



## **FARR WEST CITY PLANNING COMMISSION AGENDA**

May 14, 2026 at 6:30 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 their regular meeting at 6:30 pm on Thursday, May 14, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order –Chairman Lyle Earl

1. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Prayer
2. Comments/Reports
  - a. Public Comments (2 minutes)
  - b. Report from City Council
3. Business Items
  - a. Set a public hearing for May 28, 2026 to consider the request of a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West
  - b. Set a public hearing for May 28, 2026 to consider the request of a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West
  - c. Set a public hearing for May 28, 2026 to consider the request of a conditional use permit for Alex Maurer for a vehicle/parts sales and repair business located at 3677 North 2000 West
  - d. Public hearing to consider the request of a re-zone of the River Blacksmith property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the Mixed-Use zone
  - e. Recommendation to the City Council approval or denial of the re-zone of the River Blacksmith property located at approximately 1193 North 2000 West, parcel number 15-004-0127, from the A-1 zone to the Mixed-Use zone
  - f. Public hearing to consider amendments to the Legends Subdivision Development Agreement
  - g. Recommendation to the City Council approval or denial of the amendments to the Legends Subdivision Development Agreement
  - h. Recommendation to the City Council approval or denial of the revised plat for Legends Phase 6
  - i. Public hearing to consider the request to amend the general plan to allow for the M-1 Manufacturing Zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001
  - j. Recommendation to the City Council approval or denial of the amendment to the general plan to allow for the M-1 Manufacturing Zone on the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001



**FARR WEST CITY  
PLANNING  
COMMISSION  
AGENDA**

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- k. Public hearing to consider the request of a re-zone of the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001, from the R-1-15 zone to the M-1 manufacturing zone
- l. Recommendation to the City Council approval or denial of the re-zone of the northern portions of the David and Jason Chugg properties located at approximately 1700 West Farr West Drive, parcel numbers 19-492-0001 and 19-414-0001, from the R-1-15 zone to the M-1 manufacturing zone
- m. Recommendation to the City Council approval or denial of the Utah Structures Site Plan Approval
- n. Public hearing to consider amendments to the swimming pool ordinance
- o. Recommendation to the City Council approval or denial of the amendments to the swimming pool ordinance
4. Consent Items
  - a. Approval of minutes dated April 23, 2026
5. Chairman/Commission 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 May 8, 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 4/20/26 Applicant Name KATHERINE SCHMIDT

Mailing Address

Phone Number

Property address of proposed conditional use 3965N, 2600W Current Zoning: R

Please list the requested conditional use as listed within the city zoning ordinance LEAN TO ON DETACHED BUILDING,

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.

TO PROVIDE COVER / SHADE FOR SITTING AREA TO ENJOY MOUNTAIN VIEWS

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.

WILL BLEND WITH HOME & DETACHED BUILDING AND BE OPEN ON THREE SIDES. OTHER AREA RESIDENCES HAVE SIMILAR OUTDOOR AREAS

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

NOT OVER SIZED OR BLOCKING AREA VIEWS, NOT A SHED TOTAL SHADED AREA 40' X 10'

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

IMPROVES USE OF PROPERTY AND WILL NOT BE AN EYE SORE - WILL BE COMPLIMENTRY TO EXISTING AESTHETIC OF BUILDINGS, PERSONAL USE.

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.

DOES NOT IMPACT THE ENVIRONMENT OR AREA COMMUNITY

*Karen M. Suel*

Property Owner?  Y  N

Signature of Applicant

Date Application & \$100.00 Processing Fee received 4/27/2026

Received by Lindsay

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



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 4-27-26 Applicant Name Howard Black

Mailing Address [Redacted]

Phone Number [Redacted]

Property address of proposed conditional use 1530 N 2000 W. Current Zoning: A-1

Please list the requested conditional use as listed within the city zoning ordinance 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.

