



## FARR WEST CITY COUNCIL AGENDA

May 7, 2026 at 5:00 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 5:00 p.m. budget work session as well as their regular meeting at 6:30 p.m. on Thursday, May 7, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:00 p.m. – Budget Work Session

### Regular Meeting

Call to Order – Mayor David Bolos

1. Opening Ceremony
  - a. Opening Prayer
  - b. Pledge of Allegiance
2. Comments/Reports/Presentation
  - a. Public Comments (3 *minutes*)
  - b. Report from the Planning Commission
3. Consent Items
  - a. Assignments and directions for Planning Commission
  - b. Consider approval of minutes dated April 2, 2026 and April 16, 2026
  - c. Consider approval of bills dated April 15, 2026 and May 6, 2026
4. Business Items
  - a. Consideration of business licenses – Curb Craft Co. – *Luis Martinez*
  - b. Consideration of adoption of the 2026-2027 Fiscal Year Tentative Budget
  - c. Consideration of the West Creek No. II commercial preliminary subdivision plat located at approximately 1000 North 1550 West
  - d. Consideration of Resolution No. 2026-06, approving the match agreement between Farr West City and Wasatch Front Regional Council
5. Mayor/Council Remarks
  - a. Assignment Follow-up (3 *minutes*)
6. Adjourn the regular meeting and enter into a joint work session with the Planning Commission to discuss the potential changes to the Jersey Fields subdivision property

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 May 1, 2025.

Lindsay Afuvai  
Recorder

# Application for Residential Business License



Application date: 4/14/2026

Owner Name: Luis Martinez

Owner Address: 1515 Farr West Dr City: Farr West State: Ut Zip: 84404

Telephone: 801-564-4812 Fax: \_\_\_\_\_ Email: luis.lamar.1223@gmail.com

Business Name: CurbCraftCo. DBA: \_\_\_\_\_

State Sales Tax ID # \_\_\_\_\_ State License # 41-4817733

If a daycare of preschool, number of own children: N/A; number of other children: \_\_\_\_\_

Describe your type of business in detail: masonry work / cedar wood, installing mail box.

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.

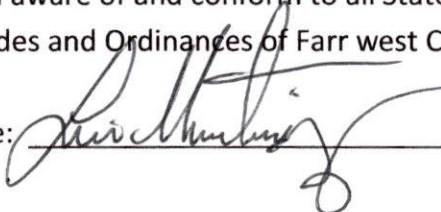
- The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.
- The business will not create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

<b>Residential Business License Fee</b>
\$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? 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:  Date: 4/14/2026

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For office use only:

Amount paid: 30.00 Date paid: 4-17-26 Receipt Number: 2.000014164  
 City Council Date: may 7, 2026 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
 License number: \_\_\_\_\_ Date issued: \_\_\_\_\_

**FARR WEST CITY  
RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION APPROVING THE MATCH AGREEMENT BETWEEN FARR WEST CITY AND THE WASATCH FRONT REGIONAL COUNCIL

WHEREAS, Farr West City (“City”) has applied for funding from the Wasatch Front Regional Council (“WFRC”) for a general plan update to integrate land use, transportation, and infrastructure planning, and align local land use patterns with regional mobility, sustainability, and community quality-of-life goals; and

WHEREAS, the WFRC has agreed to provide funding to the City in the amount contained in the Letter of Concurrence and Match Agreement as attached to this Resolution; and

WHEREAS, the City desires to execute the Letter of Concurrence and Match Agreement as attached; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Farr West City, as follows:

1. The City does hereby approve of the execution of the Letter of Concurrence and Match Agreement by the Mayor.
2. This Resolution shall take effect upon passage.

Approved and adopted by the City Council of Farr West City this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

FARR WEST CITY

\_\_\_\_\_  
David P. Bolos, Mayor

Vote of City Council

Yes    No

___	___	Council Member Anderson
___	___	Council Member Williams
___	___	Council Member Shupe
___	___	Council Member Blind
___	___	Council Member Jay

ATTEST:

\_\_\_\_\_  
City Recorder



# TRANSPORTATION AND LAND USE CONNECTION

## LETTER OF CONCURRENCE AND MATCH AGREEMENT

This Letter of Concurrence represents a formal agreement between the Wasatch Front Regional Council and Farr West City for the information below, consistent with the application submitted by Farr West City to WFRC for assistance through Transportation and Land Use Connection.

### PROJECT INFORMATION

Project Title: Farr West General Plan Update  
Project Manager: Katie Williams  
City Address: 1896 N 1800 W, Farr West, UT 84404  
Manager Email: katie.williams@farrwestcity.gov  
Manager Phone: 385-289-5164

### LOCAL GOVERNMENT MATCH AGREEMENT

Cash Amount: \$20,000

*Note: There is a minimum expectation that local government representatives are responsive to WFRC staff, participate and help to coordinate all project meetings, fulfill local government obligations in consultant advertisement and selection, accomplish necessary public noticing, and guide the project to a product that is to awarded community's satisfaction within scope limits, and ultimately support the adoption process if eligible.*

### TRANSPORTATION AND LAND USE CONNECTION RESOURCES

Financial Contributions: \$110,000  
Consultant Budget Total: \$130,000

### GENERAL TIMELINE

Start Date: August 1, 2026  
End Date: January 31, 2028

### DELIVERABLES

General plan update to integrate land use, transportation, and infrastructure planning, and align local land use patterns with regional mobility, sustainability, and community quality-of-life goals.

