



## FARR WEST CITY COUNCIL AGENDA

August 7, 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 6:00 p.m. work session and its regular meeting at 6:30 p.m. on Thursday, August 7, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

6:00 p.m. – Work Session to discuss the proposed Transportation Utility Fee (TUF) rates

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
  - c. North View Park damages update
3. Consent Items
  - a. Assignments and directions for Planning Commission
  - b. Consider approval of minutes dated July 17, 2025
  - c. Consider approval of bills dated August 6, 2025
4. Business Items
  - a. Consider approval of business license – Andy's Energy LLC – *Andrew & Heidi Lythgoe*  
Sno Squad – *Heidi Voorhees*
  - b. Set a public hearing for August 21, 2025 to consider the request to vacate public utility easements for Ryan Smith located at 2639 West 2500 North
  - c. Consideration of incorporating a Transportation Utility Fee (TUF) in Farr West City and the associated monthly rate
  - d. Public Hearing to receive public input regarding amendment(s) to the budget
  - e. Consideration of budget amendment(s)
  - f. Consideration of Community Musical Funding Request – Stacie Dixon
5. Mayor/Council Follow-up
  - a. Report on Assignments
6. 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 1, 2025.

Lindsay Afuvai  
Recorder

# Application for Business License



Application date: 10/26/25

Owner Name: Andrew & Heidi Lythgoe

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Andy's Energy LLC DBA: \_\_\_\_\_

Business Address: 1924 N 2000 W City: Farr West State: UT Zip: 84404

Mailing Address: Same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Business Phone Number: 801-430-1715 Number of employees: 0

Manager Name: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

\*\*If business is commercial or manufacturing/warehousing, please list square footage: \_\_\_\_\_

State Sales Tax ID # \_\_\_\_\_ State License # 84-2699329

If a daycare of preschool, number of own children: \_\_\_\_\_; number of other children: \_\_\_\_\_

Describe your type of business in detail: Construction. Specializing in custom outdoor type buildings & more

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # \_\_\_\_\_ or check if not applicable \_\_\_\_\_

**All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.**

## BUSINESS LICENSE FEE SCHEDULE

### COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

### MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

### OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

### ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

\*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? No

Type of License Applying For: Contractor License fee due: 100.00

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: Heidi Lytngae Date: 6/26/25

For office use only:

Amount paid: \$100- Date paid: 6/26/25 Receipt Number: 9.000003052  
City Council Date: July 17, 2025 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
License number: \_\_\_\_\_ Date issued: \_\_\_\_\_



# Application for Business License



Application Submitted: 5/19/2025

Owner Name: Heidi Voorhees

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Sno Squad DBA: \_\_\_\_\_

Business Address: mobile City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address: 3501 N. 3000 W. City: Farr West State: UT Zip: 84404

Manager Name: Heidi Voorhees Contact Phone: 801-389-0187

\*\*If Business Is Commercial or Manufacturing/Warehousing, please list square footage: \_\_\_\_\_

State Sales Tax I.D. # 11168336-004-STC State License # \_\_\_\_\_

Number of Employees: 1

If Daycare or Preschool, # of own children: N/A ; Number of other children: N/A

Describe your type of business in detail: mobile Shave Ice trailer

Businesses that require Health Department inspection and permit: Any business that is selling food, Tattoo and piercing salons, Tanning salons, Day Care, Nursing and Assisted Living.

Health Department Permit # \_\_\_\_\_ or check if not applicable \_\_\_\_\_

## **BUSINESS LICENSE FEE SCHEDULE**

### **COMMERCIAL**

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

# Application for Business License



## MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

## OTHER

Contractor	Professional	Home Occupation
\$100.00	\$50.00	\$30.00

Interstate Commerce	Temporary	Temporary (Refundable Deposit)
\$50.00	\$100.00	\$50.00

## ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

\*If you are renewing an Alcohol License:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? \_\_\_\_\_

Type of License Applying For: Business License License fee due: \$100

I, the Applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr West City for Business License Regulations (Title 5).

