



FARR WEST CITY PLANNING COMMISSION AGENDA

January 29, 2026 at 5:30 p.m.

City Council Chambers

1896 North 1800 West

Farr West, UT 84404

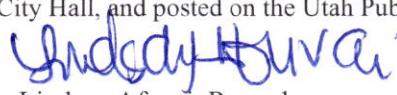
Notice is hereby given that the Planning Commission of Farr West City will hold a 5:30 p.m. work session and their regular meeting at 5:30 pm on Thursday, January 29, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – 2026 update and discussion on Jersey Fields subdivision

Regular Meeting

1. Call to Order –Lyle Earl
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Public Hearing to consider the request of a conditional use permit for Jonathon & LeAnn Ostler for an accessory building over 2,000 square feet located at 3056 West 3600 North
 - b. Recommendation to the City Council approval or denial of the request of a conditional use permit for Jonathon & LeAnne Ostler for an accessory building over 2,000 square feet located at 3056 West 3600 North
 - c. Recommendation to the Administrative Land Use Authority (ALUA) approval or denial of the preliminary subdivision plat for Jersey Fields Subdivision located at approximately 1650 Farr West Drive, to include payment and construction of the pedestrian pathway on Farr West Drive
 - d. Confirm the date and time of Planning Commission Meetings as the second and fourth Thursday of the month at 6:30 p.m. at Farr West City Hall, 1896 North 1800 West, Farr West
 - e. Recommendation to the City Council appointment or re-appointment of Planning Commission Members Greg Pierce and Connor Jones as full members
 - f. Recommendation to the City Council appointment of the Planning Commission Chairman and Vice Chair
5. Consent Items
 - a. Approval of minutes dated November 13, 2025
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. 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 January 26, 2026.


Lindsay Afuvai, Recorder



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 12/26/25 Applicant Name Joanathon & LeAnn Ostler

Mailing Address 3056 West 3600 North Farr West, Utah 84404

Phone Number [REDACTED]

Property address of proposed conditional use 3056 W 3600 N Farr West, Utah 84404 Current Zoning: A-1-R

Please list the requested conditional use as listed within the city zoning ordinance Shop/Garage/Storage

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

The proposed garage/shop/storage use is necessary and direable for me as the homeowner because it provides secure, enclosed space for vehicle storage, tools and personal projects that support proper maintenance of my property. As an accessory residential use in Farr West, it does not generate additional traffic, noise or demand on public services and helps reduce outdoor clutter, maintain neighborhood appearance, and contribute to the general well being of the community.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

The purposed use will not be detrimental to public health, safety, or general welfare because it is a residential accessory garage/shop/storage use intended solely for the homeowner. It will not generate commercial activity, increased traffic, or demand on public services, and all activity will occur within an enclosed structure that complies with applicable codes. The use is consistent with surrounding residential and agricultural properties in Farr West and is compatible with existing neighborhood character.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

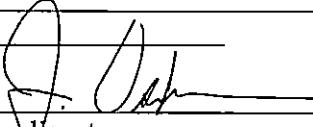
The proposed garage/shop/storage use will comply with all applicable Farr West City zoning, building, and safety regulations for accessory residential structures, including requirements for size, height, setbacks, and use. The structure will remain accessory to the primary residence, be used for non-commercial purposes only, and meet all standards of Farr West.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

The proposed garage/shop/storage use aligns with the Farr West City General Plan by supporting low-density residential land use, proper property maintenance, and neighborhood compatibility. As an accessory residential use, it promotes orderly development and preserves community character in Farr West.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

The proposed garage/shop/storage use will not cause environmental or ecological deterioration because it is an enclosed accessory structure on an already developed site with minimal land disturbance. The project will comply with all drainage and environmental requirements and will not generate pollution or impact natural resources in Farr West.

