



FARR WEST CITY COUNCIL AGENDA

June 5, 2025 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a joint meeting with the Community Reinvestment Agency at 6:30 p.m. on Thursday, June 5, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

COUNCIL MEETING

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated May 15, 2025
 - c. Consider approval of bills dated June 4, 2025
 - d. Consideration of Teen Entrepreneur Pop-Up Market – Hudson McFarland
4. Business Items
 - a. Consider approval of signs for Farr West Family Dental located at 1407 North 2000 West
 - b. Consider approval of Ordinance No. 2025-04, amendments to Ordinance No. 16.32.030 regarding subdivision improvements
 - c. Set a public hearing for June 19, 2025 to consider adjustments to the 2024-2025 budget
 - d. Set a public hearing for June 19, 2025 to consider approval of the final 2025-2026 budget
 - e. Set a public hearing for June 19, 2025 to consider amendments to the consolidated fee schedule
 - f. Set a public hearing for June 19, 2025 consider approval of an ordinance enacting compensation increases for specific city officers
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjourn City Council Meeting and enter into Community Reinvestment Agency meeting

CRA MEETING

1. Business Items
 - a. Consider approval of minutes dated May 1, 2025
 - b. Approval of Resolution No. 2025-01, amending the name of the survey area to Farr West Landing
 - c. 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 June 2, 2025.

Lindsay Afuvai, Recorder



Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 5/12/25 Applicant Name: Justin Westmoreland
Applicant Address: [REDACTED]
Phone: _____ Email: _____

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: Farr West Family Dental Address: 1407 W. 2000 W.

Description of site being considered:

Building Sign (non lighted)
Monument Sign (lighted)

Tax ID number: _____ Current zoning of site: _____

Abbreviated Site Plan:

Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs.
- Materials to be used for the construction of this sign.

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

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping?

sign will be placed on the Landscaping area. sign will be white brick to match the building size is comparable to other signs near by.

Application for Sign Approval



The following conditions will apply to this sign application: _____

Expiration Date for the use of a temporary sign: _____

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

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature [Signature]
Print Name Justin Westmonder

Property Owner Signature [Signature]
Print Name Brad Butterfield

For City Use:

Fee Paid \$ _____ Received By: _____

Planning Commission/City Council Review Checklist.

