



## FARR WEST CITY PLANNING COMMISSION AGENDA

April 23, 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 6:30 pm on Thursday, April 23, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Discussion with Westside Investments LC on proposed Spiker Schultz subdivision with a PD Overlay

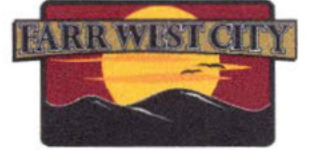
### Regular Meeting

1. Call to Order –Chairman 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. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider amendments to the swimming pool ordinance
  - b. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider amendments to the Legends Subdivision Development Agreement
  - c. Set a public hearing for May 14, 2026 at 6:30 p.m. to consider the request of a re-zone of the Brinkerhoff property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the Mixed Use zone
  - d. Recommendation to the City Council approval or denial of the West Creek No. II commercial preliminary subdivision plat located at approximately 1000 North 1550 West
5. Consent Items
  - a. Approval of minutes dated April 9, 2026
6. Chairman/Commission Follow-up
  - a. Report on Assignments
7. Adjourn regular meeting and enter back into a work session to discuss the proposed new R-1-8 zone

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 April 20, 2026.

Lindsay Afuvai  
Recorder

# Application for Subdivision



Date Submitted 4/3/26

Developer's Name Dallin Curriden

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED]

\*\*\*\*\*

Subdivision Name West Creek No. II Subdivision Phase 2

Subdivision Address Approximately 1000 N 1550 W, Farr West UT

Is this a Re-Subdivision No Current Property Zone ICZ Is Re-Zoning Required No

Acreage of property being divided 18.852 Acreage of entire land parcel 30.73

Number of proposed lots in Subdivision 2 In Phase 1 Number of Phases 1

Title Search Completed  N \*Attach Documentation

**Available Utilities and Services:**

<b>Culinary Water</b>	<input checked="" type="checkbox"/>	N	
<b>Secondary Water</b>	<input checked="" type="checkbox"/>	N	Company: <u>Marriott-Slaterville City</u>
<b>Secondary System</b>	Y	<input checked="" type="checkbox"/>	
<b>Adequate Storm Sewer/Drainage</b>	<input checked="" type="checkbox"/>	N	
<b>Sewer</b>	<input checked="" type="checkbox"/>	N	
<b>Electric Power</b>	<input checked="" type="checkbox"/>	N	
<b>Natural Gas</b>	<input checked="" type="checkbox"/>	N	
<b>Telephone Service</b>	<input checked="" type="checkbox"/>	N	
<b>Broadband/Fiber Internet</b>	<input checked="" type="checkbox"/>	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
<b>Cable/Satellite TV</b>	<input checked="" type="checkbox"/>	N	Company:

# Application for Subdivision



Property is in which Flood Zone: None Panel Number: 49057C0194F

Lowest Elevation of Property: 4,243

Access Road above 4,215' Elevation: Yes Source: Survey

Does the property contain Wetlands: No Source: Wetlands Study

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

The property has been used for agricultural use.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed).

No conflicting existing easements, right-of-ways, etc. exist on the property, as shown on subdivision plat.

\*\*\*\*\*

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed *David L. Smith* Date 4/3/20

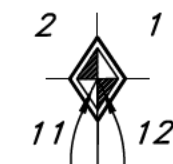
## FEE SCHEDULE

<b>Subdivision Plan Processing:</b>	<b>Engineering Fee Deposit: \$125.00/lot/phase</b>
1-4 lots                    \$100.00	
5-9 lots                    \$100.00 plus \$10/lot	
10-24 lots                \$150.00 plus \$10/lot	
25 lots +                    \$250.00 plus \$10/lot	

Application Fee \$ \_\_\_\_\_ Developer User Fee \$ \_\_\_\_\_ Total \$ \_\_\_\_\_  
Receipt # \_\_\_\_\_ Date Paid \_\_\_\_\_ Received by \_\_\_\_\_



Found Northwest Corner  
Section 12, T.6N., R.2W., SLB&M  
Weber County Survey 3" Brass Cap  
Mon. #6N2W11NE



LOT 10  
HERITAGE RANCH  
SUBDIVISION  
E# 2077169, B:60, P:89  
LONDON & AMY MOYES  
15-380-0010

N7°20'18"E 1.85'  
S88°24'41"E 6.75'