I also understand I shall need to attend a city council meeting to answer any questions prior to license approval.

Applicant's Signature: Heidi Voorhes Date: 5/19/2025

Amount Paid: \$100 Date Paid: 5/19/25 Receipt Number: 9.000002015  
City Council Date: 6-19-2025 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
License Number \_\_\_\_\_ Date Issued: \_\_\_\_\_

## APPLICATION

Date Submitted:

Fees (office use)

Type of Vacation or Modification Request:

☒

Easement

☐ Road

☐ Subdivision

☐ Subdivision Lot

## APPLICANT CONTACT INFORMATION

Name of Applicant:

*Ryan Smith*

Mailing Address:

Phone:

Email:

## PROPERTY INFORMATION

Property Address

*2639 W. 2500 N. Farr West UT.*

Land Serial Number

*19234007*

Subdivision Name:

*Miya Meadows Phase 3*

Lot Number

*100 R.*

Description of Project or Requested Action:

*Build Structure to protect Motorhome.*

Included Documents:

☒

Petition

☒

Approval Letters

☐

Amended Plat

Signature of Applicant:

*Ryan Smith*

Date

*7-25-2025*

# Site Plan



Ryan & Peggy Smith Family Trust  
2639 W 2500 N  
Farr West, UT 84048  
Parcel #192340007

7.5' to South property line  
7.5' to East  
75.75' to West  
89.5' to North  
6' to dwelling

Dimensions are from footing/foundation, not wall

## DRAWING NOTES

DESIGN CODE: 2018 IBC.  
USE GROUP: U  
CONSTRUCTION TYPE VB  
DESIGN CATEGORY: RISK CATEGORY I - LOW RISK

SEISMIC CRITERIA:  
DESIGN CATEGORY D  
SOIL SITE CLASS D (ASSUMED)  
 $R = 2.5$  (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)  
 $SS = 1.67g$ ,  $S1 = 0.58g$ ,  $SDS = 1.15g$ ,  $SD1 = 0.80g$   
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE  
BASE SHEAR = 4948 LBS

WIND LOAD:  
ULTIMATE WIND DESIGN SPEED: 115 MPH 3 SEC. GUST  
TERRAIN EXPOSURE C

FROST DEPTH: 30 IN  
SITE ELEVATION: 4240 FT

SNOW LOAD:  
GROUND SNOW LOAD: 36 PSF  
ROOF DESIGN SNOW LOAD: 30 PSF

DEAD LOADS:  
ROOF 4 PSF  
WALLS 4 PSF

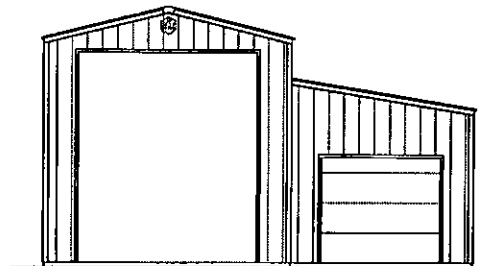
ROOF LIVE LOAD: 20 PSF

CONCRETE FOUNDATION NOTES:  
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:  
1.1. FOOTINGS: 2500 PSI MINIMUM  
1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND  
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.  
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.  
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.  
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:  
6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.  
7. ALLOWABLE BEARING PRESSURE: 1500 PSF  
8. NATIVE MATERIAL SURROUNDING FOOTINGS TO BE DISTURBED MINIMALLY DURING EXCAVATION.  
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS.  
10. ALL BACKFILLING SHALL BE DONE WITH GRANULAR FREE-DRAINING MATERIAL. EXISTING SITE MATERIAL MAY BE USED IF FREE FROM CLAY SOILS AND ANY CONSTRUCTION DEBRIS. COMPACT ALL BACKFILL MATERIAL IN 8 INCH LIFTS TO 95% OF MODIFIED PROCTOR DENSITY.  
11. SLOPE FINISHED GROUND AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES VERTICAL IN 10 FEET HORIZONTAL.

