



FARR WEST CITY COUNCIL AGENDA

December 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 its regular meeting at 6:30 p.m. on Thursday, December 5, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

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 November 20, 2025
 - c. Consider approval of bills dated December 4, 2025
4. Business Items
 - a. Consideration of the request for business licenses – Fine Line Quality Painting – Ryan Wilson
At Home Care for Seniors – Chelsie Stain
 - b. Consideration of an interlocal agreement between Pleasant View City and Farr West City
regarding Farr West Landing Development
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 December 2, 2025.


Lindsay Afuvai
Recorder

Application for Residential Business License



Application date: 11-7-25

Owner Name: Ryan Wilson

Owner Address: 511 1/2 E 200 S City: Fair West State: UT Zip: 84404

Telephone: _____ Fax: _____ Email: _____

Business Name: Fine Line Quality Painting DBA: _____

State Sales Tax ID # NA State License # 125543750/60

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

Describe your type of business in detail: Residential / Small commercial

Describe your Painting

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 _____

All daycares are required to undergo a fire inspection from Weber Fire District. Please **contact Jolene at Weber Fire District at 801-782-3580** to schedule the inspection. Proof of passed inspection must be submitted with the business license application before any approval is given.

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

- Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
 - The business shall not physically change or alter the exterior of the dwelling.
 - No business signs or advertising will be on the premises.
 - The business will not cause an increase in vehicular traffic.**
 - The business will not require additional off street parking beyond that normally required for residential uses.
 - The business will meet all applicable safety, fire, building and health codes.

- 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.
- 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.
- Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- 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~~ No

If no, is it conducted in a garage and/or accessory building? Yes

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: Ryan Weber

Date: 11-18-25

For office use only:

Amount paid: 30- Date paid: 11-18-25 Receipt Number: 2-0000013942
City Council Date: 12-4-25 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Business License

Application date: 11/24/2025



Owner Name: Chelsie Stain

Owner Address: [REDACTED] City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: At Home Care for Seniors DBA: _____

Business Address: 3659 Remuda Drive City: Farr West State: UT Zip: 84404

Mailing Address: 3659 Remuda Drive City: Farr West State: UT Zip: 84404

Business Phone Number: 801 706 5961 Number of employees: 5

Manager Name: _____ Contact Phone: _____

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

State Sales Tax ID # _____ State License # 41-2699941 EIN

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

Describe your type of business in detail: Non-Medical Transportation - A specialized Service that provides transportation to individuals. Catering to people with limited mobility. Assistance with homemaking, companionship & Attendant Care.

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: Professional License fee due: \$50.00

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: Chelsea Stain Date: 11/24/2025

For office use only:

Amount paid: \$50 Date paid: 11-26-2025 Receipt Number: 9.00003165
City Council Date: 01/08/2026 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

INTERLOCAL AGREEMENT

Between Pleasant View City and Farr West City Regarding Farr West Landing Development

This Interlocal Cooperation Agreement (“Agreement”) is made and entered into pursuant to the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, by and between Farr West City, a municipal corporation of the State of Utah (“Farr West”), and Pleasant View City, a municipal corporation of the State of Utah (“Pleasant View”). Collectively referred to as the “Parties.”

WHEREAS, Farr West and Pleasant View are neighboring municipalities sharing boundaries and mutual interests in providing orderly and coordinated development and services;

WHEREAS, a development known as Farr West Landing (“Development”) is located near the municipal boundary and involves infrastructure and services impacting both jurisdictions;

WHEREAS, the Development spans the municipal boundaries of Farr West and Pleasant View, and the Parties desire to grant limited cross-jurisdictional land use authority to allow efficient and consistent development oversight;

WHEREAS, Utah law permits interlocal agreements for joint or cooperative action, including the provision and maintenance of services and infrastructure;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the Parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to formalize the respective responsibilities of Pleasant View and Farr West concerning:

- **Land use authority** (planning, zoning, and development approvals);
- **Street maintenance** (construction, ownership, ongoing maintenance, and impact fees);
- **Sewer infrastructure and service** (ownership, access, sewer transmission, maintenance, and utility and impact fees);

- **Storm sewer infrastructure** (drainage planning, ownership, maintenance, and impact fees);

related to the Farr West Landing Development.

