



FARR WEST CITY COUNCIL AGENDA

August 21, 2025 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Community Reinvestment Agency and the City Council of Farr West City will hold a joint meeting at 5:30 p.m. on Thursday, August 21, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order – Mayor Ken Phippen

5:30 P.M. - CRA MEETING

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Business Items
 - a. Consider approval of minutes dated June 5, 2025
 - b. Public Hearing to consider a Community Reinvestment Project Area Plan for a development project area consisting of approximately 50 acres of land and improvements
3. Adjourn the CRA meeting and enter into the regular City Council meeting

CITY COUNCIL MEETING

4. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
5. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated August 7, 2025
 - c. Consider approval of bills dated August 20, 2025
6. Business Items
 - a. Consider approval of business license – NMR Properties, LLC – *Nate & Michelle Rackham*
Car Shine Pros, LLC – *Jason Bolte*
 - b. Consider the request to vacate public utility easements for Ryan Smith located at 2639 West 2500 North
 - i. Public Hearing to consider public input
 - ii. Consider approval of Ordinance 2025-07, vacating the public utility easements for at 2639 West 2500 North
 - c. Consideration of Community Musical Funding Request – Stacey Dixon
7. Mayor/Council Follow-up
 - a. Report on Assignments
8. 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 15, 2025.

Lindsay Afuvai, Recorder

The Community Reinvestment Agency of Farr West city held a meeting on June 5, 2025, immediately after the regular city council meeting at the City Hall. Council members present were Mayor Ken Phippen, Bob Blind, David Jay and Tim Shupe. Katie Williams participated via WebEx. Boyd Ferrin was excused.

Staff present Lindsay Afuvai. Visitors present were Doug Larsen and Liam Keogh.

#1 – Business Items

- a. Consider approval of minutes dated May 1, 2025

BOB BLIND MOTIONED TO APPROVE THE MINUTES DATED MAY 1, 2025. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of Resolution No. 2025-01, amending the name of the survey area to Farr West Landing

Mayor Phippen stated the name of this project area, or survey area, was previously called Farr West Marketplace and the developer has changed the name to Farr West Landing and needs to be updated on our end by resolution to be recorded with the county.

TIM SHUPE MOTIONED TO APPROVE RESOLUTION NO. 2025-01, AMENDING THE NAME OF THE SURVEY AREA TO FARR WEST LANDING. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.

#6 – Adjournment

AT 7:31 P.M., BOB BLIND MOTIONED TO ADJOURN THE MEETING. TIM SHUPE SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Mayor Ken Phippen

Date Approved: _____



FARR WEST CITY NOTICE OF PUBLIC HEARING

August 21, 2025 at 5:30 p.m.

City Council Chambers

1896 North 1800 West

Farr West, UT 84401

The Community Reinvestment Agency of Farr West City (the "Agency") will hold a public hearing on August 21, 2025 at 5:30 pm in the City Offices located at 1896 North 1800 West, Farr West, Utah to consider a Community Reinvestment Project Area Plan (the "Plan") for a development project area (the "Project Area") consisting of approximately 50 acres of land and improvements.

The Plan is available for inspection at the Agency's office located at 1896 North 1800 West, Farr West, Utah during regular business hours, and available on-line at the city's Community Reinvestment Agency web page: www.farrwestcity.net/community-reinvestment-agency.html.

Interested persons may appear at the public hearing and comment on the Plan, including whether it should be revised, approved or rejected.

You are invited to submit comments to the Agency concerning the Plan before the date of the hearing at the Agency's office. Any person objecting to the Plan or contesting the regularity of any of the proceedings to adopt the Plan may appear before the Agency at the hearing to show cause why the Plan should not be adopted.

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 and place of public hearing was posted on the Utah Public Meeting Notice Website on August 1, 2025.

Lindsay Afuvai
Recorder

Application for Business License



Application date: 7/29/2025

Owner Name: NATE & MICHELLE RACKHAM

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: NMR PROPERTIES, LLC DBA: COTTON & TIMBER FLOORING

Business Address: 3770 HIGLEY RD #8 City: FARR WEST State: UT Zip: 84404

Mailing Address: 3770 HIGLEY RD #8 City: FARR WEST State: UT Zip: 84404

Business Phone Number: 801 782 6040 Number of employees: OWNERS-2

Manager Name: MICHELLE RACKHAM Contact Phone: 801 782 6040

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

State Sales Tax ID # 16171203-002-STC State License # 14018590-0160

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

Describe your type of business in detail: FULL SERVICE FLOORING RETAIL
STORE. CARPET, HARDWOOD, LVP, LAMINATE AND TILE SALES
AND INSTALLATIONS.

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? _____

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:  Date: 7/29/25

For office use only:

Amount paid: \$100.00 Date paid: 8/01/2025 Receipt Number: 9.000003090
City Council Date: AUG 21, 2025 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____



Weber Fire District

Fire Inspection Results

Fire and Life Safety Inspection

Passed

Completed at

07/29/2025 15:57:34

Inspected by

Wright, Greg

Inspection Contact
Name

Michelle Rackham

Inspection Type

Fire and Life Safety
Inspection

Business Name	Address	Suite	City	State
Cotton and Timber Flooring	3770 N HIGLEY RD # 8		OGDEN	UT
Zip	Inspection Contact - Mobile			
84404	435-730-4006			

ACCESS:

✓ Pass

ITEM: Fire lane, Hydrant and FDC are accessible for emergency response.