THE UNITED STATES OF AMERICA  
15-001-0006

S88°57'56"E 415.08'

PARCEL B  
73,044 Sq. Ft.  
1.677 Ac.  
Address

N89°18'12"W 303.75'  
N88°24'41"W 8.39'

EAST 66.00'  
33.0' 33.0'

EAST 244.19'

EAST 239.89'

See "DETAIL A"

40.0' Shared Access Easement  
E#

UNITED STATES OF AMERICA  
15-001-0024

PARCEL C  
HEREBY DEDICATED TO  
FARR WEST CITY  
19,655 Sq. Ft.  
0.451 Ac.  
Address

10.0' PUE

10.0' PUE

PARCEL A  
444,339 Sq. Ft.  
10.201 Ac.  
Address

LOT 3  
433,495 Sq. Ft.  
9.952 Ac.  
Address

LOT 4  
249,426 Sq. Ft.  
5.726 Ac.  
Address

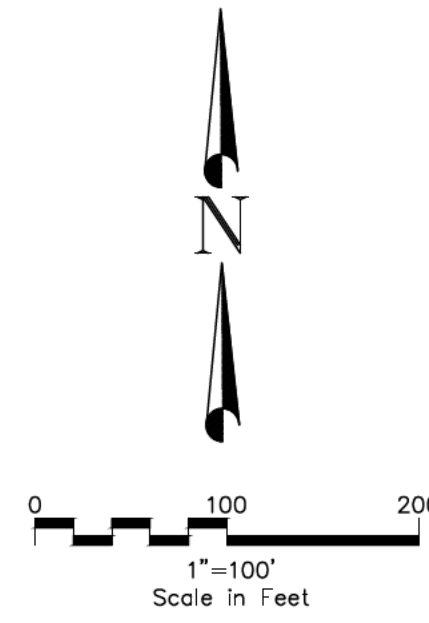
5.0' Communication  
Easement  
E# 786741,  
Bk: 1318,  
Pg: 601

ROADWAY HEREBY DEDICATED TO  
FARR WEST CITY  
118,616 Sq. Ft.  
2.723 Ac.

60.0' Shared Access Easement  
E#

THE UNITED STATES OF AMERICA  
15-032-0016

S. 00°12'35" E. 5343.03' (BASIS OF BEARING)  
1099.71'



POB

EAST 1783.86'

WEST CREEK NO. 1 SUBDIVISION  
E#3374597, B:99, P:74&75

LOT 1-R  
WEST CREEK I LLC  
15-882-0001

10.0' PUE

34.07' 33.0'

S89°39'28"E 207.95'

N89°39'28"W 261.77'

33.0'

33.0'

33.0'

33.0'

33.0'

33.0'

33.0'

33.0'

33.0'

10.0' PUE

420.51'

N89°26'52"W 582.85'

40.0' Shared Access Easement  
Entry No.3374596

EAST 3031.21'

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10.0' PUE

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10.0' PUE

10.0' PUE

10.0' PUE

143.35'

S89°39'28"E 285.60'

N89°39'28"W 375.05'

33.0'

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33.0'

33.0'

33.0'

33.0'

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33.0'

10.0' PUE

59.53'

N89°09'31"E 591.89'

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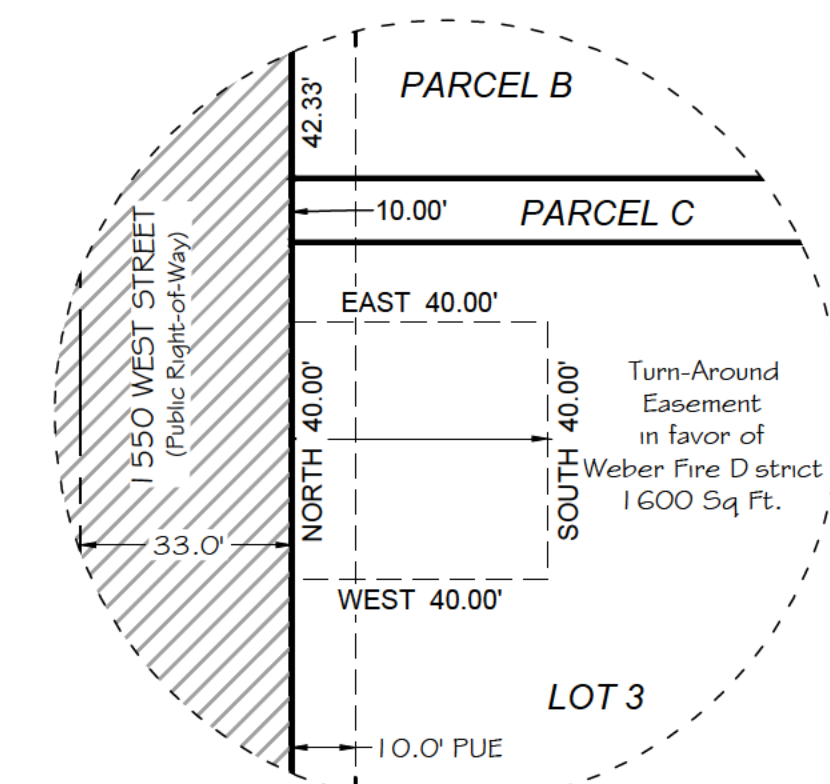
10.0' PUE