# BEEHIVE BUILDINGS

## RYAN SMITH BUILDING



### BUILDING INFORMATION

#### SITE INFORMATION:

ADDRESS:  
2639 WEST 2500 NORTH  
FARR WEST, UTAH

#### BUILDING INFORMATION:

DIMENSIONS: 16' x 38'  
TOTAL SQUARE FOOTAGE: 896 S.F.  
MAIN BUILDING: 608 S.F.  
LEANS: 288 S.F.

### CONTRACTOR

#### BEEHIVE BUILDINGS

CONTACT: TRESSA ROBERTS  
TRESSA@BEEHIVEBUILDINGS.COM  
PHONE: 801-821-9921



### DRAFTING & ENGINEERING

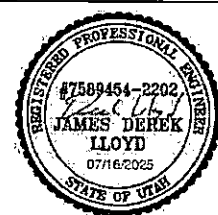
#### MOUNTAIN POINT ENGINEERING

CONTACT: DEREK LLOYD  
DEREK@MOUNTAINPOINTENGINEERING.COM  
PHONE: 801-450-5332



### DRAWING INDEX

SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS

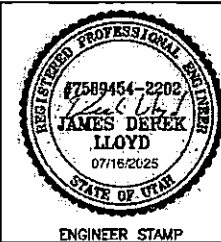


ENGINEER STAMP

DATE

07/16/2025





# FLOOR PLAN

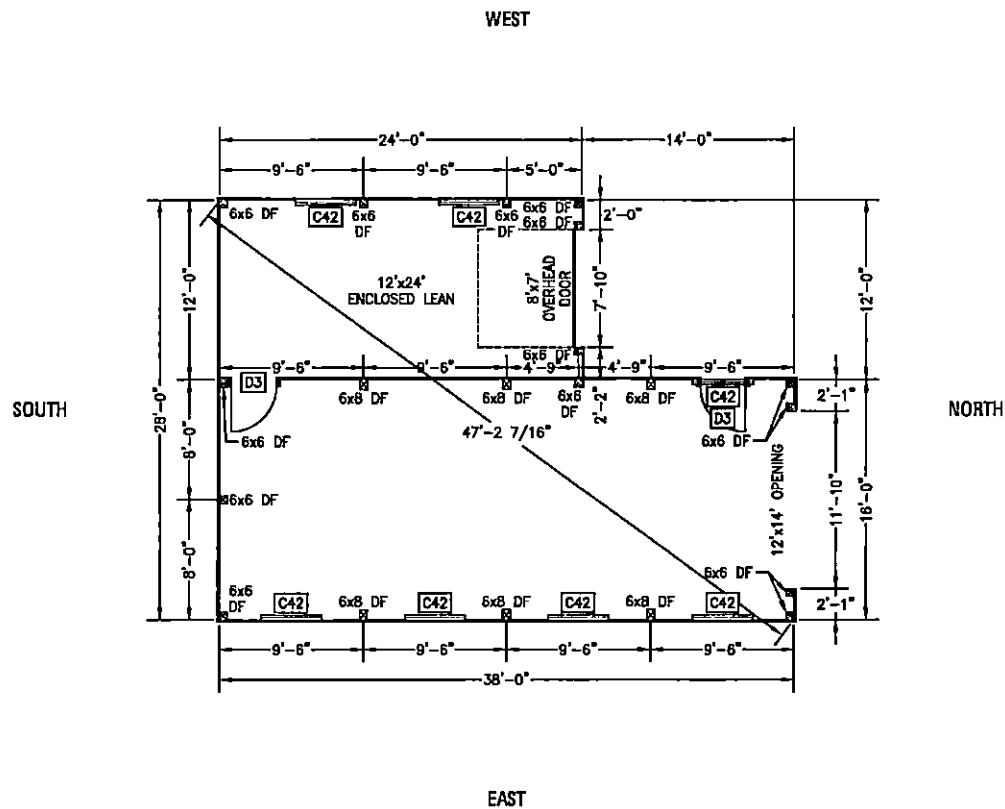
RYAN SMITH BUILDING  
FARR WEST, UTAH

PROJECT  
B523

SCALE  
1/8" = 1'-0"