2. LAND USE AUTHORITY

2.1. Jurisdiction and Land Use Authority Exchange:

- The Parties agree that Farr West City shall have land use authority over a specific parcel of land located within Pleasant View's boundaries, described in Exhibit A ("Farr West Parcel").
- Likewise, Pleasant View City shall have land use authority over a specific parcel of land located within Farr West's boundaries, described in Exhibit B ("Pleasant View Parcel").
- This cross-jurisdictional land use authority is granted solely for the purposes of streamlined development administration for the Farr West Landing Development and does not constitute a transfer of ownership or annexation.

2.2. Planning and Zoning Powers:

- Each city shall exercise full planning and zoning authority over the parcel granted to it, including approving site plans, building permits, inspections, and enforcement actions within that parcel.
- All such actions shall comply with the land use ordinances and development standards of the city granted authority over the parcel, even if it lies within the other city's municipal boundaries. The parties shall have full authority to exercise the respective party's applicable unique and individual Planning and Zoning powers, regulations, and ordinances with regard to the development located, or to be located, within each respective city as described and shown in Exhibits A and B, attached hereto.
- Both cities agree to not permit buildings that cross the municipal boundary.

2.4. Reversion of Authority:

- In the event this Agreement is terminated, land use authority shall revert to the city in which the parcel is geographically located, unless otherwise agreed in writing.

3. STREET MAINTENANCE

3.1. Ownership and Maintenance Responsibilities:

- All public streets within the Development shall be owned by the municipality in which the street physically lies.
- Each city shall be responsible for the long-term maintenance of streets located within its municipal boundaries, including pavement repair, resurfacing, signage, and striping.

3.2. Snow Plowing and Winter Maintenance:

- Notwithstanding Section 3.1, Farr West City shall be solely responsible for snow plowing and other winter roadway maintenance (e.g., salting, sanding) for all public streets within the Development, regardless of city boundaries.
- Farr West agrees to perform snow removal services in a timely and consistent manner according to its established snowplow priority routes and standards.

3.3. Coordination and Access:

- Pleasant View grants Farr West full access and right-of-entry for snow plowing purposes on streets within Pleasant View's boundaries in the Development area.
- Each city shall coordinate to avoid duplication of services and to ensure the safety and accessibility of all streets.

3.4. Cost Responsibility:

- Farr West shall bear all costs associated with snow plowing as described above. Each city shall bear its own costs for long-term roadway maintenance within its own boundaries.

3.5. Transportation Impact Fee

- Buildings within Farr West shall be assessed the Pleasant View Transportation Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee to obtain a building permit when the building permit is issued by Farr West.

3.6. Coordination of Long-Term Street Maintenance

- Each city agrees to provide reasonable advance written notice to the other of any planned long-term street maintenance activities within the Development area, including but not limited to resurfacing, reconstruction, or major repairs.
 - The Parties agree to coordinate such efforts when feasible to maximize efficiency and reduce costs, including potential joint bidding or contracting for services.
 - Nothing in this section obligates either city to undertake maintenance work beyond its responsibilities, but both Parties agree to make good faith efforts to collaborate when mutually beneficial.
-

4. SEWER SERVICE

4.1. Provision of Sewer Service: Pleasant View agrees to provide sanitary sewer service to the portion of the Development as described in Exhibit C, subject to capacity and compliance with applicable regulations.

4.2. Infrastructure Ownership: Pleasant View shall own and maintain sewer lines located within its municipal boundaries; Farr West shall own and maintain sewer infrastructure within its own boundaries unless otherwise specified.

4.3 Right to Inspect. Farr West grants Pleasant View the right to inspect the portion of Farr West sewer infrastructure that discharges into Pleasant View, including private sewer services. Should an issue arise, Parties agree to collaborate in good faith when working towards a solution.

4.4 Connection and Access Rights: Upon Pleasant View's review and approval of the Development's improvement plans, Farr West is granted access and connection rights to Pleasant View's sewer system for the Development.