____ Has all the required information been provided for review where applicable?

____ Does the proposed sign conform to the City Sign Ordinance?

____ Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?

85 Linear Feet Building

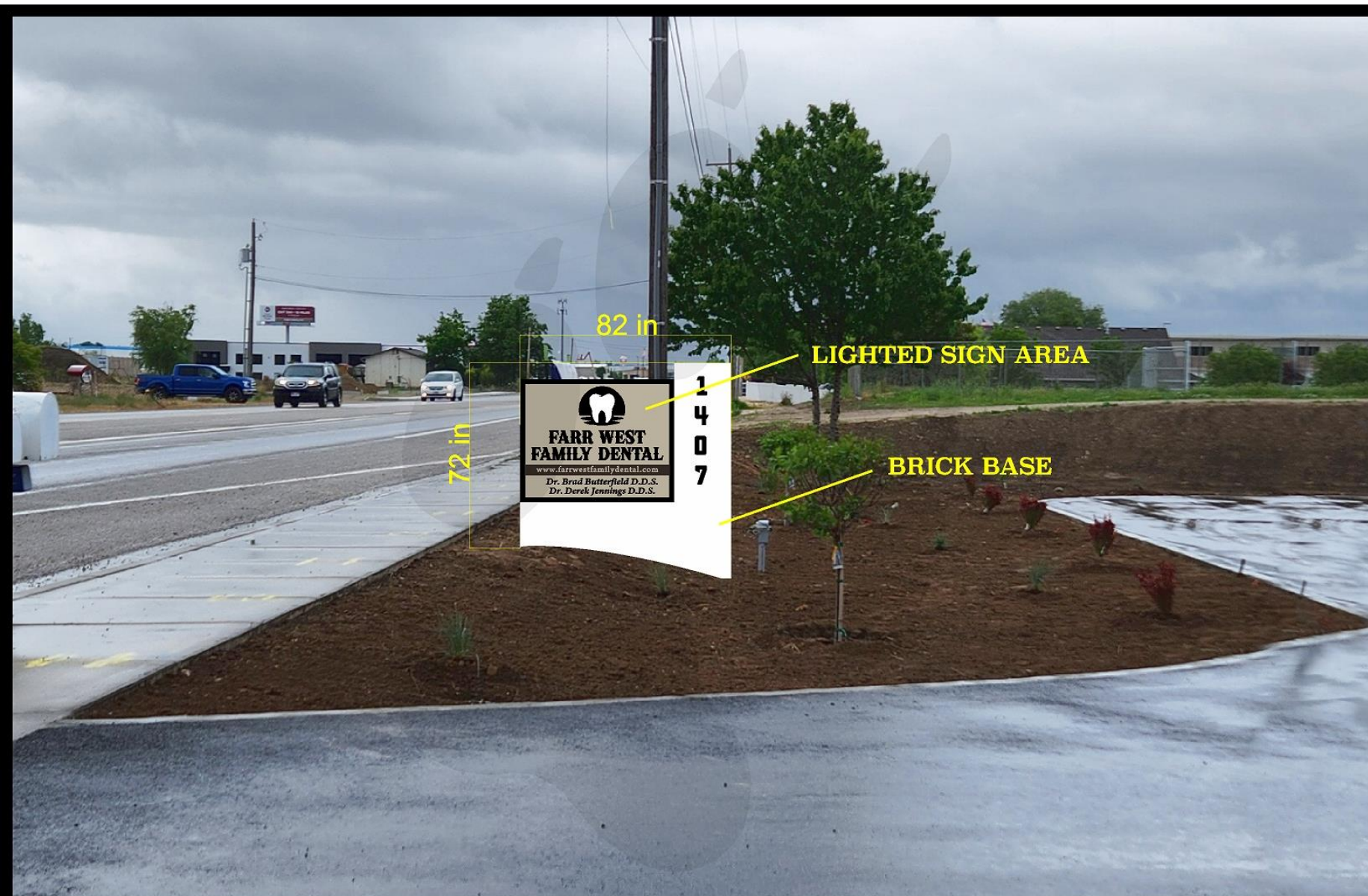
non-lighted dimensional letters



 **Desert Dog**
SIGNS
& Graphics
801.627.3600

Permit Approval

Artwork & layout are property of Desert Dog Signs, unless released by written consent. It cannot be transferred or reproduced by any means.



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ORDINANCE NO. 2025-04

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING SECTION 16.32.030 OF THE
FARR WEST CITY MUNICIPAL CODE**

WHEREAS, Chapter 16.32 “Subdivision Improvements” of the Farr West City Code of Ordinances establishes certain regulations for subdivision improvements within the boundaries of Farr West City (“City”); and

WHEREAS, Section 16.32.030 “Guarantee of Improvements” allows a developer to guarantee the completion of certain subdivision improvements through a cash escrow; and

WHEREAS, the Farr West City Planning Commission has recommended updating and amending Section 16.32.030 to the Farr West City Council to more fully comply with U.C.A. 10-9a-604.5(3)(c); and

WHEREAS, the Farr West City Council desires to update Section 16.32.030 as proposed by the Planning Commission; and

NOW THEREFORE, be it ordained by the Farr West City Council that Title 16 Section 16.32.030 shall be amended to read as attached in Exhibit A.

This Ordinance supersedes all prior ordinances and policies of Farr West City to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect 15 days after publication or posting by the City Council of Farr West City, Utah.

Dated this 5th day of June, 2025.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

Recorder
Farr West City, Utah

Vote of City Council

Yes No

___	___	Council Member Ferrin
___	___	Council Member Williams
___	___	Council Member Blind
___	___	Council Member Shupe
___	___	Council Member Jay

EXHIBIT A

16.32.030: IMPROVEMENT COMPLETION ASSURANCE:

- A. A subdivider or developer who desires to record any subdivision plat prior to the completion of subdivision improvements shall provide an improvement completion assurance to guarantee completion of incomplete improvements within a two-year period from the approval of the subdivision plat by the City Council. The improvement completion assurance may be in the form of an escrow agreement or an irrevocable letter of credit as provided herein. Another method of security other than those contemplated herein may be acceptable if agreed upon between the City and the subdivider or developer.
- B. Escrow Agreement.
 - 1. The subdivider or developer shall deposit in escrow, with an escrow holder approved by the City Council, an amount of money equal to 110% of the cost of the required improvements not then installed as estimated by the City Engineer.
 - 2. The escrow agreement shall be approved by the City Council and City Attorney and shall be filed with the City Recorder.
 - 3. The City Council shall, at the request of the subdivider or his/her successors in interest, grant a partial release of an improvement guarantee proportionally as portions of required improvements are completed and accepted in accordance with ordinance.
- C. Irrevocable Letter of Credit. A subdivider or developer may use an irrevocable letter of credit if the following conditions are satisfied:
 - 1. The irrevocable letter of credit is issued from a FDIC insured financial institution with funds immediately available to the City upon default.
 - 2. The subdivider or developer and, if applicable, the subdivider's or developer's subsidiaries and/or members or shareholders have a history of positive performance, with no incidences of negative performance, in its development related contractual obligations in the State of Utah, and has a history of positive performance, with no incidences of negative performance, in completing developments in the State of Utah. The City or City Engineer may require the applicant to provide a performance history from other jurisdictions;

3. The City Attorney, City Treasurer, and City Engineer approve the letter of credit, which they shall do if all of the conditions above are met unless they have reasonable, objective indications of a substantial risk that either the applicant or the applicant's financial institution will not fulfill its obligations related to the completion of improvements or the financial guarantee.
- D. Whenever the subdivider develops a subdivision a portion at a time, such development shall be in an orderly manner and in such a way that the required improvements will be continuous, and all of the improvements will be made available for the full, effective practical use and enjoyment thereof by the lessees or grantees of any of the lands subdivided within the time hereinbefore specified.
- E. The City shall not withhold a building permit on account of an incomplete infrastructure improvement if the improvement is not essential for issuing a building permit under the building and fire codes or if the City has accepted a completion assurance for the improvement.
- F. If a financial guarantee authorized by this section is defaulted, the City shall have the authority, in its sole discretion, to use the remaining defaulted funds to make whatever improvements the City deems necessary to bring the subdivision into or closer to compliance with the requirements of City ordinances. For any subdivision that has a defaulted financial guarantee, the City is authorized, but not obligated, to release financial guarantee funds to a third party that performs the work that the City has deemed necessary.
- G. The provisions of this Section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.