 Property Owner? Y N

Signature of Applicant

Date Application & \$100.00 Processing Fee received 12/29/2025

Received by McKinzie Toms

Date of public hearing: _____

Date application was Approved Denied by Planning Commission _____

Conditions/Reasons

Date application was Approved Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor

Preliminary Subdivision Application for 1-2 Family Residential Use



Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: _____

County Tax Parcel Number: 19-492-0001, 19-414-0001

Receipt #: _____

Current Zoning of Property: R-1-15

Amount Paid: _____

----- CONTACT INFORMATION -----

Applicant Information Name: <u>DAVID CHUGG</u> Phone: REDACTED Email: REDACTED	Property* Owner #1 Information Name: <u>DAVID & SARA CHUGG LIVING TRUST</u> Phone: REDACTED Email: REDACTED
Property* Owner #2 Information (If Applicable) Name: <u>CHUGG LIVING TRUST (JASON CHUGG)</u> Phone: REDACTED Email: REDACTED	Property* Owner #3 Information (If Applicable) Name: _____ Phone: _____ Email: _____
Engineer's Information (If Applicable) Name: <u>HAI - JIM FLINT</u> Phone: REDACTED Email: REDACTED	Surveyor's Information (If Applicable) Name: <u>HAI - ROGER SLADE</u> Phone: REDACTED Email: REDACTED

* Enter contact information for the owners of the property to be subdivided. If the property to be subdivided has more than three owners, attach supplemental information for remaining owners.

----- PRELIMINARY DOCUMENT CHECKLIST -----

1 **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include citations to specific City ordinances that permit the intended use. Or, if the intended use is currently prohibited under City ordinances, the land use application must contain an approved variance.

PROPERTY OWNER'S CONSENT & DEDICATION – PRELIMINARY APPLICATION

Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 19-492-0601; 19-414-0001

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the preliminary subdivision application. We hereby consent to this preliminary subdivision application and, contingent on City approval, we intend to dedicate the portions of the property to the public that are so indicated in this application. We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:



Property Owner #1



Property Owner #2 (if applicable)

Property Owner #3 (if applicable)

6-29-25

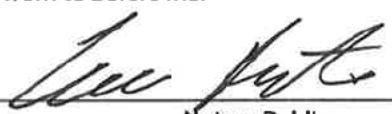
Date

24 JUNE 2025

Date

Date

Subscribed and sworn to before me:



Notary Public

6-24-25

Date

Notary Seal:



APPLICANT'S AFFIDAVIT – PRELIMINARY APPLICATION

Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 19-492-0001; 19-414-0001

I, DAVID CHUGG (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Farr West City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Farr West City Subdivision Title and understand that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with City ordinances or to protect the health and safety of City residents. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Farr West City fee schedule.

Signed:

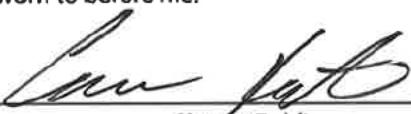


Applicant/Agent

6-24-25

Date

Subscribed and sworn to before me:



Notary Public

6.24.25

Date

Notary Seal:



MEMORANDUM

TO: Farr West City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **JERSEY FIELDS SUBDIVISION**
Preliminary Subdivision Plat and Plans Review

Date: January 12, 2026

Our office has completed a review of the preliminary subdivision plat and improvement plans for the referenced subdivision. This development is located on the north side of Farr West Drive in the R-1-15 zone and includes 39 single family lots on approximately 18 acres. The Developer has met with City staff and the Planning Commission on multiple occasions and have worked out the main concerns with the development.

An important aspect of the proposed development is the widening of Farr West Drive to improve the safety of the existing roadway. The Developer has committed to paying an amount equal to the cost to widen the road from West Harrisville Road to the new subdivision to a minimum of 30' wide. This will allow for a designated pedestrian pathway to be striped along the edge of the roadway. This payment will be collected by the City and dedicated for use in a future City project to widen and improve the roadway. Approval of the subdivision should be conditioned upon the Developer agreeing to pay for these improvements.