Storage of equipment

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 building will be built away in the back yard. It'll be gated off and locked

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

Personal storage

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

Personal use for storage equipment

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 building will be metal and well maintained

Howard Bler

Signature of Applicant

Property Owner  Y  N

Date Application & \$100.00 Processing Fee received:

4/27/2026

Received by

Jon Wicks

Date of public hearing:

5/28

Date application was \_\_\_ Approved \_\_\_ Denied by Planning Commission

Conditions/Reasons

Date application was \_\_\_ Approved \_\_\_ Denied by City Council:

Conditions/Reasons

Planning Commission Chair

Mayor

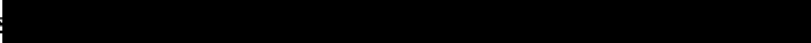


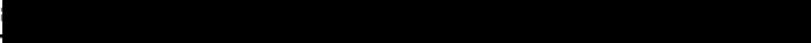
**Farr West City**

**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 4/27/26 Applicant Name Alex Maurer

Mailing Address 

Phone Number 

Property address of proposed conditional use 3677 N 2000 W Current Zoning: Commercial

Please list the requested conditional use as listed within the city zoning ordinance Vehicle / Part Sales & Repair

**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 location for repair and sale of used Audi / VW vehicles and parts is a space that will allow me to continue to be a resource for local consumers and businesses that need more affordable options for keeping their vehicles in good running condition as well as a reputable local source to buy vehicles and parts for at a affordable price. We regularly have people driving from all over the state and out of state because I am one of the few places in the region that have a large inventory of hard to find parts that are much more affordable then the dealer. We also ship thousands of parts a year globally.

**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 property is located within a established commercial area with other automotive related uses that while similar do not provide the same services but operate in the same general fashion. The location proposed is a large multi unit warehouse that will allow continued growth with operations and inventory being able to remain indoors. The location also provides the possibility to continue to expand into additional space if required.

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

All operations are contained to the inside of a warehouse. The facility has a large area for storage of inventory and distributing product as well as containing vehicle repairs inside with no impact to surrounding businesses and properties. We have been operating for 10 years following local and state regulations with no issues and will have no problem continuing to do so.

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 business has a focus on one of the largest manufacturer brands and provides integrated services including vehicle sales, dismantling vehicles for parts and limited repair / reconditioning. This model meets a clear demand from customers while aligning with the evolving standards for auto related uses. I feel that large warehousing allows to continue growing this model within an enclosed building to addresses the concerns for visual and enviromental impacts to surround properties and people. I believe that this hybrid business model demonstrated that such uses can be sustainable but also compatible with many areas.

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 operation is to be contained to indoors. There is a small area that we will have 2 lifts at that will handle vehicle repair reconditioning, prep as well as dismantling of vehicles for the parts to inventory. We store and recyle any fluids from vehicles in accordance with local regulations. Being that the operations are contained to the indoors there is no impact outside. There is a large number of stalls attached to these units to display vehicles for sale and allow for customer walk ins.

[Signature] Property Owner? Y   
Signature of Applicant

Date Application & \$100.00 Processing Fee received 4-29-26 Receipt# 2.000014175

Received by JR Barker

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  
\_\_\_\_\_

# 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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

✓ 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: \_\_\_\_\_

**SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT**  
(Legends Crossing Subdivision)

This SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Amendment Effective Date**”), by and between River Blacksmith Properties, LLC, a Utah limited liability company (“**Developer**”), and Farr West City, a political subdivision of the State of Utah (the “**City**”). Developer and City are each referred to herein as a “**Party**,” and collectively, the “**Parties**.”

**RECITALS**

WHEREAS, the Parties, or their predecessor’s in interest, entered into that certain Development Agreement dated June 18, 2024, and recorded in the official records of Weber County, Utah (the “**Development Agreement**”), for the development of a mixed-use development project on real property in Farr West City, Utah; and

WHEREAS, the Developer has acquired a certain parcel of land adjacent to the project contemplated by the Development Agreement and the Parties now desire to include said parcel into the Development Agreement; and

WHEREAS, the Parties now desire to amend the legal description of the Development Agreement so that the Developer’s newly acquired parcel adjacent to the project will be included in the Development Agreement; and

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties hereby modify the Development Agreement as follows:

1. Legal Description. Attachment A “Project Area Legal Description and Graphic Depiction” of the Development Agreement shall be amended to read as contained and attached in the “Attachment A” to this Amendment.

2. Conflicts. Except as modified by this Amendment, all terms, provisions and conditions of the Development Agreement shall remain unmodified and in full force and effect as if fully set forth herein. In the event of any conflict between the terms referenced in this Amendment and the Development Agreement, the terms referenced in this Amendment shall prevail.