*As part of this agreement, it is understood that the governing body of Farr West City will in earnest consider the final work products for adoption. Farr West City will work with the Wasatch Front Regional Council on all matters of procurement; any consultant services procured independently by Farr West City will not be eligible for reimbursement of project funding.*

4/16/26

Date

David P. Bolos, Farr West City Mayor

# Application for Subdivision



Date Submitted 4/3/26

Developer's Name Dallin Curriden

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone 8 [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>	<input type="checkbox"/>	<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 *Dave L...* Date 4/3/20

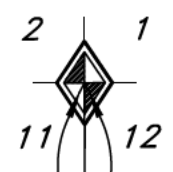
## FEE SCHEDULE

<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

THE UNITED STATES OF AMERICA  
15-001-0006

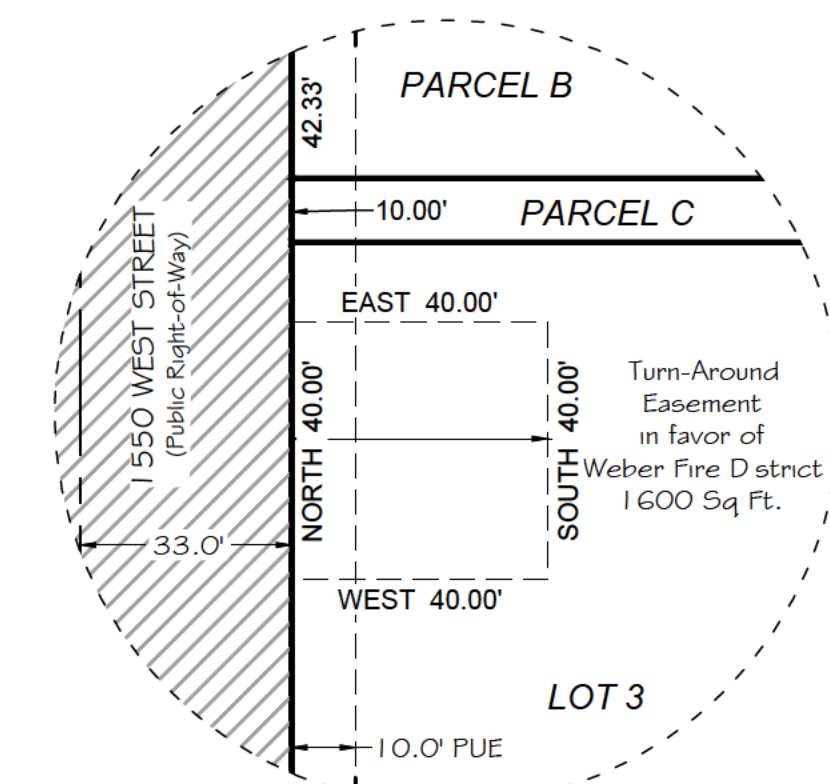
N7°20'18"E 1.85'  
S88°24'41"E 6.75'

S88°57'56"E 415.08'

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

USA  
15-001-0004

UNITED STATES OF AMERICA  
15-001-0024

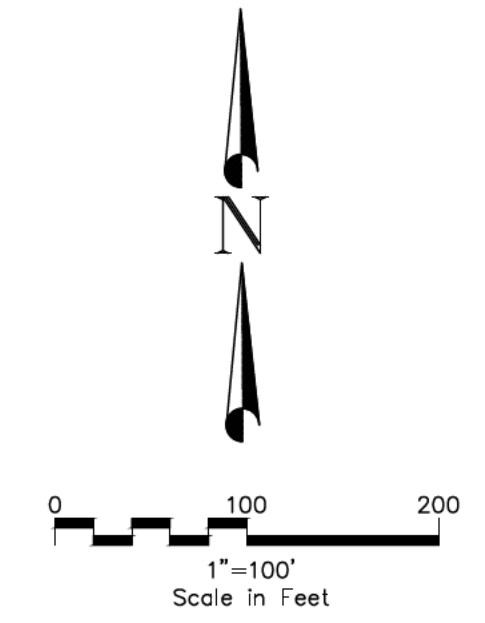


"DETAIL A"  
1" = 30'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	72.77	S88° 16' 59"W
L2	33.00	S0° 44' 38"W
L3	67.07	N0° 20' 32"E
L4	16.83	N52° 41' 46"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	74.39	51.50	82°45'34"	S75° 07' 56"E	68.09
C2	9.61	20.50	26°51'14"	S76° 54' 54"W	9.52
C3	32.09	20.50	89°40'56"	S44° 50' 28"E	28.91
C4	44.74	51.50	49°46'12"	S8° 52' 02"E	43.34
C5	141.84	91.00	89°18'12"	N44° 39' 06"W	127.91
C6	32.32	20.50	90°20'32"	N45° 10' 16"E	29.08
C7	119.12	51.50	132°31'47"	N50° 14' 49"W	94.29

