



FARR WEST CITY COUNCIL AGENDA

September 4, 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 5:30 p.m. work session and its regular meeting at 6:30 p.m. on Thursday, September 4, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. Work Session to discuss proposals from the traffic committee

Regular 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 August 21, 2025
 - c. Consider approval of bills dated September 3, 2025
4. Business Items
 - a. Consideration of Ordinance No. 2025-08, amending accessory building wall and eave height requirements on lots less than 1 acre
 - b. Consideration of Petersen Inc. development agreement
 - c. Consideration of Petersen Inc. modified site plan request
 - d. Consideration of Building Blocks Party Bucks community engagement program – Katie Williams
 - e. Consideration of Traffic Committee recommendations for increased traffic safety
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 29, 2025.

Lindsay Afuvai
Recorder

17.44.190: SITE DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL ZONES:**A. Single-Family Dwellings:**

	A-1	A-1-R	R-1-15
Minimum lot area	43,560 sq. ft.	43,560 sq. ft.	15,000 sq. ft.
Minimum lot width measured at a distance of 30 feet back from the front property line	150 ft.	115 ft.	100 ft.
Minimum lot width for corner lots (on both sides facing street)	150 ft.		115 ft.

	All Residential Zones
	All Residential Zones
Minimum setbacks from property line ¹ :	
Side total	24 ft.
Side minimum	10 ft.
Interior side (corner)	15 ft.
Front: city road	30 ft.
Front: state road	40 ft.
Rear	30 ft.
Side facing street (corner)	20 ft.
Rear (corner)	15 ft.
Height of buildings:	
Minimum height	8 ft. or 1 story, whichever is greater
Maximum height	35 ft.
Size of buildings	The ground floor area of any single-family dwelling shall be not less than 900 square feet for multilevel housing and 1,200 square feet for rambler style housing exclusive of open porches, carports and garages

Note:

1. Setback is measured from the foundation wall, carport support posts or the edge of a doublewide parking pad.
2. For lots located within a cul-de-sac, the required front setback shall be measured from a line drawn between the intersections of each side property line with the front property line.

B. Accessory Buildings:

	All Residential Zones
	All Residential Zones
Minimum setbacks from property line:	
Front or side facing street: city road	30 ft.
Front or side facing street: state road	40 ft.

	Rear	4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height, the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.
	Side	4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.
Height of buildings:		
	Minimum height (at peak)	8 ft.
	Maximum height (at peak)	<u>20-21</u> ft. on lots less than 1 acre 25 ft. on lots 1 acre and larger
	Maximum height (exterior walls)	<u>15-16</u> ft. on lots less than 1 acre 18 ft. on lots 1 acre and larger

C. Additional Accessory Building Requirements: In no case may an accessory building or group of accessory buildings on the same lot cover more than twenty percent (20%) of a rear yard or any portion of a building extend beyond property lines.

Carports and other detached accessory buildings not having walls shall follow the defined minimum setbacks.

Accessory buildings built forward of the rear build line of the main dwelling shall have an architectural style, building materials, and color compatible and consistent with the architectural style, building materials, and color of the main dwelling. Minimum setbacks shall be maintained between buildings and from property lines.

Accessory buildings with a footprint larger than two thousand (2,000) square feet require a conditional use permit and may require additional setback and/or height limits.

In no case shall the construction of an accessory building be commenced previous to twenty-five percent (25%) completion of the primary residence on the same lot as determined by the Farr West City building official.

D. Main Buildings Other Than Dwellings: (For churches, schools, clubhouses, civic centers, etc., see section 17.08.010, "Definitions", of this title.)

		All Residential Zones
		All Residential Zones
Minimum setbacks from property line:		
	Side total	24 ft.
	Side minimum	10 ft.
	Interior side (corner)	15 ft.
	Front: City road	30 ft.
	Front: State road	40 ft.

	Side facing street (corner)	20 ft.
	Rear	10 ft.
	Rear (corner)	10 ft.
Height of buildings:		
	Minimum height	8 ft. or 1 story, whichever is greater
	Maximum height	35 ft.