3. Binding Effect. The Parties hereby confirm, restate, approve and ratify the Development Agreement as amended by this Amendment and, except as provided in this

Amendment, the terms, provisions and conditions of the Development Agreement are and shall remain in full force and effect. This Amendment is binding upon and inures to the benefit of the Parties and their respective successors and assigns.

4. Titles and Captions. All section or paragraph titles or captions in this Amendment are for convenience only, shall not be deemed part of this Amendment, and in no way define, limit, extend or describe the scope or intent of any provision hereof.

5. Counterparts. This Amendment may be executed in counterparts, including faxed or e-mailed counterparts, each of which is deemed an original and all of which together constitute one and the same instrument.

[signature pages follow]

DATED as of the Amendment Effective Date.

**CITY:**

FARR WEST CITY:

Attest:

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

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

**DEVELOPER:**

RIVER BLACKSMITH PROPERTIES, LLC  
a Utah limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH                    )  
  ss:  
COUNTY OF \_\_\_\_\_ )

The forgoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of River Blacksmith  
Properties, LLC a Utah limited liability company.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**ATTACHMENT A**

Legal Description of the Project/Property

# MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.  
City Engineer

RE: **LEGENDS MIXED-USE SUBDIVISION PHASE 6**  
Revised Subdivision Plat Review

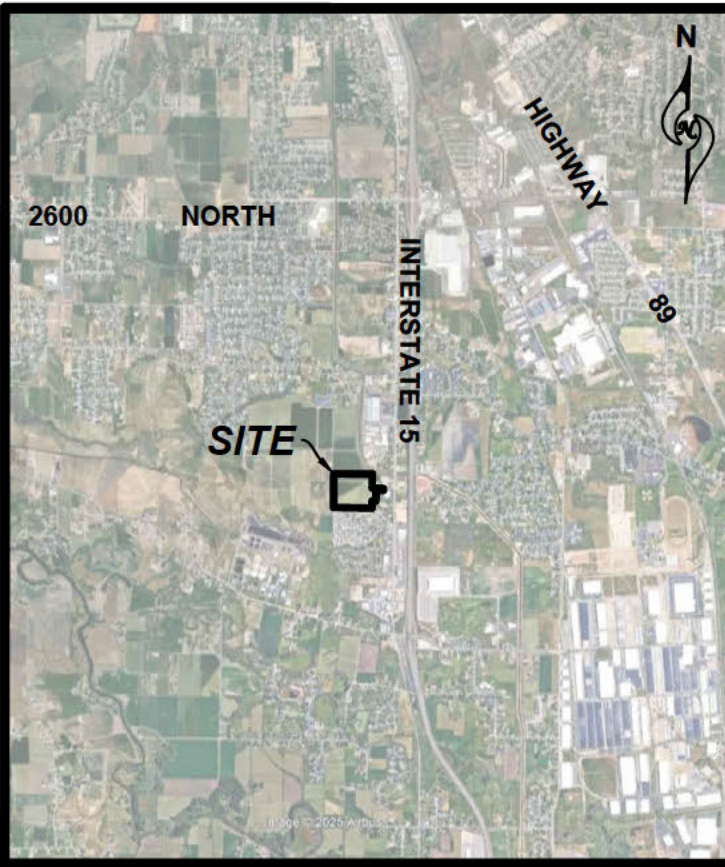
Date: May 11, 2026

Our office has completed a review of the updated subdivision plat for the Legends Phase 6 Subdivision. The original plat was approved last year but hasn't been recorded yet. The Developer has purchased more property to the south of Lots 5-8 and would like to update the plat with the additional property before recording. The primary change to the plat is the increased size of those lots to include the additional property. This area will need to be re-zoned to the Mixed-Use zone, and the Master Development Agreement will need to be revised to include the area as well.

We recommend approval of the updated plat with the following comments that need to be addressed prior to recording:

1. Update the addresses on the plat as provided by our office.
2. Address the review comments on the attached plat regarding the plat notes and dedication.

Please let me know if you have any questions.