4.5. Fees and Cost Allocation:

4.5.1. Sewer Utility Fee. Buildings within Farr West shall be assessed the Farr West Sewer Utility Rate. Farr West agrees to pay Pleasant View 50% of such revenue.

4.5.2. Sewer Impact Fee. Buildings within Farr West shall be assessed the Pleasant View Sewer Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee in order to obtain a building permit when the building permit is issued by Farr West.

5. STORM SEWER / STORMWATER MANAGEMENT

5.1. Responsibility: Each municipality shall be responsible for stormwater infrastructure within its respective boundaries, except as otherwise agreed herein.

5.2. Joint Facilities: Where shared stormwater facilities are required, Parties shall enter into a separate maintenance agreement or addendum specifying ownership, maintenance, and cost-sharing.

5.3. Compliance: All stormwater facilities shall comply with state and federal regulations, including MS4 permit requirements.

5.4. Fees and Cost Allocation: Storm Water Impact Fee. Buildings on sites within Farr West that discharge into Pleasant View, as detailed in Exhibit D, shall be assessed the Pleasant View Storm Water Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee in order to obtain building permit when the building permit is issued by Farr West.

5.5. Storm Water Pollution Prevention: Each City shall be responsible for storm water pollution prevention permitting, oversight, and inspections for work done within its boundary, except as provided in paragraph 2.2.

5.6. Right to Inspect. Farr West grants Pleasant View the right to inspect the portion of Farr West storm drain infrastructure that discharges into Pleasant View, including private storm drains. Should an issue arise, Parties agree to collaborate in good faith when working towards a solution.

6. TERM AND TERMINATION

6.1. Term: This Agreement shall be effective upon execution by both Parties and shall remain in effect for [xxx (xx)] years, unless earlier terminated as provided herein.

6.2. Termination: Either Party may terminate this Agreement upon [180] days' written notice.

6.3. Effect of Termination: Upon termination, Parties shall cooperate to ensure continuity of services and address outstanding obligations. The terminating party shall provide proposed language for the continuation of services to and for the existing portion or portions of the development.

7. GENERAL PROVISIONS

7.1. Amendment: This Agreement may only be amended in writing signed by authorized representatives of both Parties.

7.2. Indemnification: Each Party agrees to indemnify and hold harmless the other for damages arising from its own negligence or willful misconduct.

7.3. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

7.4. Dispute Resolution: Parties agree to resolve disputes through good faith negotiation or mediation prior to initiating litigation.

7.5. Governing Law: This Agreement shall be governed by Utah law.

8. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

Pleasant View City

By: _____

Name: _____

Title: _____

Date: _____

Farr West City

By: _____

Name: _____

Title: _____

Date: _____

- **Exhibit A – Legal description and map of the Farr West Parcel located in Pleasant View**

THAT PORTION LYING WITHIN BONA VISTA WATER, TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00D00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST RIGHT OF WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00D00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00D11'42" EAST 526.73 FEET TO THE POINT OF A 5849.58 FOOT RADIUS TANGENT CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 1518.23 FEET THROUGH A CENTRAL ANGLE OF 14D52'15" (CHORD BEARS NORTH 07D14'26" WEST 1,513.97 FEET) TO THE WEST RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D10'54" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 2119.40 FEET; THENCE SOUTH 88D10'30" WEST 472.54 FEET TO THE POINT OF BEGINNING. CONTAINING 379,200 SQUARE FEET OR 8.705 ACRES, MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTH PARCEL: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89D26'31" WEST 33.80 FEET ALONG THE QUARTER SECTION LINE AND SOUTHERLY LINE OF SAID ENTIRE TRACT TO AN EXISTING UDOT RIGHT OF WAY MONUMENT MARKING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY INTERSTATE 15; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 00D13'52" EAST 526.04 FEET TO AN EXISTING UDOT RIGHT OF WAY MARKER AND POINT OF NON TANGENCY WITH A 5849.58 FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY (RADIUS BEARS NORTH 89D48'16" WEST); THENCE NORtherly 1514.47 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 14D50'02" (CHORD BEARS NORTH 07D13'17" WEST 1510.24 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D11'00" EAST 2,009.05 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 89D18'19" WEST 166.43 FEET TO A POINT OF TANGENCY WITH A 270.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 264.55 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56D08'25" (CHORD BEARS SOUTH 62D37'29" WEST 254.10 FEET) TO THE QUARTER SECTION LINE; THENCE SOUTH 88D10'21" WEST 13.38 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 341,743 SQ.FT. OR 7,845 ACRES, MORE OR LESS. SOUTH PARCEL: BEGINNING