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



BLAIR WEST CREEK LLC  
15-031-0022

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

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

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

Legend of Symbols  
& Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Road Right-of-Way
- Adjacent Parcel
- Easement Line
- Lot Line
- Roadway hereby dedicated to Farr West City
- Set Rebar and Cap stamped "CIR"
- Rebar and red cap stamped "Landmark Surveying"
- Street Monument to be set
- PUE Public Utility Easement

PREPARED BY:



10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

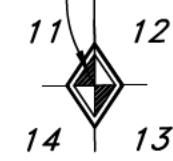
**WEST CREEK NO. II SUBDIVISION**  
LOCATED IN THE NORTH HALF OF SECTION 12 &  
THE SOUTH HALF OF SECTION 1,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # \_\_\_\_\_  
State of Utah, County of Weber, Recorded and filed at the request of \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Fee \$ \_\_\_\_\_ Weber County Recorder

SHEET  
2  
2

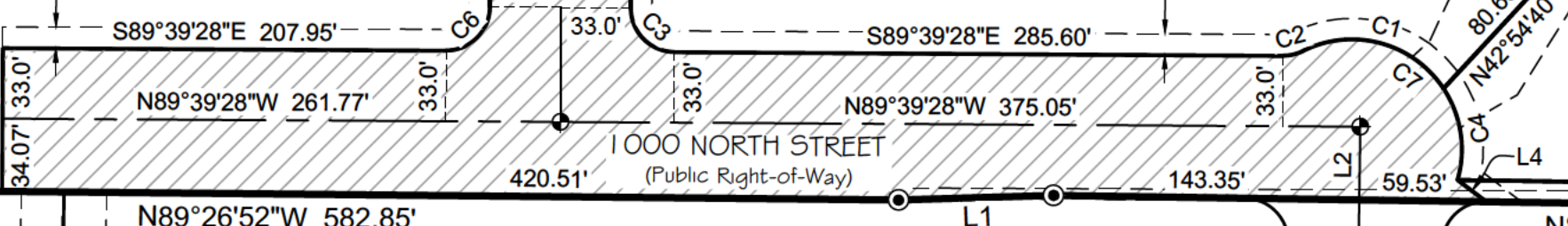
Found Southwest Corner  
Section 12, T.6N., R.2W., SLB&M  
Weber County Survey 3" Brass Cap  
Mon. #6N2W14NE



WEST CREEK NO. 1 SUBDIVISION  
E#3374597, B:99, P:74&75  
LOT 1-R  
WEST CREEK I LLC  
15-882-0001

WEST CREEK NO. 1 SUBDIVISION  
E#3374597, B:99, P:74&75  
LOT 2-R  
WEST CREEK II LLC  
15-882-0002

PARCEL A  
FRANK S BLAIR FAMILY LLC  
15-882-0003



# MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.  
City Engineer

RE: **WEST CREEK NO. 2 SUBDIVISION**  
Preliminary Subdivision Plat and Plans Review

Date: April 20, 2026

Our office has completed a review of the preliminary subdivision plat and improvement plans for the referenced subdivision in the Innovation Commercial Zone (ICZ) which abuts Marriott-Slaterville at approximately 1550 West 1000 North. The proposed subdivision includes two large lots, two remainder parcels, and the public roadways. We have reviewed the submitted information and recommend preliminary subdivision approval at this time with the following comments that will need to be fully addressed prior to final approval:

## **Subdivision Plat**

1. Address all red-line comments made by our office on the subdivision plat.
2. Add addresses to the lots as provided by our office.

## **Storm Drain**

3. The storm water runoff from the new roadways needs to be detained prior to being discharged to the existing storm drain system.
4. Obtain approval of the storm drain connection to the Marriott-Slaterville pipe.
5. Adjust pipe elevations at inlet boxes as noted on the red-lined plan set.
6. Include a Storm Water Quality Report following the template in the State LID Manual and show what LID measures are being implemented and how the retention requirement is being met or why it is technically infeasible.

## **Secondary and Culinary Water**

7. Obtain approval of the pressurized secondary water system from the irrigation provider.
8. Obtain final approval from Bona Vista for all culinary water improvements.

## **Sanitary Sewer**

9. How is "Parcel A" going to have sanitary sewer service in the future? Install a sewer main to the existing manhole at 1700 West if necessary.

## **Roadway and Site Improvements**

10. Construct the new roadways to the end of the subdivision boundaries to provide for future connections and extension of the roadways.
11. Include the pavement section in the drawings per the Geotechnical Report recommendations and add stabilization fabric over the native material.
12. Include the 10' asphalt trail connection and installation in the subdivision improvements.

## **General**

13. Provide required final approval letters from other affected agencies and utilities (Marriott-Slaterville, Bona Vista Water, Secondary Water, Weber Fire District).

The comments listed in this memo and on the preliminary plat and plans are for preliminary plan review only and additional comments and requirements will be provided as necessary on the final plat and improvement drawings as the Developer works with the City towards final approval.