**VICINITY MAP**  
NTS

**DATE OF PREPARATION**  
April 28, 2025  
REVISED: February 10, 2026  
PROJECT #24-255

**DEVELOPER**  
RIVER BLACKSMITH PROPERTIES  
2105 W 1800 N, FARR WEST UT 84404  
C/O JEREMY SCHEER

- LEGEND**
- XXXX LOT ADDRESSES
  - SECTION MONUMENT
  - STREET MONUMENT
  - EASEMENT LINE
  - BOUNDARY LINE
  - FOUND REBAR & CAP

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS, BLOCKS, ROADWAYS, AND EASEMENTS. THE BOUNDARY SHOWN HEREON REFERENCES THE SURVEY PREPARED BY SPENCER J. MCCUTCHEON AT ELEVATED LAND SURVEYING.
  - #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
  - ACCORDING TO FARR WEST MUNICIPAL CODE 16.24.030(F) THE FINAL PLAT WILL DESIGNATE ALL LOTS WITH AN "R" RESTRICTION WITH THE FOLLOWING NOTE: ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED WITH REGARD TO FINISHED FLOOR LEVEL. FINISHED FLOOR ELEVATION OF FUTURE HOMES LOWER THAN TOP BACK OF CURB ELEVATION FRONTING THE LOT ARE NOT ALLOWED. EXCEPTIONS TO THIS RESTRICTION ARE FOUND IN SUBSECTION 15.04.020K OF THE FARR WEST MUNICIPAL CODE.
  - ACCORDING TO FARR WEST MUNICIPAL CODE 15.04.020K ALL NEW HOME BUILDING PERMIT APPLICATIONS SHALL HAVE A RESTRICTION THAT THE LOWEST FINISHED FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE ADJACENT TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT, NO LOWER THAN THE EXISTING GROUND SURFACE. FINISHED FLOOR IS DEFINED AS ANY BASEMENT OR STORY OF A DWELLING THAT IS OR CAN BE MADE TO BE LIVING SPACE, AS THAT TERM IS DEFINED IN THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
  - PARCEL A AND B ARE HEREBY DEDICATED TO AND TO BE MAINTAINED BY FARR WEST CITY.

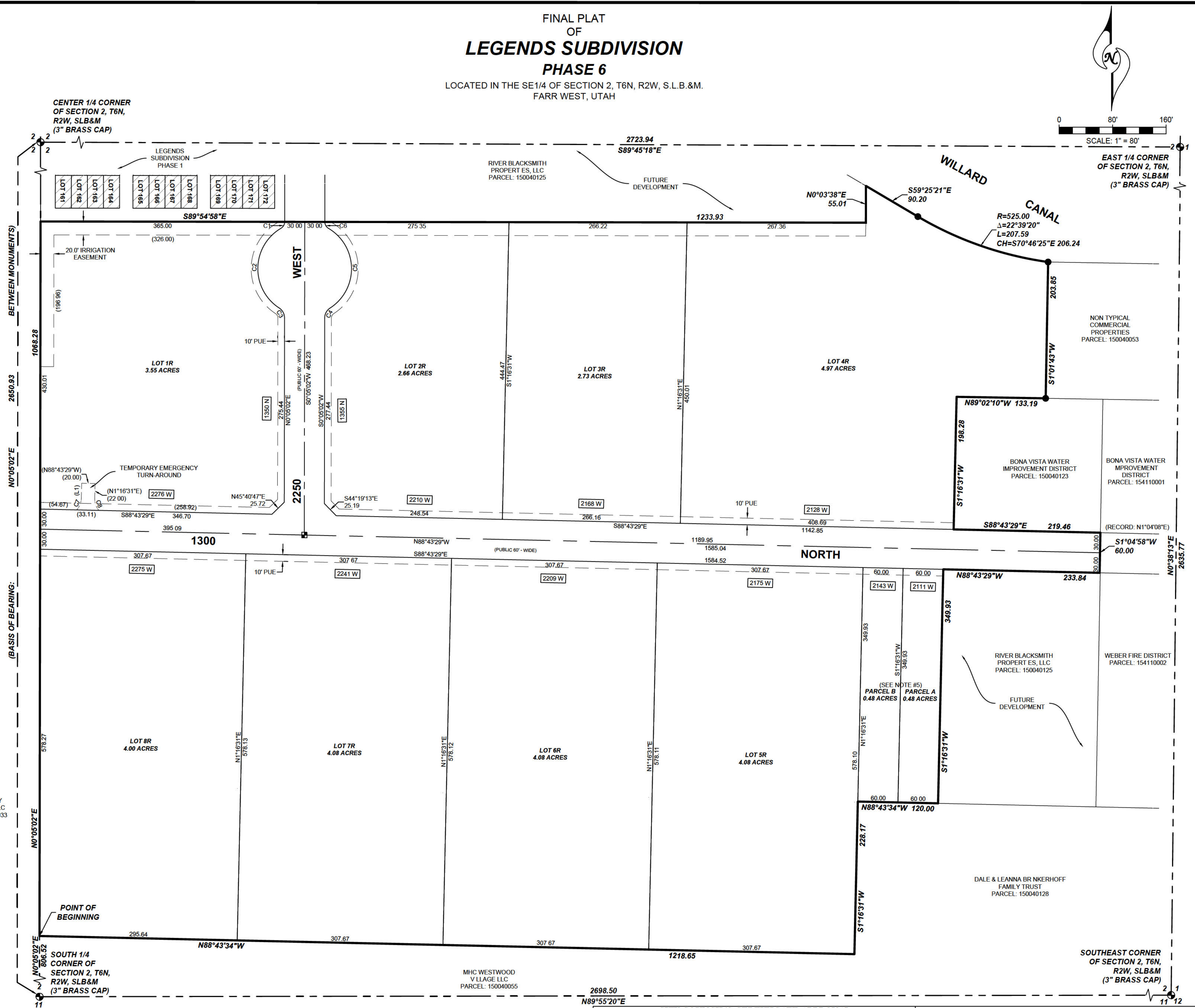
SLATER FAMILY PROPERTIES, LLC  
PARCEL: 150040033