DATE  
07/16/2025

SHEET  
02

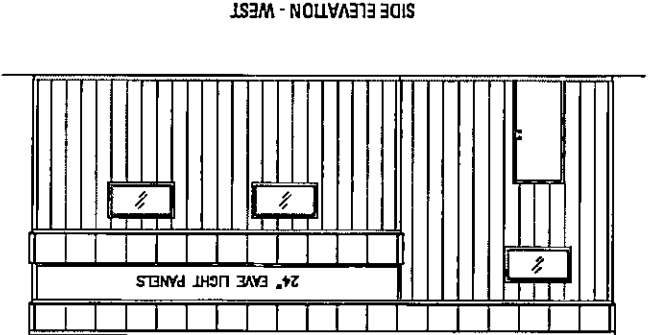
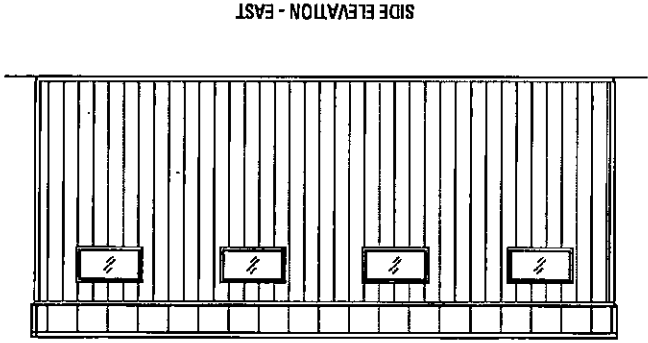
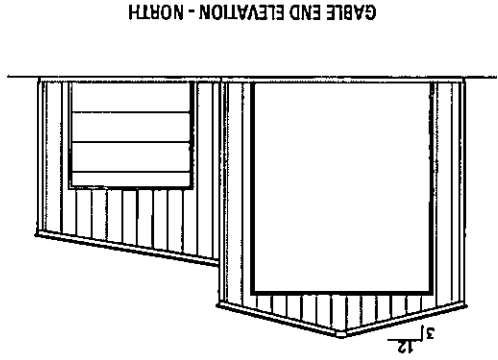
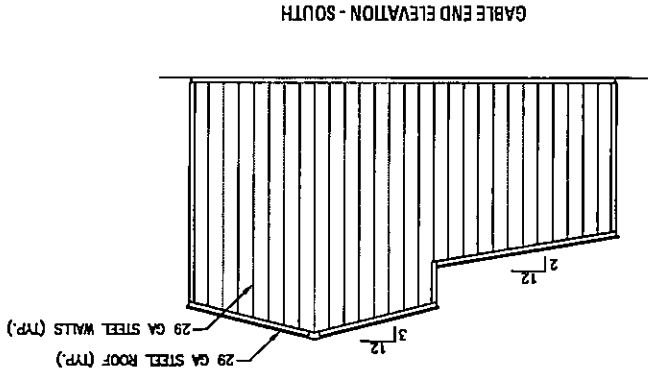


## NOTES:

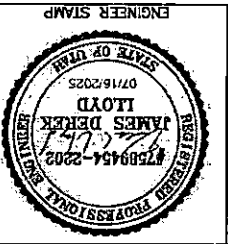
1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 08.
4. ROOF: 29 GA STEEL PANEL
5. WALLS: STANDARD GRTS, 29 GA STEEL PANEL

DOOR SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	DESCRIPTION
D3	2	3'-0"	6'-8"	FLUSH PANEL