AT A POINT ON THE QUARTER SECTIONLINE AND SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH IS 125.28 FEET NORTH 88D10'21" EAST ALONG THE QUARTER SECTIONLINE FROM THE WEST QUARTER CORNER OF SAID SECTION 25; SAID POINT BEING A POINT OF NON TANGENCY WITH A 200.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE SOUTHERLY (RADIUS POINT BEARS SOUTH 33D32"05" EAST); THENCE EASTERLY 119.48 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34D13'46" EAST 117.71 FEET; THENCE SOUTH 89D18'19" EAST 193.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D11'00" EAST 22.02 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE QUARTER SECTION LINE; THENCE SOUTH 88D10'21" WEST 313.62 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 7,366 SQ.FT. OR 0.169 ACRES, MORE OR LESS.



- **Exhibit B – Legal description and map of the Pleasant View Parcel located in Farr West**

Lot 1B

Beginning at the West Corner of said Section 25, said corner being on the Farr West and Pleasant View City boundary line; and running thence North 88°11'18" East 42.02 feet along said city boundary line to the Northwesterly Right-of-Way line of 1900 West Street; thence Southerly 215.58 feet along the arc of a 315.00 feet radius curve to the left (center bears South 50°38'06" East and the chord bears South 19°45'34" West 211.39 feet with a central angle of 39°12'41"); thence along said Right-of-Way line the following three (3) courses:

- (1) South 00°09'13" West 185.27 feet;
 - (2) South 01°12'44" East 793.47 feet;
 - (3) South 88°47'19" West 2.77 feet;

thence North 01°30'03" West 437.96 feet;

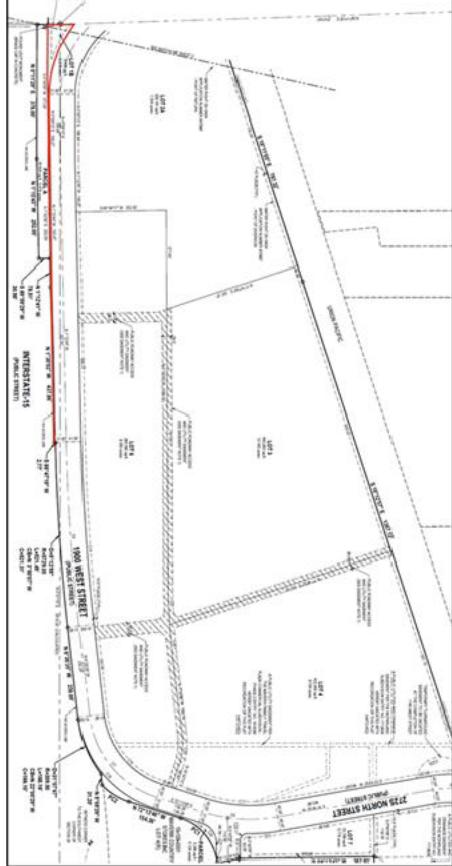
thence North 01°12'41" West 78.51 feet;

thence North 01°02'55" West 282.59

thence North 00°04'05" East 377.09 feet;

thence North 89°29'41" East 33.80 feet to

Contains 9,499 square feet or 0.218 acres



- **Exhibit C – Legal description and map of property within Farr West City to be serviced by Pleasant View City sewer.**

Pleasant View Sewer Service Area

Beginning at a point on the Easterly Right-of-Way line of Interstate 15, said point being North 89°19'54" East 25.33 feet along the section line and North 898.94 feet from the South Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence Northerly 545.39 feet along the arc of a 5,750.17 feet radius curve to the right (center bears North 83°19'59" East and the chord bears North 03°56'59" West 545.18 feet with a central angle of 05°26'04") along said Easterly Right-of-Way line;

thence North 01°12'44" West 793.47 feet;

thence North 00°09'13" East 185.27 feet;

thence Northerly 215.58 feet along the arc of a 315.00 feet radius curve to the right (center bears South 89°50'47" East and the chord bears North 19°45'34" East 211.39 feet with a central angle of 39°12'41");

thence North 88°11'18" East 397.58 feet;

thence South 18°11'05" East 730.34 feet;

thence South 18°12'51" East 845.07 feet;

thence South 71°46'52" West 657.02 feet;

thence South 83°33'25" West 212.79 feet;

thence South 83°33'25" West 72.00 feet to the point of beginning.