**LINE TABLE**

LINE #	BEARING	DISTANCE
(L1)	S1 1631°W	22.00

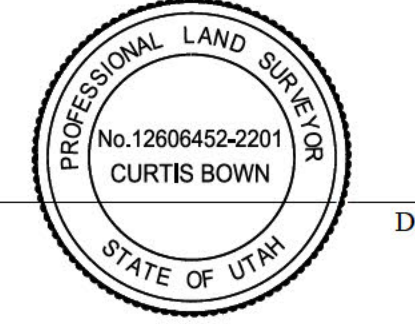
**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	11.25	59 28'55"	11.68	N29 49'30"E 11.16
C2	70.00	116 28'17"	142.30	N1 21'23"E 119.03
C3	18.00	56 56'14"	17.89	S28 33'05"W 17.16
C4	18.00	56 56'14"	17.89	S28 33'10"W 17.16
C5	70.00	116 28'17"	142.30	S1 11'18"E 119.03
C6	11.25	59 28'55"	11.68	S29 39'25"E 11.16
C7	28.00	40 00'28"	19.55	N21 16'45"E 19.16
C8	28.00	40 00'33"	19.55	S18 43'46"E 19.16



FINAL PLAT  
OF  
**LEGENDS SUBDIVISION**  
PHASE 6  
LOCATED IN THE SE1/4 OF SECTION 2, T6N, R2W, S.L.B.&M.  
FARR WEST, UTAH