We recommend preliminary approval at this time with the following items to be completed prior to final approval from the City's Administrative Land Use Authority:

1. Address all red-line comments on the plat and add addresses as provided by our office.
2. Add a special restriction to Lot 9 with special provisions per 17.28.050 listed since this lot is less than 15,000 SF.
3. Address all red-line comments on the improvement drawings.
4. Add streetlights at the midpoint of the streets to keep spacing less than 600'.
5. Check the feasibility of the stormwater LID measures proposed. Revise the detention ponds as necessary to remove retention and add water quality measures if the ponds are within 2' of the highest groundwater elevation.
6. Show the proposed contour lines across the lots on the plans and ensure that lots won't drain onto adjacent properties.
7. Adjust the sewer grades to maintain the 10" sewer with a 0.25% slope or greater.
8. Obtain final will serve letter from Bona Vista Water.
9. Obtain final approval letter from Pineview Water.
10. Obtain final approval letter from Wester Irrigation for the proposed changes to the irrigation ditch.

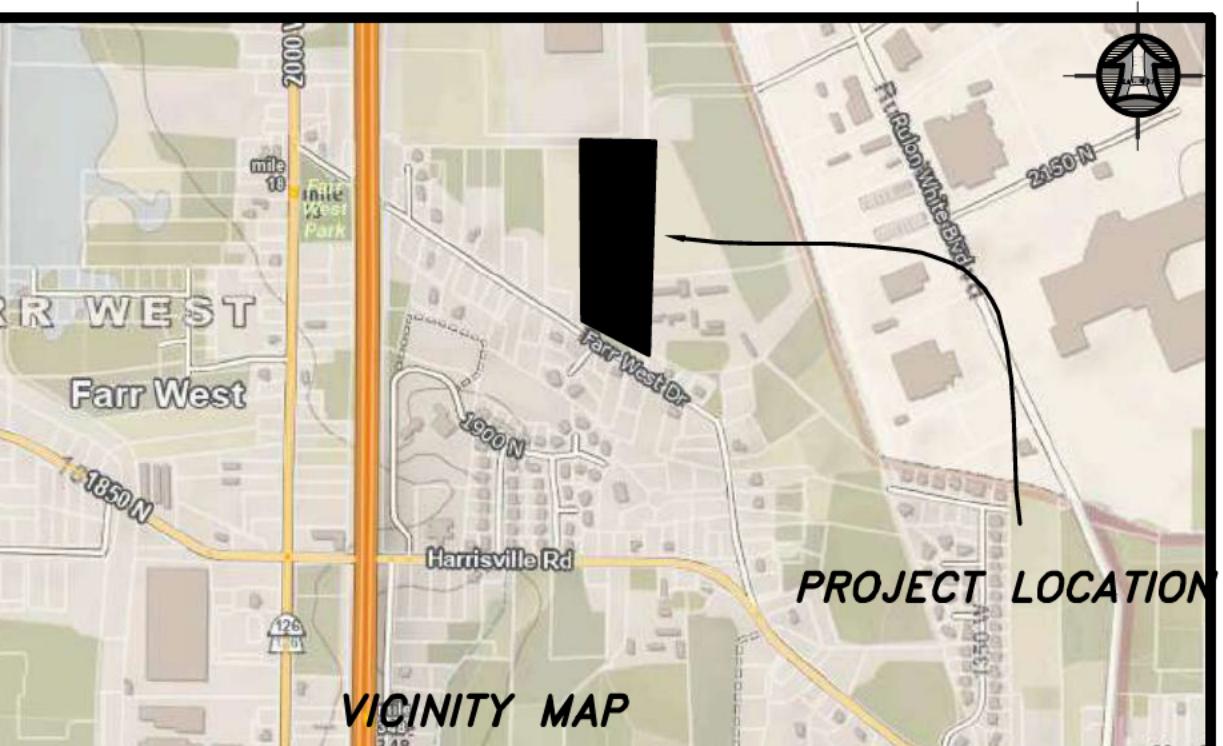
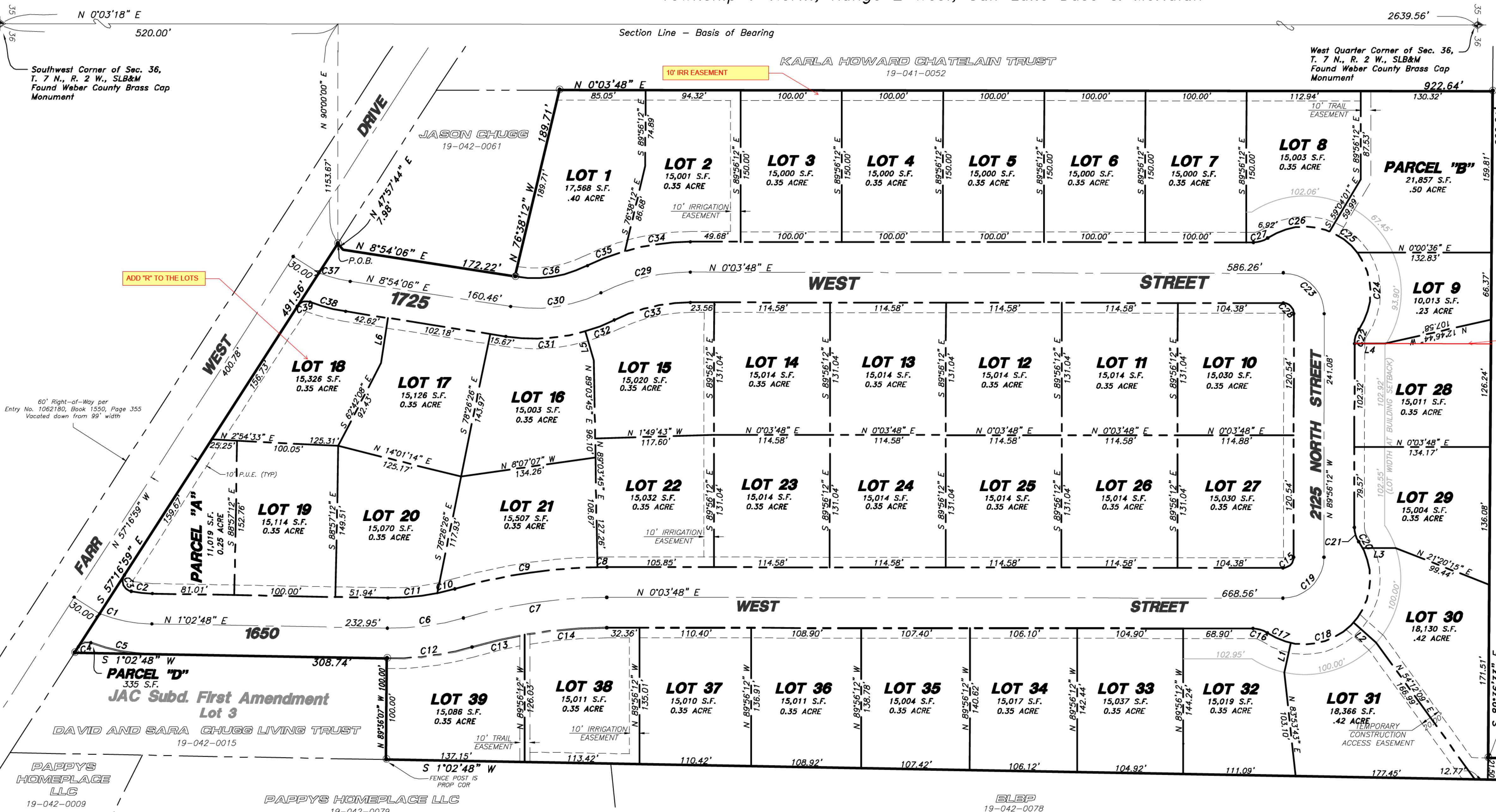
The comments listed in this memo and on the preliminary plat and plans are for preliminary review only and additional comments and requirements will be provided as necessary in the final review.