CODE: IFC - 507.5.4 - Obstruction. - Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

IFC - 503.4 - Obstruction of fire apparatus access roads. - Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

✓ Pass

ITEM: Is the address on the building and visible from the street?

Application for Residential Business License



Application date: 4-14-25

Owner Name: Jason Bolte

Owner Address: 3136 N 2700 W City: Farr West State: UT Zip: 84404

Telephone: 701-306-0772 Fax: _____ Email: _____

Business Name: Car Shine Pros, LLC DBA: _____

State Sales Tax ID # n/a State License # 14561765-0160

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

Describe your type of business in detail: Mobile Auto Detailing business

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

Health Department Permit # _____ or check if not applicable ☒

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

☒ JB Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.

☒ JB The business shall not physically change or alter the exterior of the dwelling.

☒ JB No business signs or advertising will be on the premises.

☒ JB The business will not cause an increase in vehicular traffic.

☒ JB The business will not require additional off street parking beyond that normally required for residential uses.

☒ JB The business will meet all applicable safety, fire, building and health codes.

☒ JB The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ JB The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ JB Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ JB If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee

\$30.00

***Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.**

Is this business conducted entirely within the primary residence? No
If no, is it conducted in a garage and/or accessory building? No

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: Joson Balte Date: 4-14-25

For office use only:

Amount paid: \$30- Date paid: 8/8/2025 Receipt Number: 9.000003099
City Council Date: 8/21/25 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

70 x 40 = 1600

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:

2639 W 2500 N. Farr West UT. 84404

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

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:

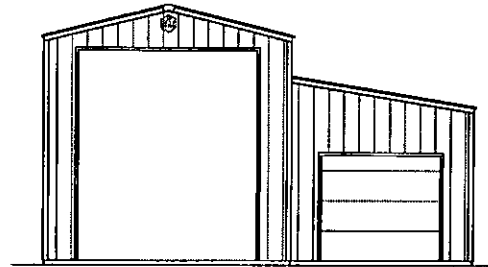
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
 - 1.1. FOOTINGS: 2500 PSI MINIMUM
 - 1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE 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

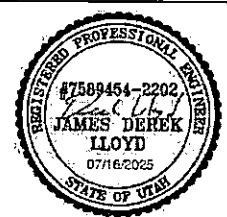
MOUNTAIN POINT ENGINEERING

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



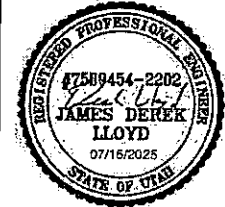
ENGINEER STAMP

DATE

07/16/2025

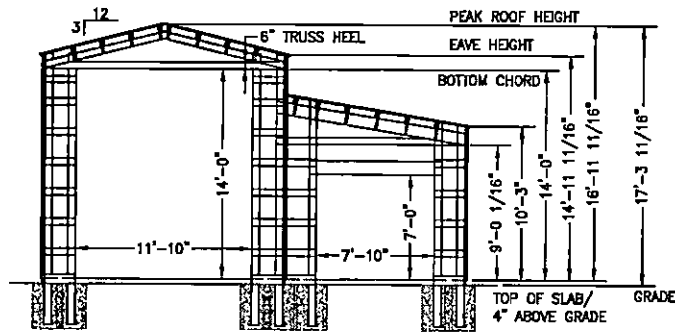
NOTES:

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.

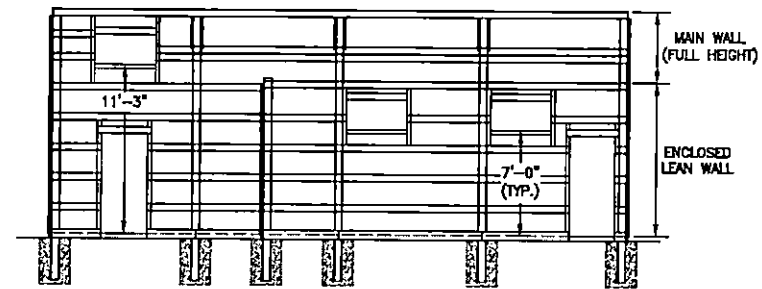


ENGINEER STAMP

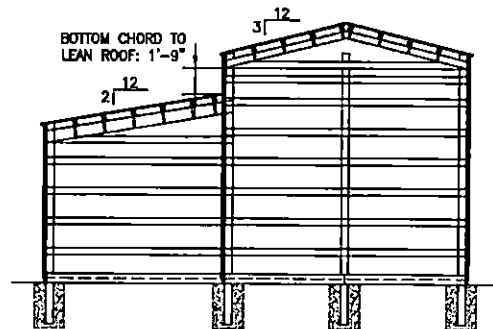
MOUNTAIN POINT
ENGINEERING



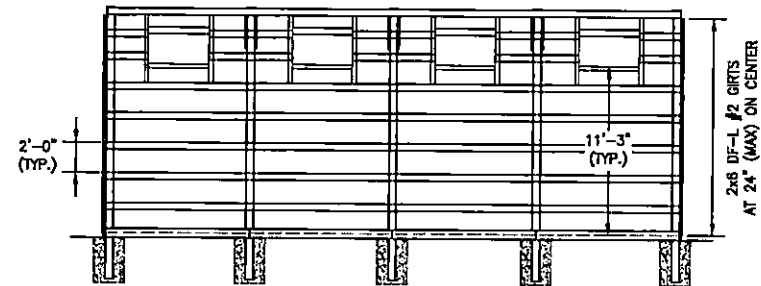
GABLE END GIRT WALL - NORTH



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