**SURVEYOR'S CERTIFICATE**  
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



CURTIS BOWN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

**BOUNDARY DESCRIPTION**  
A portion of property located in the SE1/4 of Section 2, Township 6 North, Range 2 West, Salt Lake Base & Meridian, Farr West, Utah, more particularly described as follows:  
Beginning at a point on the west Section line of Section 2, located N0 05'02"E along said Section line 806.52 feet from the South Quarter Corner of Section 2, Township 6 North, Range 2 West, Salt Lake Base & Meridian; thence N0 05'02"E along said Section line 1068.28 feet to the Southwest corner of LEGENDS Subdivision Phase 1, according to the Official Plat thereof on file in the Office of the Weber County Recorder; thence S89 54'58"E along the south line of said subdivision and an extension thereof 1,233.93 feet; thence N0 03'38"E 55.01 feet to the west line of THE WILLARD CANAL (USA PROPERTY); thence along said west line the following 2 (two) bearings and distances: (1) thence S59 25'21"E 90.20 feet to a point of curvature and to a found rebar & cap marked Ensign; (2) thence Southeasterly 207.59 feet along the arc of a 525.00 foot radius curve to the left through a delta angle of 22 39'20" (Chord: S70 46'25"E 206.24 feet) to a found rebar & cap marked Mm West; thence S1 01'43"W 203.85 feet to a found rebar & cap marked Mm West; thence N89 02'10"W 133.19 feet; thence S1 16'31"W 198.28 feet; thence S88 43'29"E 219.46 feet to the northwest corner of 1300 North Street as dedicated on the BONA VISTA - WEBER FIRE Subdivision Entry No. 2137978; thence S1 04'58"W along the west boundary line of said Street 60.00 feet to the southwest corner of said street; thence N88 43'29"W 233.84 feet; thence S1 16'31"W 349.93 feet; thence N88 43'34"W 120.00 feet; thence S1 16'31"W 228.17 feet; thence N88 43'34"W 1,218.65 feet to the point of beginning.  
Contains: 34.09 Acres

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**LEGENDS SUBDIVISION**  
PHASE 6

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC & FARR WEST CITY ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
(SIGNATURE)  
BY: \_\_\_\_\_ (PRINTED NAME)  
ITS: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF RIVER BLACKSMITH PROPERTIES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SIGNATURE)  
RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

**PLANNING AND ZONING CERTIFICATE OF APPROVAL**  
THIS PLAT HAS BEEN REVIEWED AND APPROVE BY THE FARR WEST CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY ATTORNEY'S CERTIFICATE OF APPROVAL**  
I HAVE REVIEWED THIS PLAT AND APPROVE IT FOR ACCEPTANCE BY FARR WEST CITY.  
CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

**CITY COUNCIL'S CERTIFICATE OF APPROVAL**  
THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE FARR WEST CITY COUNCIL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE OF APPROVAL**  
I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND FARR WEST CITY'S SUBDIVISION ORDINANCE.  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**civilsolutionsgroup inc.**  
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

**UTILITY COMPANIES**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.  
ENBRIDGE\* \_\_\_\_\_ DATE \_\_\_\_\_ ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_ CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\*QUESTAR GAS COMPANY, dba ENBRIDGE UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8552.

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
(1) A RECORDED EASEMENT OR RIGHT OF WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

FINAL PLAT  
OF  
**LEGENDS SUBDIVISION**  
PHASE 6  
LOCATED IN THE SE1/4 OF SECTION 2, T6N, R2W, S.L.B.&M.  
FARR WEST, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_ FEE  
WEBER COUNTY RECORDER

# Application for Rezoning Real Property



Date Submitted 4-28-26 Applicant's Name David & Jason Chuys  
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 [X]

Fee received by Lindsay Date 5/1/26

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):  
Northern 12-13 acres of parcels 194920001  
and parcel 194140001

Be rezoned from (present zoning) R-1-15  
To (desired zoning) M1

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 property borders M1 on two of its  
sides. This will continue the M1 west.

# Application for Rezoning Real Property



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

this will keep traffic off of Sun West Dr.  
and keep the traffic in the park

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

additional jobs for the M1 Zone  
also keep extra traffic off Sun West Dr.

Signature of Petitioner(s):

*Quillig*

*[Signature]*

Address:

1648 Sun West Dr  
Sun West, UT 84404

4367 N 175 W  
PLEASANT VIEW, UT 84414

✓ 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: \_\_\_\_\_





# MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.  
City Engineer

RE: **UTAH STRUCTURES – SITE AMENDMENT**  
Site Plan Review

Date: May 11, 2026

Our office has completed a review of the amended site plan for the Utah Structures site located at 3810 North 2000 West in the M-1 zone. They are proposing to construct a new office building for their business on the site. In addition to the new proposed office building, the only other site plan improvements include a new water service lateral and a sewer lateral for the building. We have reviewed the pressurized sewer lateral proposal and recommend that the lateral be connected directly to the existing city manhole. Bona Vista Water has approved the new culinary water lateral. No new impervious surface is being proposed, and we don't see any drainage concerns with their proposal.

We recommend approval of the site plan at this time. Before construction, the Contractor will need to obtain an Encroachment Permit from UDOT and meet with the City. Please let us know if there are any questions.

**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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