



FARR WEST CITY COUNCIL AGENDA

June 4, 2026 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 their regular meeting at 6:30 p.m. on Thursday, June 4, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

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 May 21, 2026
 - c. Consider approval of bills dated June 3, 2026
4. Business Items
 - a. Consideration of business licenses – Calder Sprinkler Landscaping & Excavation, *Hector Coronado*
Parker Rock N Dirt LLC, *Alex Parker*
 - b. Consideration of the request for a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West
 - c. Consideration of the request for a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West
 - d. Consideration of the site plan approval of Utah Structures located at 3810 North 2000 West
 - e. Consideration of the West Creek II Final Subdivision located at approximately 1000 North 1550 West
 - f. Consideration of the West Creek II Site Plan located at approximately 1000 North 1550 West
 - g. Consideration of the Methods Consulting contract for the Transportation CFP and IFFP
 - h. Set a public hearing for June 18, 2026 to consider adjustments to the 2025-2026 FY budget
 - i. Set a public hearing for June 18, 2026 to consider approval of the final 2026-2027 FY budget
 - j. Set a public hearing for June 18, 2026 to consider amendments to the consolidated fee schedule
 - k. Set a public hearing for June 18, 2026 to consider approval of an ordinance enacting compensation increases for specific city officers
5. Mayor/Council Remarks
 - a. Assignment Follow-up (3 minutes)
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 29, 2026.

Lindsay Afuvai
Recorder

Application for Business License



Application date: _____

Owner Name: _____

Owner Address: _____

Telephone: _____ Fax: _____ Email: _____

Business Name: _____ DBA: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Business Phone Number: _____ Number of employees: _____

Manager Name: _____ Contact Phone: _____

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

State Sales Tax ID # _____ State License # _____

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

Describe your type of business in detail: _____

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? _____

Type of License Applying For: _____ License fee due: _____

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: _____

For office use only:

Amount paid: _\$100_____ Date paid: __5/7/2026_____ Receipt Number: __6.000007418_____

City Council Date: May 21, 2026_____ Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

Application for Business License



Application date: May 1 2026

Owner Name: Alex Parker

Owner Address: _____

Telephone: _____

Business Name: Parker Rock n Dirt LLC DBA: _____

Business Address: 1859 N 2000 W City: Farr West State: UT Zip: 84404

Mailing Address: 3677 S 4975 W City: West Haven State: UT Zip: 84401

Business Phone Number: 801 430 6493 Number of employees: 8

Manager Name: Lechel Parker Contact Phone: 801 698 3344

**If business is commercial or manufacturing/warehousing, please list square footage: 4000

State Sales Tax ID # _____ State License # 12822158-5601

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

Describe your type of business in detail: Excavation business, storing material & equipment, process material for business use

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? _____

Type of License Applying For: Small Warehouse License fee due: 100.00

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:  Date: 5/19/24

For office use only:

Amount paid: 100.00 Date paid: 5.27.26 Receipt Number: 2.000014195
City Council Date: 6.4.26 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

**APPLICATION TO VACATE PUBLIC ROAD
OR PUBLIC UTILITY EASEMENT**

Date Submitted:

Fee Paid:

Type of Vacation or Modification Request:



Utility Easement



Public Street

APPLICANT CONTACT INFORMATION

Name of Applicant: Jeff & Tara Vining

Mailing Address:



Phone:



PROPERTY INFORMATION

Property Address 3916 N. 2650 W.
Farm West, UT 84404

Land Serial Number

19280006

Subdivision Name: The Plaza

Lot Number 5

Description of Vacation Location and Requested Action:

The vacation of (4) feet of the existing south east public utility easement to build a 20x24 foot shed.