Contains 1,178,401 square feet or 27.052 acres

Farr West Sewer Service Area

Beginning at a point on the Easterly Right-of-Way line of Interstate 15, said point being North 89°19'54" East 25.33 feet along the section line and North 898.94 feet from the South Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 83°33'25" East 72.00 feet;

thence North 83°33'25" East 212.79 feet;

thence North 71°46'52" East 657.02 feet;

thence South 18°12'57" East 567.10 feet;

thence South 18°18'30" East 188.93 feet;

thence Westerly 114.89 feet along the arc of a 235.00 feet radius curve to the left

(center bears South 18°00'32" West and the chord bears North 85°59'48" West 113.75 feet with a central angle of 28°00'40");

thence South 79°59'52" West 173.85 feet;

thence South 00°40'06" East 118.78 feet;

thence South 89°13'43" West 0.83 feet;

thence South 89°13'43" West 378.62 feet;

thence South 89°13'43" West 4.31 feet;

thence South 89°08'24" West 60.69 feet;

thence North 00°40'06" West 44.78 feet;

thence Northwesterly 73.48 feet along the arc of a 58.00 feet radius curve to the left

(center bears South 89°19'54" West and the chord bears North 36°57'47" West 68.67 feet with a central angle of 72°35'23");

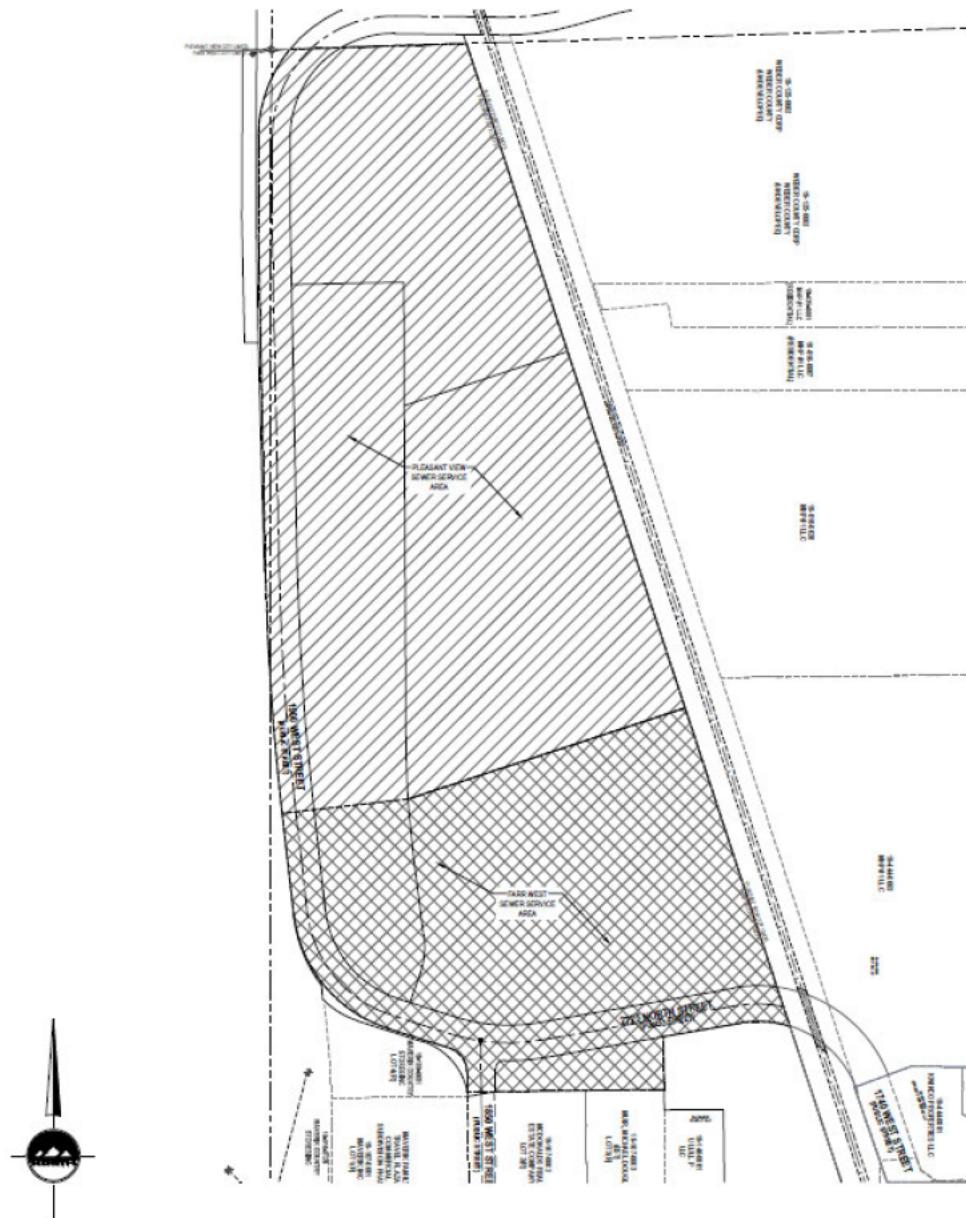
thence Westerly 8.55 feet along the arc of a 471.00 feet radius curve to the right (center bears North 16°44'31" East and the chord bears North 72°44'17" West 8.55 feet with a central angle of 01°02'24");

