.40 feet;

thence North 89°58'23" West 775.82 feet to the Point of Beginning.

Contains: 1,998,363 square feet or 45.876 acres.

Also including Lots 5R and 6R, Maverik Family Travel Plaza Commercial Subdivision – Phase 2





MURRAY FAMILY INVESTMENTS

PO BOX 1303 Centerville UT 84014 801.910.7102

January 2, 2025

Landmark Property & Development

[REDACTED]
[REDACTED]
[REDACTED]

To whom it may concern,

Murray Family Holdings, LLC. is the property owner of a 1.98 acre parcel located in Farr West, Utah referenced by Weber County Tax parcel number 19-109-0002. This parcel is also referred to as Lot 5R of the Maverik Family Travel Plaza Commercial Subdivision. As Managing Member of Murray Family Holdings, LLC., and on behalf of Murray Family Holdings, LLC, I consent to the rezoning application of Woodsonia Farr West, LLC soliciting a C-3 zone for the parcel.

We trust that the city will seriously consider and support your rezone application.

Please reach out if we can be of further assistance in this process.

Sincerely,

Dan L Murray
Managing Member
Murray Family Holdings, LLC

From: [Ken Plaggen](#)
To: [John Tebbs](#)
Subject: Fair West parcel for West - Rezoning to C-3 District
Date: Thursday, January 2, 2025 10:41 AM
Attachments:

Mayor Ken Plaggen
Fair West City, UT
801.821.7666

Sent from my iPhone

Begin forwarded message:

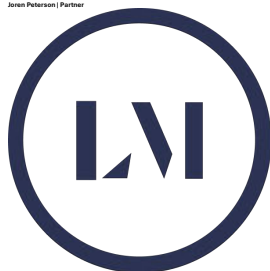
From: John Peterson <john@landmarkpld.com>
Date: January 2, 2025 at 1:56:40 PM MST
To: Ken Plaggen <ken.plaggen@fairwestcity.com>
Cc: "Chris Seyler" <chris@woodsonia.net>, "Natalie Wondemper" <natalie@woodsonia.net>, "Mitch Hobbs" <mitch@woodsonia.net>, Grace Peterson <Grace@landmarkpld.com>, Hayden Peterson <Hayden@landmarkpld.com>
Subject: Table parcel Fair West - Rezoning to C-3 - Consent

Hi Ken,

Please see the below email from John Tebbs (managing member for their 11 parcels).
Please let us know if you need anything else from the Tebbs family.

Best,

John Peterson | Partner



LANDMARK

PROPERTY & DEVELOPMENT

(435) 658-6979 | john@landmarkpld.com
208 S 1300 E | Salt Lake City, UT 84102
Website: www.landmarkpld.com

From: John Tebbs <john@bonnevillebuilders.com>
Sent: Thursday, January 2, 2025 1:17 PM
To: John Peterson <john@landmarkpld.com>; Craig Trotter <cgtrotter@yahoo.com>
Cc: Grace Peterson <Grace@landmarkpld.com>
Subject: Rezoning to C-3 Fair West property

John,

I, John Tebbs, as the managing member of BACT LP, hereby consent to the rezoning application of Woodsonia Fair West, LLC for a C-3 zoning designation with the contingency that Woodsonia closed on the land before the zoning becomes effective.



John Tebbs | President
C. 801.259.5566 O. 801.263.1406
Bonneville Builders | Sandy | St. George

CELEBRATING 25 YEARS OF SERVICE

From: John Peterson <john@landmarkpld.com>
Sent: Thursday, January 2, 2025 11:13 AM
To: John Tebbs <john@bonnevillebuilders.com>; Craig Trotter <cgtrotter@yahoo.com>
Cc: Grace Peterson <Grace@landmarkpld.com>
Subject: Rezoning to C-3 Fair West property

Hi John and Craig,

Would you mind sending an email back that addresses your consent for Woodsonia to process the rezoning to C-3 for the below parcels?

*As the owners of Property constituting tax parcel numbers 19-016-0090, 19-016-0100, and 19-016-0101 as KBP OFFICE GROUP LLC and THE BACT LIMITED PARTNERSHIP you to that portion of the Property constituting tax parcel numbers 19-016-0039, 19-016-0103, 19-016-0091, 19-017-0040, 19-016-0034, 19-016-0061, 19-016-0062, and 19-016-0106.
I as Managing Member, John Tebbs hereby consent to the rezoning application of Woodsonia Fair West, LLC for a C-3 zoning designation"

Best,

John Peterson | Partner

<john@landmarkpld.com>
(435) 658-6979 | john@landmarkpld.com
208 S 1300 E | Salt Lake City, UT 84102
Website: www.landmarkpld.com

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