Included Documents: ☒ List of Adjacent Property Owners;



Approval Letters



Other (Please describe)

Parcel information & drawings

Applicant Signature:

Date:

5/13/2020

2650 WES

S 0°47'05" W

(West)

114.42'

3930 N

192800005

15,655 SQFT

TU:145

(North)

137.52'

4

114.43'

238.08'

(Canal)

N 89°12'55" W

JEFFREY VINING
& WF TARA

192800006

16,290 SQFT

TU:145

117.80'

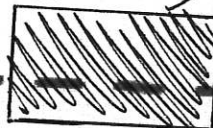
3916 N

S 0°03'34" W

(Canal)

East

(Shed)



139.01'

N 89°12'55" W

20.00'

(South)

60.52'

3904 N

DANIEL S RICHARDSON
& wf LORI E

192800007

31,676 SQFT

TU:145

S 5°06'51" W

(Canal)

8.54'
50.00'

65.15'

60.00'

W

45'

02'

KRISTY

West (Public Road)



West easement

(Fiber & electrical lines)



Rocky mtn power

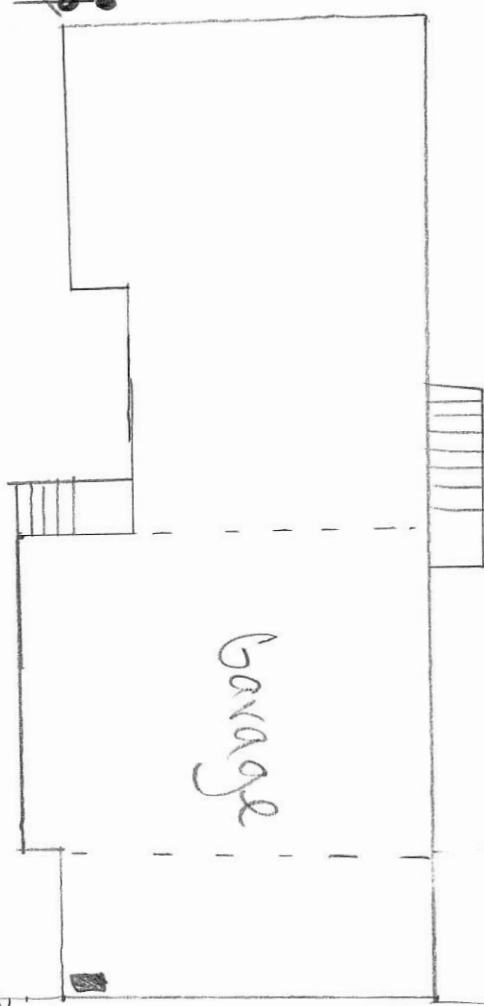


- optic loop

North property line

N

Optic loop
- Enbridge gas



Garage

Rocky Mountain power

S

South 10ft easement

10ft easement

South property line

10ft easement

Neighborhood

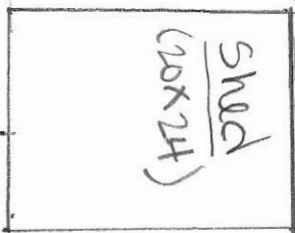


- Comcast

East property line
East 10ft easement
E

10ft

(Canal)



Shed
(20x24)

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: 4/20/26

Applicant Name: Brandon Suarez Applicant Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Business Name: Utah Structures LLC Application Number: _____

Business Address: 3810 n 2000 w Farr West UT 84404 Phone: 8012000335

Address and description of site being considered: 3810 n 2000 w Farr West UT 84404

Currently leased 7.5 acre lot along I-15 and 2000 W from Hot Springs LLC (Smith and Edwards)

Tax ID number of site being considered: 190110053-113-054

Current zoning of site: M-2 Manufacturing

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☒ All proposed new development except single-family detached residences.
- 1. ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☒ Issuance of a conditional use permit for new construction.
- ☒ New signs
- 2. ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☒ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☒ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, **and** in an electronic PDF format.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☒ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☒ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☒ Height of all existing and proposed walls and fences and type of construction.
- ☒ Location and type of landscaping.
- 3. ☐ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- 4. ☐ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
 - ☒ Location, type, lighting and size of proposed and existing signs.
- 5. ☐ Location, type and size of proposed and existing light poles.
- 6. ☐ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
 - ☒ One copy of a current county ownership plat showing the property and adjacent properties.
 - ☒ Approval letter from Weber Fire District (801-782-3580).
 - ☒ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

1. all other structures are display units 2. New site plan attached. 3. should be on the site plan 4. attached DOT approved ingress/egress entrance, handicap parking etc. 5. No light poles 6. 4 ditches on all 4 sides of the property.