thence North 72°13'05" West 136.28 feet;

thence Northwesterly 351.29 feet along the arc of a 306.00 feet radius curve to the right (center bears North 17°46'55" East and the chord bears North 39°19'50" West 332.31 feet with a central angle of 65°46'30") to the Easterly Right-of-Way line of Interstate 15;

thence North 06°26'35" West 228.38 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 654,976 square feet or 15.036 acres



PROJECT NUMBER
12111

PRINT DATE
2025-08-29

FARR WEST LANDING COMMERCIAL SUBDIVISION

1 OF 1



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.9529
WWW.ENSIONENG.COM

Exhibit D – Farr West and Pleasant View Storm Water Service Areas

Farr West Service Area

Beginning at a point being South 00°01'15" West 1,989.75 feet along the section line and East 51.47 feet from the West Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 76°53'56" East 72.04 feet;

thence Southeasterly 164.62 feet along the arc of a 236.00 foot radius curve to the left (center bears North 74°58'30" East and the chord bears South 35°00'28" East 161.30 feet with a central angle of 39°57'56");

thence North 80°34'50" East 93.86 feet;

thence North 17°46'55" East 38.46 feet;

thence Northeasterly 29.35 feet along the arc of a 138.90 foot radius curve to the left (center bears North 74°03'22" West and the chord bears North 9°53'25" East 29.30 feet with a central angle of 12°06'26");

thence South 74°30'10" East 28.37 feet;

thence South 82°53'03" East 10.32 feet;

thence South 7°03'50" West 59.11 feet;

thence South 18°43'16" West 34.57 feet;

thence South 29°52'30" East 32.47 feet;

thence South 72°13'05" East 52.06 feet;

thence Southeasterly 180.15 feet along the arc of a 392.81 foot radius curve to the left (center bears North 17°44'23" East and the chord bears South 85°23'56" East 178.57 feet with a central angle of 26°16'38");

thence North 79°59'45" East 99.26 feet;

thence North 44°04'02" East 35.91 feet;

thence North 88°26'46" East 48.63 feet;

thence South 50°26'34" East 21.28 feet;

thence South 89°57'41" East 41.49 feet;

thence North 79°59'52" East 221.87 feet;