10.0' PUE

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10.0' PUE

10.0' PUE



"DETAIL A"  
1" = 30'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	72.77	S88° 16'

**Current Ordinance**

**17.44.120: FAMILY SWIMMING POOL:**

A family swimming pool shall conform to the following requirements:

A. The location of a family swimming pool or accessory pool related machinery or building shall not be less than ten feet (10') from any interior property line where there is no utility easement or ten feet (10') from any utility easement running along said property line. On corner lots, the distance from the pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

B. A protective barrier or fence shall be installed around the swimming pool, hot tub/spa, or other artificial water feature which is deeper than eighteen inches (18") according to the requirements of section [17.46.060](#) of this title.

C. Any lights used to illuminate the pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises. (Ord. 2018-01)

**Amended Ordinance (Redlined)**

**17.44.120: FAMILY SWIMMING POOL:**

A family swimming pool shall conform to the following requirements:

~~A.~~ ~~A.~~ The location of a family swimming pool shall not be less than ten feet (10') from any interior property line where there is no utility easement running along said property line. On corner lots, the distance from the pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone. (Ord. 17.44.190)

~~B.~~ The location of the accessory pool related machinery may be next to, but not within the utility easement, or next to an interior property line where there is no utility easement. If the accessory pool related machinery is located inside an external accessory building, it must meet the required setback standards according to the city's building code. (Ord. 17.44.190)

~~C.~~ A protective barrier or fence shall be installed around the swimming pool, hot tub/spa, or other artificial water feature which is deeper than eighteen inches (18") according to the requirements of section [17.46.060](#) of this title.

~~D.~~ Any lights used to illuminate the pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises. (Ord. 2018-01)

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# Application for Rezoning Real Property



Date Submitted 4/16/26 Applicant's Name RIVER BLACKSMITH

Applicant's Address [REDACTED]

Applicant's Phone [REDACTED]

.....

Fee Schedule (check one):

- Up to 5 acres..... \$150.00 [ ]
- More than 5 acres.....\$200.00 [ ]
- Commercial or Manufacturing..... \$250.00 [  ]

Fee received by \_\_\_\_\_ Date \_\_\_\_\_

.....

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

PARCEL # 150040127 6.37 ACRES

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Be rezoned from (present zoning) \_\_\_\_\_

To (desired zoning) \_\_\_\_\_

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [ ]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

THIS PARCEL WAS PURCHASED BY R.B. PROPERTIES TO HELP WITH COHESIVENESS WITH SURROUNDING NEIGHBORS.

ALSO, THIS REQUEST IS CONSISTENT WITH THE CITY GENERAL PLAN.

# Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

IT WILL ADD COHESIVENESS TO THE LEGENDS PROJECT.  
IT WILL HELP THE OTHER SURROUNDING LAND OWNERS.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

N/A

Signature of Petitioner(s):

Address:

\_\_\_\_\_  
 \_\_\_\_\_  
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✓ Checklist:

- Fees Paid
- Legal Description
- Scale Drawing
- Adjacent Property Owners List
- Public Hearing Set
- Adjacent Property Owners Notified

- Notice Advertised on: \_\_\_\_\_
- Public Hearing Held on: \_\_\_\_\_
- PC Recommendation:
- Approve  Reject Date: \_\_\_\_\_
- CC Action:
- Approve  Reject Date: \_\_\_\_\_