Jersey Fields Subdivision

A Re-Subdivision of JAC Subdivision and JAC Subdivision First Amendment

Farr West City, Weber County, Utah

A Part of the Southwest Quarter of Section 36,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



Developer:
DAVID CHUGG
(801) 420-8814



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 69 Years of Business

FARR WEST CITY ENGINEER
This plat was approved by the Farr West City Engineer this
day of _____, 20____.

City Engineer _____

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly
approved by the Farr West City Planning Commission
on the _____ day of _____, 20____.

Farr West City Planning Commission Chairman

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of public ways
and financial guarantee of public improvements associated with this
subdivision thereon are hereby approved and accepted by Farr West City,
Utah, this _____ day of _____, 20____.

By:
Mayor _____
Attest:
Recorder _____

FARR WEST ATTORNEY

I certify that the requirements of all applicable statutes
and ordinances prerequisite by the state of Utah and
the ordinances of Farr West City of the foregoing plat
and dedications have been complied with. Dated this
day of _____, 20____.

Signature _____

SHEET 1 OF 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

ASSOCIATED FOODS STORES INC.
19-041-0088

SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO THIRTY NINE (39) LOTS, KNOWN HEREAFTER AS JERSEY FIELDS SUBDIVISION LOCATED IN FARR WEST CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

SIGNED THIS DAY OF, 2026.

K. GREG HANSEN P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 167819

ADJUST LINE AND HAVE
BOTH UNDER 15.000? ADD
SPECIAL RESTRICTION TO
THE LOT AND LIST THE
SPECIAL PROVISIONS FROM
17.28.050

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

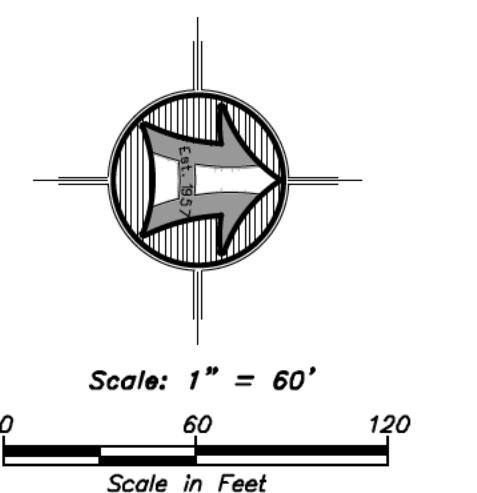
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 - R, JAC SUBDIVISION, ENTRY NO. 3048871, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FARR WEST DRIVE LOCATED 520.00 FEET NORTH 00°03'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1360.58 FEET SOUTH 89°56'42" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 2-R THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°37'47" WEST 1272.54 FEET; AND (2) SOUTH 89°36'33" EAST 316.23 FEET TO AN ANGLE POINT OF THE ASSOCIATED FOODS STORES INC. PROPERTY, TAX ID. NO. 19-041-0088; THENCE NORTH 01°02'48" EAST 469.39 FEET ALONG THE BOUNDARY OF SAID ASSOCIATED FOODS STORES INC. PROPERTY TO AN ANGLE POINT IN THE BLBP LAND LLC PROPERTY TAX ID. NO. 19-042-0078; THENCE NORTH 89°57'48" EAST 21.50 FEET ALONG THE BOUNDARY OF SAID BLBP LAND LLC PROPERTY; THENCE SOUTH 01°02'48" WEST 1930.78 FEET ALONG THE WEST LINE OF SAID BLBP LAND LLC PROPERTY AND CONTINUING ALONG THE WEST LINE OF PAPPY'S HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0079 AND CONTINUING ALONG THE WEST LINE OF THE PAPPY'S HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0009 TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°16'59" WEST 353.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 10.20 ACRES.