(Ord. 20-07: Ord. 19-04: Ord. 2018-03: Ord. 15-05: Ord. 2014-02; Ord. 21-14, 11-18-2021)

Recording Requested By:

Justin Meehan, Petersen Properties LLC
2105 West 1800 North
Farr West, UT 84404

Above Space for Recorder's Use Only

DEVELOPMENT AGREEMENT

This Agreement, made and entered into on the executed date, by and between FARR WEST CITY, hereinafter referred to as "CITY", and PETERSEN PROPERTIES LLC, hereinafter referred to as "DEVELOPER," and PETERSEN INCORPORATED,

RECITALS

WHEREAS, Developer owns parcels in Farr West City known as 15-005-0118 and 15-005-0127; and

WHEREAS, Developer desires to construct a new building and associated appurtenances on it's land; and

WHEREAS, Developer is subject to getting Site Plan approval from City, and particularly subject to having 10% landscaping per City Code 17.40.070; and

WHEREAS, this Agreement is made to set forth the terms and conditions for the fulfillment of said landscaping requirements.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties as follows:

I. Developer shall reconfigure parcel 15-005-0127 to be approximately 7 acres, encompassing the proposed building.

II. There is an existing parcel 15-005-0087 encompassing 0.70 acre owned by City with an improved park, the land having been previously owned by an associated company of Petersen Properties LLC, with park improvements installed by said associated company, and said park is currently maintained by Developer.

III. The park is hereby allowed to satisfy the 10% landscaping requirement for the reconfigured 7-acre parcel 15-005-0127.

IV. The reconfigured 21-acre parcel (15-005-0118) has several buildings and impervious site improvements, but no apparent landscape improvements. The operation is allowed to continue as at present. In the event a new building or other feature requiring Site Plan approval is advanced, said parcel will be subject to fulfilling City landscaping requirements per code.

V. Per plan approved by Fire Marshal, new building to have waterline extension and new fire hydrant installed as part of new building construction. Subsequent fire line extensions and fire hydrants to be installed within three years (August 2028).

VI. Petersen Properties LLC to culminate minor boundary line adjustment with Petersen Incorporated to encompass all of southeasterly Building 7 onto Petersen Properties LLC property. Such shall be culminated prior to certificate of occupancy for new building.

VII. Petersen Inc shall dismantle the Ride building prior to the requested occupancy permit for the new building on Petersen Properties land.

VIII. Petersen Properties LLC and Petersen Inc hereby agree that existing pathways on the two sites are hereby declared to be common accessways for the two parties. Further, the large common parking area north of Building 9 is hereby declared to be common parking for both parties.

IX. This agreement 'runs with the land' and is binding upon any successors in interest.

X. This Agreement shall be governed by laws of the State of Utah both as to interpretation and performance.

XI. This Agreement constitutes the agreement between the parties and supersedes any prior understandings, specifically in regards to landscaping requirements. Subsequent modifications or amendments must be in writing and signed by both parties.

XII. Each party represents that it has the authority to enter into this Agreement.

DEVELOPMENT AGREEMENT

OWNER(S):

WITNESS the hand of Owner(s) this _____ day of _____, 20__.

Steven Petersen, Petersen Properties LLC

STATE OF UTAH)

: ss.

County of _____

On this _____ day of _____, 20__, personally appeared before me Steven Petersen, for and on behalf of Petersen Properties LLC, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed this document for the stated purposes.

NOTARY PUBLIC

DEVELOPMENT AGREEMENT

OWNER(S):

WITNESS the hand of Farr West City this _____ day of _____,
20__.

Ken Phippen, Mayor – Farr West City

STATE OF UTAH)
 : ss.
County of _____

On this _____ day of _____, 20__, personally appeared before me
Ken Phippen, for and on behalf of Farr West City, the signer(s) of the foregoing
instrument, who duly acknowledged to me that he executed this document for the stated
purposes.

DEVELOPMENT AGREEMENT

OWNER(S):

WITNESS the hand of Owner(s) this _____ day of _____, 20__.