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? Retail location of sheds, tiny homes, and outdoor structures. We also rent equipment and sell lawn furniture . Basically a showroom for outdoor structures.

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

We believe this business has been a major asset to the community , everyone loves everything we do and the office building and landscaping has been very attractive to surrounding businesses . We've been able to develop relationships with almost every adjoining business and complimented each other by the organized looks of the sheds and structures we have on this property. We have enough parking to not create traffic issues on 2000W and the egress and access to the property flows smoothly

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.



Owner Signature

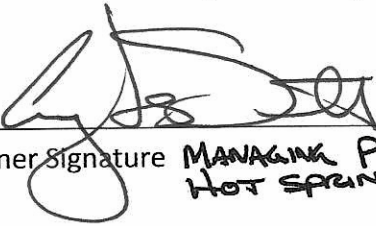
Brandon Suarez

Print Name

Owner Signature

Print Name

I/We authorize Brandon Suarez to act as my/our agent in all matters relating to this application.
(Print name)



Owner Signature **MANANIK PARTNER
HOT SPRINGS LLC**



Print Name

Owner Signature

Print Name

Authorized Agent Signature

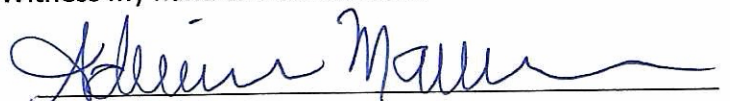
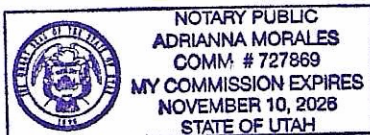
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Weber)

On this 20th day of April, in the year 2026, before me Adrianna Morales,
a notary public, personally appeared Brandon Suarez, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.


NOTARY PUBLIC

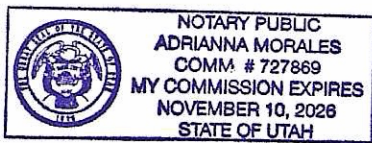
E
A
L

State of Utah)

§

County of Weber)

On this 20th day of April, in the year 2020, before me Adrianna Morales, a notary public, personally appeared Brandon Syaret, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