thence Northeasterly 98.50 feet along the arc of a 310.21 foot radius curve to the right (center bears South 10°04'17" East and the chord bears North 89°01'31" East 98.09 feet with a central angle of 18°11'36");

thence South 18°19'57" East 93.12 feet;

thence Northwesterly 114.89 feet along the arc of a 235.00 foot radius curve to the left (center bears South 18°00'32" West and the chord bears North 85°59'48" West 113.75 feet with a central angle of 28°00'40");

thence South 79°59'52" West 173.85 feet;

thence South 0°40'06" East 118.78 feet;

thence South 89°13'43" West 383.76 feet;

thence South 89°08'24" West 60.69 feet;

thence North 0°40'06" West 44.78 feet;

thence Northwesterly 73.48 feet along the arc of a 58.00 foot radius curve to the left (center bears South 89°19'54" West and the chord bears North 36°57'47" West 68.67 feet with a central angle of 72°35'23");

thence Northwesterly 8.55 feet along the arc of a 471.00 foot radius curve to the right (center bears North 16°44'31" East and the chord bears North 72°44'17" West 8.55 feet with a central angle of 1°02'24");

thence North 72°13'05" West 136.28 feet;

thence Northwesterly 307.77 feet along the arc of a 306.00 foot radius curve to the right (center bears North 17°46'55" East and the chord bears North 43°24'18" West 294.96 feet with a central angle of 57°37'35") to the point of beginning.

Contains 142,368 Square Feet or 3.268 Acres

Pleasant View Service Area

Beginning the West Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°11'18" East 439.60 feet;

thence South 18°11'05" East 730.34 feet;

thence South 18°12'51" East 845.07 feet;

thence South 18°11'26" East 567.10 feet;

thence South 18°26'05" East 95.68 feet;

thence Southwesterly 98.46 feet along the arc of a 313.33 foot radius curve to the left (center bears South 7°57'12" West and the chord bears South 88°57'05" West 98.05 feet with a central angle of 18°00'14");

thence South 79°59'52" West 221.87 feet;

thence North 89°57'41" West 41.49 feet;

thence North 50°26'34" West 21.28 feet;

thence South 88°26'46" West 48.63 feet;

thence South 44°04'02" West 35.91 feet;

thence South 79°59'45" West 99.26 feet;

thence Northwesterly 180.15 feet along the arc of a 392.81 foot radius curve to the right (center bears North 8°32'14" West and the chord bears North 85°23'56" West 178.57 feet with a central angle of 26°16'38");

thence North 72°13'05" West 52.06 feet;

thence North 29°52'30" West 32.47 feet;

thence North 18°43'16" East 34.57 feet;

thence North 7°03'50" East 59.11 feet;

thence North 82°53'03" West 10.32 feet;

thence North 74°30'10" West 28.37 feet;

thence Southwesterly 29.35 feet along the arc of a 138.90 foot radius curve to the right (center bears North 86°09'48" West and the chord bears South 9°53'25" West 29.30 feet with a central angle of 12°06'26");

thence South 17°46'55" West 38.46 feet;

thence South 80°34'50" West 93.86 feet;

thence Northwesterly 164.62 feet along the arc of a 236.00 foot radius curve to the right (center bears North 35°00'34" East and the chord bears North 35°00'28" West 161.30 feet with a central angle of 39°57'56");

thence South 76°53'56" West 72.04 feet;

thence Northwesterly 43.52 feet along the arc of a 306.00 foot radius curve to the right (center bears North 75°24'30" East and the chord bears North 10°31'03" West 43.48 feet with a central angle of 8°08'55");

thence North 6°26'35" West 252.28 feet;

thence Northwesterly 521.49 feet along the arc of a 5,729.00 foot radius curve to the right (center bears North 83°33'25" East and the chord bears North 3°50'07" West 521.31 feet with a central angle of 5°12'55");