Justin Meehan, Petersen Incorporated

STATE OF UTAH)
 : ss.
County of _____

On this _____ day of _____, 20__, personally appeared before me Justin Meehan, for and on behalf of Petersen Incorporated, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed this document for the stated purposes.

NOTARY PUBLIC

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: 5/7/2025

Applicant Name: Steven Petersen Applicant Address: 1527 N 2000 W, Ogden, UT 84404

Phone: [REDACTED]

Business Name: Petersen Properties Application Number: 25012

Business Address: 1527 N 2000 W, Ogden, UT 84404 Phone: 801 732-2000

Address and description of site being considered: We are adding on to an existing building to expand Petersen Inc. manufacturing capabilities.

Tax ID number of site being considered: 15-005-0082

Current zoning of site: M1

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☐ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☐ Issuance of a conditional use permit for new construction.
- ☐ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☐ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, and in an electronic PDF format.
- ☐ Lot dimensions and orientations: North arrow, etc.
- ☐ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☐ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☐ Indication of proposed use of buildings.
- ☐ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☐ Height of all existing and proposed walls and fences and type of construction.
- ☐ Location and type of landscaping.
- ☐ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☐ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☐ Location, type, lighting and size of proposed and existing signs.
- ☐ Location, type and size of proposed and existing light poles.
- ☐ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☐ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580).
- ☐ Approval letter from Bona Vista Water (801-621-0474).

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

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? Expanding manufacturing of Petersen Inc. by adding on additional building space to existing building as shown on the site plan

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

Existing conditions will not change as we are just adding on to the current building.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

Steven Petersen

Owner Signature

Steven Petersen

Print Name

Owner Signature

Print Name

I/We authorize JEFFREY LOWE (HCGS) to act as my/our agent in all matters relating to this application.
(Print name)

Steven Petersen

Owner Signature

Steven Petersen

Print Name

Owner Signature

Print Name

Authorized Agent Signature

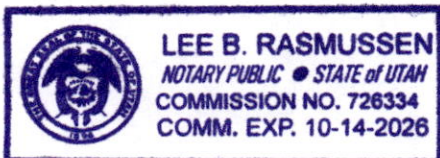
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Wabner)

On this 7 day of May, in the year 2025, before me Lee B Rasmussen,
a notary public, personally appeared Steven Petersen, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



Lee B Rasmussen

NOTARY PUBLIC

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A
L

State of Utah)

§

County of Weber)

On this 7th day of May, in the year 2025, before me Lee B Rasmussen a notary public, personally appeared Steven Petersen, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



Lee B Rasmussen

NOTARY PUBLIC

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For City Use:

Fee received by: <u>McKinzie</u>	Date received: <u>5/07/2025</u>
Receipt number: <u>9.000003008</u>	Cash/Check (circle one) <u>Credit</u>
Date site plan received: <u>May 8, 2025</u>	Received by: <u>Wdsdy</u>
Date met with city engineer: _____	Signed: _____
Date engineer approved plan: _____	Signed: _____
Date planning commission approved: _____	
Date city council approved (conditional use permit only): _____	

OVERALL SITE PLAN



Petersen Properties LLC.
EXISTING & FUTURE FIRE HYDRANT PLAN FOR
2105 W 1800 N.

arsen Properties
2105 W 1800 N,
FARR WEST, WEBER COUNTY, UTAH
A Part of the Northeast Quarter of Section 2
Township 6 North, Range 2 West, S.L.B.&M.

Sheet
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of
1
Sheets

Drawn By: MBU Date: 08/21/25
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 50'
 Drawing File: 25-5-25 v23.dwg
 JOB NUMBER: 25-5-25

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

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MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **PETERSEN PROPERTIES SITE PLAN AMENDMENT (BUILDING ADDITION)**
Site Plan Review

Date: August 22, 2025

Our office has completed a review of the referenced site plan amendment and the accompanying storm drain system drawings submitted with the application. The proposed project includes construction of a new 26,000 SF building on the existing site. No additional changes to the parking lots or site are proposed in the application besides the building construction. They are planning to record a boundary line adjustment between a couple of the parcels on the site and the new building will be on a 7-acre parcel. The following is a follow-up to concerns that were brought up in previous review memos:

1. The Owner's Engineer has provided a stormwater report with storm drain pipe and detention information and calculations showing how their site is meeting the City's storm drain requirements. No changes to their storm drain system is proposed in this site plan amendment.
2. As part of the proposed development agreement, they are proposing to meet the landscape requirements by counting the existing park in the northwest corner of the overall site as the landscaping for this 7-acre parcel.
3. The existing private drain pipe will be encased in concrete under the new building addition.