WINDOW SCHEDULE					
MARK	COUNT	WIDTH	HEIGHT	SILL	TYPE
C42	5	4'-0"	2'-0"	11'-3"	CLERESTORY FIXED - MAIN
C42	2	4'-0"	2'-0"	7'-0"	CLERESTORY FIXED - LEAN

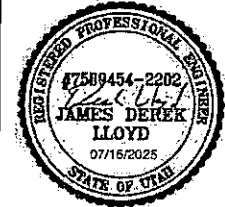


NOTES:  
1. WALL AREA: 1418 SF (EXCLUDING TRIM, WINDOWS, AND DOORS)



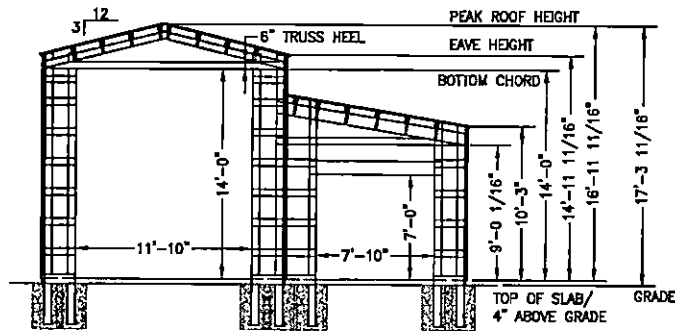
NOTES:

1. TRUSS HEEL SHOWN AT 8" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

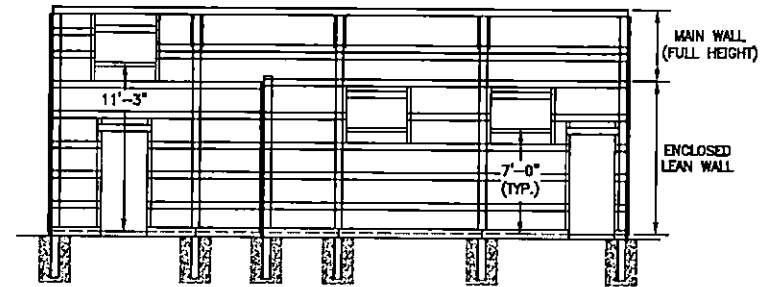


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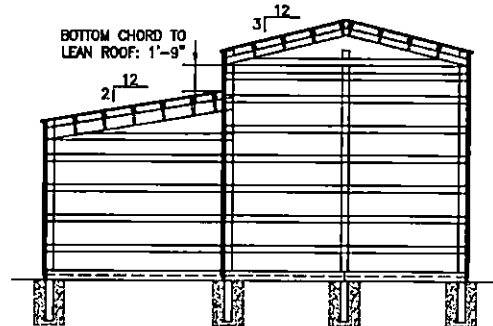
**MOUNTAIN POINT**  
ENGINEERING



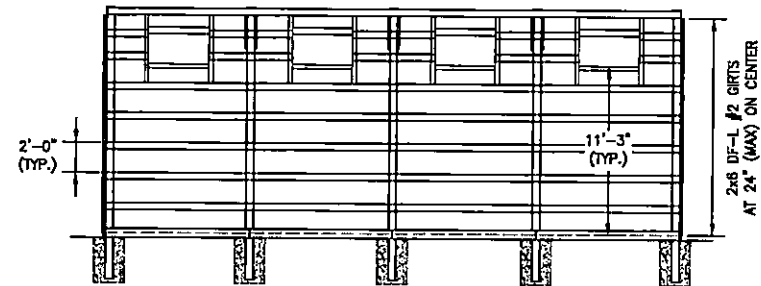
GABLE END GIRT WALL - NORTH



SIDE GIRT WALL - WEST



GABLE END GIRT WALL - SOUTH



SIDE GIRT WALL - EAST

**GIRT PLAN**

**RYAN SMITH BUILDING**  
FARR WEST, UTAH

PROJECT  
B523

SCALE  
1/8" = 1'-0"

DATE  
07/16/2025

SHEET  
05