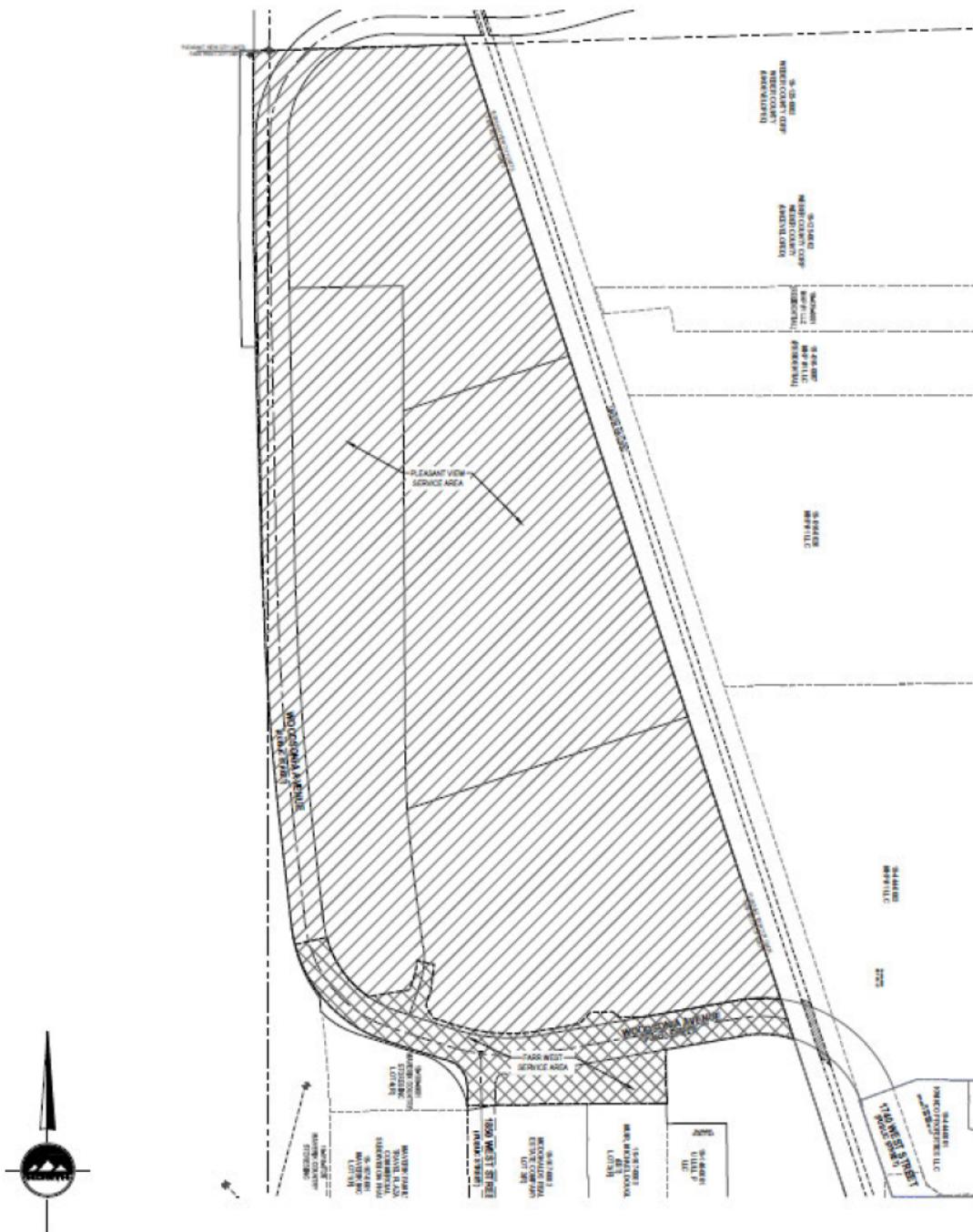
thence North 1°45'49" West 516.49 feet;

thence North 1°02'55" West 282.59 feet;

thence North 0°04'05" East 377.09 feet;

thence North 89°29'41" East 33.80 feet to the point of beginning.

Contains 1,699,613 Square Feet or 39.018 Acres



PROJECT NUMBER: 131111 PRINT DATE: 2025-09-17
PROJECT MANAGER: 2111 DESIGNED BY: 2111

**FARR WEST LANDING
COMMERCIAL SUBDIVISION
2725 NORTH 1850 WEST
PLEASANT VIEW CITY, UTAH
STORMWATER SERVICE AREA**

1 OF 1





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