The submitted information has satisfied our requirements for the site plan amendment, and we recommend approval at this time. Please let me know if there are any questions.

Recording Requested By:

Justin Meehan, Petersen Properties LLC
2105 West 1800 North
Farr West, UT 84404

Above Space for Recorder's Use Only

AGREEMENT

This Agreement, made and entered into on the executed date, by and between PETERSEN INCORPORATED, hereinafter referred to as "PETERSEN INC", and PETERSEN PROPERTIES LLC, hereinafter referred to as "PETERSEN PROPERTIES":

RECITALS

WHEREAS, Petersen Properties owns parcels in Farr West City known as 15-005-0118 and 15-005-0127; and Petersen Inc owns a parcel in Farr West City known as 15-004-0003, and

WHEREAS, PETERSEN INC constructed a building known as the Ride building on 15-004-0003 without proper permitting from Farr West City, and

WHEREAS, Farr West City is requiring that said Ride building be dismantled prior to the certificate of occupancy for the new proposed building on Petersen Properties land.

WHEREAS, this Agreement is made to set forth the terms and conditions for the fulfillment of said requirements.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties as follows:

- I. Petersen Inc shall dismantle the Ride building prior to the requested occupancy permit for the new building on Petersen Properties land.
- II. Petersen Properties and Petersen Inc hereby agree that existing pathways on the two sites are hereby declared to be common accessways for the two parties. Further, the large common parking area north of Building 9 is hereby declared to be common parking for

both parties.

III. This agreement 'runs with the land' and is binding upon any successors in interest.

IV. This Agreement shall be governed by laws of the State of Utah both as to interpretation and performance.

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VI. Each party represents that it has the authority to enter into this Agreement.

AGREEMENT

OWNER(S):

WITNESS the hand of Owner(s) this _____ day of _____, 20__.

Justin Meehan, Petersen Incorporated

STATE OF UTAH)

: ss.

County of _____

On this _____ day of _____, 20__, personally appeared before me Justin Meehan, for and on behalf of Petersen Incorporated, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed this document for the stated purposes.

NOTARY PUBLIC

AGREEMENT

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Justin Meehan, Petersen Properties LLC

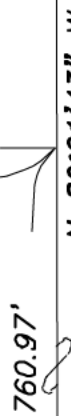
STATE OF UTAH)

: ss.