SHOULD BE AROUND 18 ACRES
ASSOCIATED FOODS STORES INC.
19-041-0088

N 89°57'48" E
21.50' 469.39'
1559.22'
TEMPORARY CONSTRUCTION
ACCESS ROAD/ROUTE
PARCEL "C" 10,092 S.F. .23 169.39' 469.39' (CONSTRUCTION TRUCK ENTRANCE)
1559.22'
TEMPORARY CONSTRUCTION
ACCESS ROAD/ROUTE
N 89°57'48" E
21.50' 469.39'
1559.22'

LEGEND					
Subject Property Line					
Interior Lot Lines					
Adjoining Property Line					
Previous Property Line					
Centerline					
Public Utility Easement (PUE)					
Fence Line					
Found rebar set by others					
Set 5/8" x 24" Rebar With Cap					
Section Corner					



PARCEL CURVE DATA

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	83.08'	150.00'	31°44'05"	82.02' N16°54'50"E
C2	21.07'	120.00'	10°03'29"	21.04' N06°04'32"E
C3	20.45'	10.50'	11°13'45"	17.37' N66°54'39"E
C4	14.25'	10.50'	77°46'38"	13.18' S18°23'40"E
C5	61.10'	180.00'	19°26'51"	60.80' N10°46'13"E
C6	76.14'	250.00'	17°26'56"	75.84' N07°40'40"W
C7	143.69'	500.00'	16°27'56"	143.19' S08°10'0"E
C8	9.46'	530.00'	1°01'20"	9.46' S02°26'53"E
C9	142.85'	530.00'	15°26'35"	142.42' S08°40'50"E
C10	18.09'	220.00'	4°42'36"	18.08' N14°02'50"W
C11	48.91'	220.00'	12°44'20"	48.81' N05°19'22"W
C12	85.27'	280.00'	17°26'56"	84.94' N07°40'40"W
C13	53.62'	470.00'	6°32'13"	53.59' S13°08'02"E

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH
C14	81.44'	470.00'	9°55'43"	81.34' S04°54'04"E
C15	16.49'	10.50'	90°00'00"	14.85' N44°56'12"W
C16	15.00'	25.00'	34°22'12"	14.77' S13°04'04"E
C17	25.41'	65.00'	22°23'33"	25.25' N23°14'03"E
C18	68.42'	65.00'	60°18'41"	65.31' N18°07'14"W
C19	63.62'	40.50'	90°00'00"	57.28' N44°56'12"W
C20	7.38'	65.00'	6°30'16"	7.38' S58°56'43"W
C21	15.00'	25.00'	34°22'12"	14.77' N72°52'42"E
C22	15.01'	24.48'	35°07'37"	14.77' S72°45'13"E
C23	63.43'	39.25'	92°35'02"	56.75' S44°31'42"W
C24	81.26'	65.00'	71°37'37"	76.07' S88°36'58"W
C25	34.85'	65.00'	30°43'10"	34.43' S37°26'34"W
C26	64.02'	65.00'	56°26'06"	61.47' S06°08'04"E

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH
C27	15.02'	25.00'	34°24'54"	14.79' N17°08'39"W
C28	16.49'	10.50'	90°00'00"	14.85' S45°03'48"W
C29	91.56'	200.00'	26°13'51"	90.77' S13°03'08"E
C30	91.81'	150.00'	35°04'03"	90.38' N08°37'59"W
C31	79.35'	180.00'	25°15'26"	78.71' S13°02'49"E
C32	30.86'	180.00'	8°49'19"	30.82' N21°15'59"W
C33	77.80'	170.00'	26°13'14"	77.12' S13°02'49"E
C34	65.46'	230.00'	16°18'27"	65.24' S08°05'26"E
C35	39.87'	230.00'	9°55'56"	39.82' S21°12'37"E
C36	73.62'	120.00'	35°09'05"	72.47' N08°36'02"W
C37	62.52'	149.55'	23°57'09"	62.07' N20°50'30"E
C38	36.42'	180.00'	11°35'33"	36.36' N14°41'52"E
C39	14.25'	10.50'	77°46'38"	13.18' S18°23'40"E

PARCEL LINE DATA</		