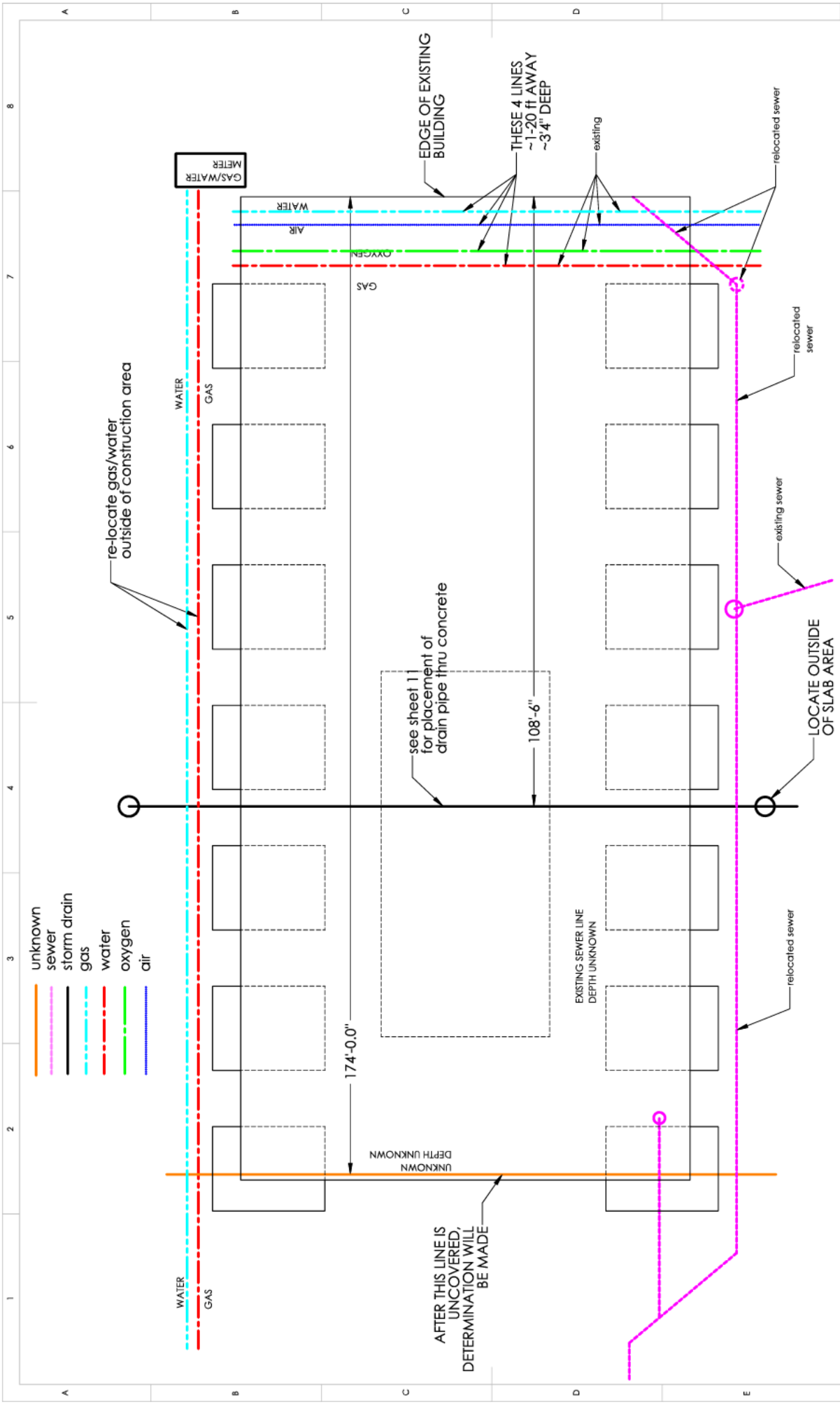
County of _____

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NOTARY PUBLIC



NORTHEAST CORNER OF SECTION 2
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. SURVEY BRASS
CAP MONUMENT 2005



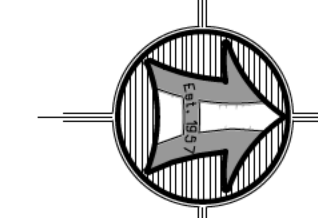
INFORMATION ON THIS SHEET IS SHOWN FOR REFERENCE ONLY

FIRE EXHIBIT

WILLARD CANAL

1800 NORTH

2000 WEST



SCALE: 1" = 60'

0 60 120
Scale in Feet

EXISTING & FUTURE FIRE HYDRANT PLAN FOR
Petersen Properties LLC.
2105 W 1800 N.

EXISTING & FUTURE FIRE HYDRANT PLAN FOR
Persen Properties LLC
2105 W 1800 N,
FARR WEST, WEBER COUNTY, UTAH
A Part of the Northeast Quarter of Section 2
Township 6 North, Range 2 West, S.L.B.&M.

Drawn By: MBJ Date: 07/07/25
 Designed By: _____
 Checked By: _____
 Approved By: _____
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 Drawing File: 25-5-25 v23.dwg
 JOB NUMBER: 25-5-25

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
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(435) 723-3491 (801) 399-4005 (435) 732-8272
Celebrating over 68 Years of Business

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