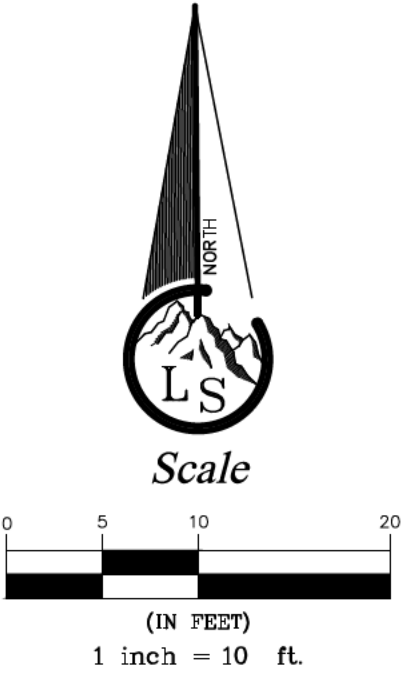
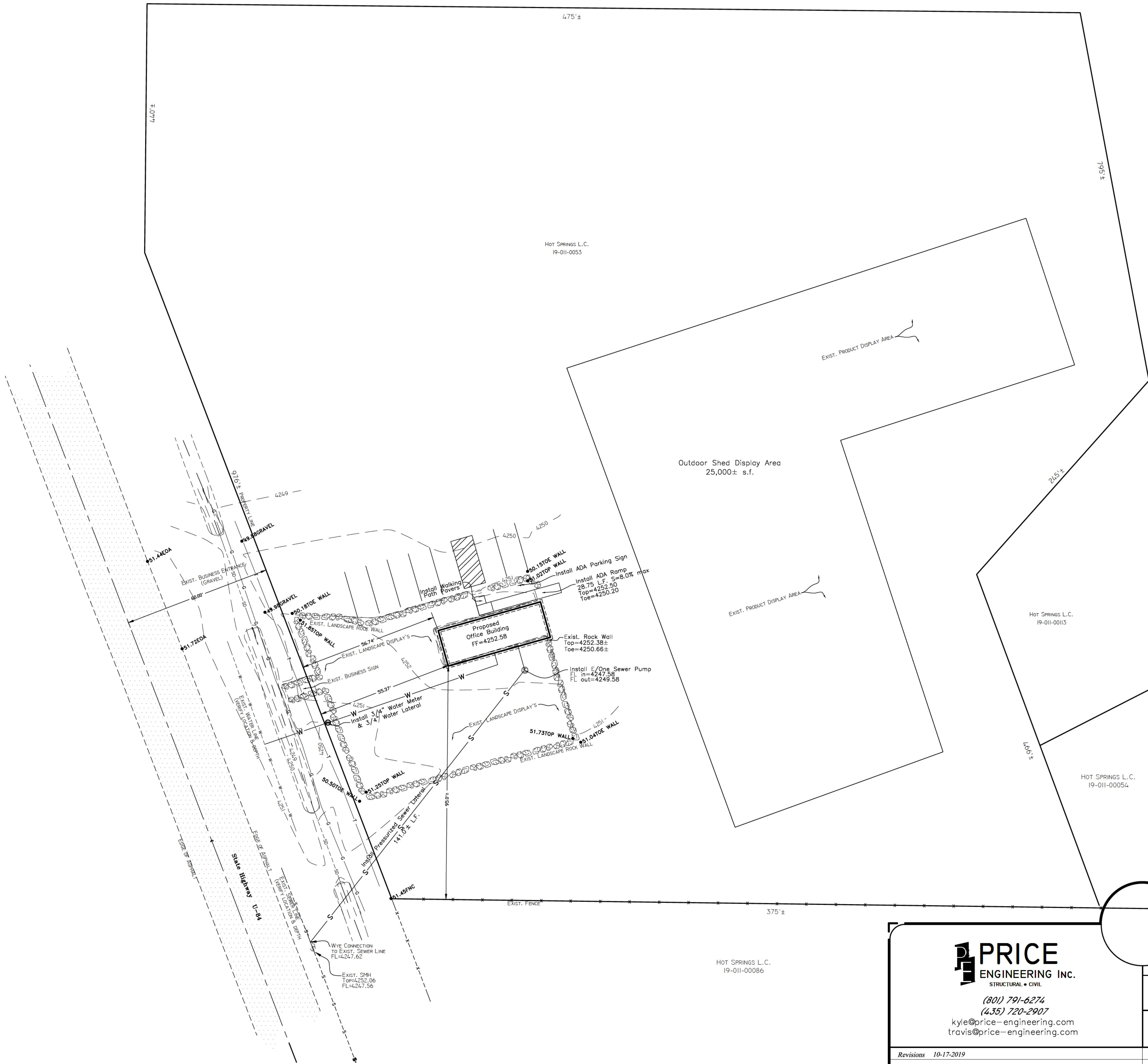
Adrianna Morales

NOTARY PUBLIC

S
E
A
L

For City Use:

Fee received by: _____ Date received: _____
Receipt number: _____ Cash/Check (circle one) _____
Date site plan received: _____ Received by: _____
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____



- LEGEND**
- PROPERTY LINE
 - CENTERLINE
 - EXISTING DRAINAGE DITCH
 - EXISTING FENCE
 - X - - - - - PROPOSED WATER LINE
 - W - - - - - PROPOSED SANITARY SEWER
 - S - - - - - EXISTING STORM DRAIN
 - - - - - SD
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING SEWER MANHOLE
 - PROPOSED SIGN

NOTES

EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

ALL EXISTING LANDSCAPED AREAS SHOWN ARE ROCK GROUND COVER WITH NO VEGETATION BECAUSE OF LIMITED SECONDARY WATER SERVICES IN THIS AREA.

ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE FARR WEST CITY CODE.

WATER METERS SHALL BE LOCATED AT ONE FOOT BEHIND THE CURB AND GUTTER, OR A BONA VISTA APPROVED LOCATION, IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURE. WATER METERS SHALL BE BUILT ACCORDING TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.

THE SPECIFIC LOCATION OF THE EXISTING WATER MAIN IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. IF THE MAIN LINE REQUIRES A ROAD CUT, TRENCHING AND CONNECTION WITHIN THE ROADWAY WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY CONTROL DEVICES. IF REQUIRED A TEMPORARY COLD ASPHALT PATCH OR PERMANENT HOT ASPHALT PATCH WILL BE CONSTRUCTED AT THE COMPLETION OF LATERAL CONNECTIONS IN HIGHWAY 126. ALL CONSTRUCTION, CONNECTIONS, TRENCH AND ASPHALT COMPACTION SHALL BE DONE IN COMPLIANCE WITH UDOT STANDARDS AND SPECIFICATIONS.

NO WORK SHALL INHIBIT NORMAL TRAFFIC FLOWS DURING CONGESTED (RUSH HOUR) TIMES OF DAY.

EXISTING POWER IS AVAILABLE IN THIS AREA.

PROJECT NOTES

AREAS

TOTAL PARCEL AREA: 673,319± SQ.FT. = 100%

TOTAL UNAFFECTED AREA: 609,319± SQ.FT. = 90% (NATURAL VEGETATION)

SITE BUILDING AREA: 650± SQ.FT. = 0.1%

ROCK LANDSCAPED AREA: 7,400± SQ.FT. = 1%

TOTAL LANDSCAPED & NATURAL VEGETATION = 91%

PARKING

CITY CODE 17.44.150-D:

OUTSIDE SALES AREA 1/4 SPACE PER 1,000 S.F. SALES AREA

OUTSIDE SALES AREA = 25,000± S.F. = 6.25 STALLS REQUIRED

7 STALLS PROVIDED (1 HANDICAPP)

PRICE
ENGINEERING INC.
STRUCTURAL • CIVIL
(801) 791-6274
(435) 720-2907
kyle@price-engineering.com
travis@price-engineering.com

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Utah Structures
Contractor:
Address: 3289 S Midland Drive, Ogden, UT 84401 Ph: 801-627-6450

SHUPE SUBDIVISION PHASE 6, LOT 9
Part of the SW 1/4 of Section 36, T6N, R2W, SLB&M
3215 S Midland Drive, Ogden City, Weber Co, UT

Site, Utility, Grading & Drainage Plan

Revisions	10-17-2019	CHECKED BY:	DATE: 10/7/2025
		DRAWN BY: TK	PROJ: 4570

This plan and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Engineer's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

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.

Application for Subdivision



Date Submitted 4/3/26

Developer's Name Dallin Curriden

Developer's Mailing Address

Developer's Daytime Phone

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:

Culinary Water	☒	N	
Secondary Water	☒	N	Company: <u>Marriott-Slaterville City</u>
Secondary System	Y	☒	
Adequate Storm Sewer/Drainage	☒	N	
Sewer	☒	N	
Electric Power	☒	N	
Natural Gas	☒	N	
Telephone Service	☒	N	
Broadband/Fiber Internet	☒	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
Cable/Satellite TV	☒	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  Date 4/3/26

FEE SCHEDULE

Subdivision Plan Processing:

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

Engineering Fee Deposit: \$125.00/lot/phase

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

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: May 26, 2026

Our office has completed a review of the final 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 final subdivision approval at this time with the following comments that will need to be fully addressed prior to beginning construction:

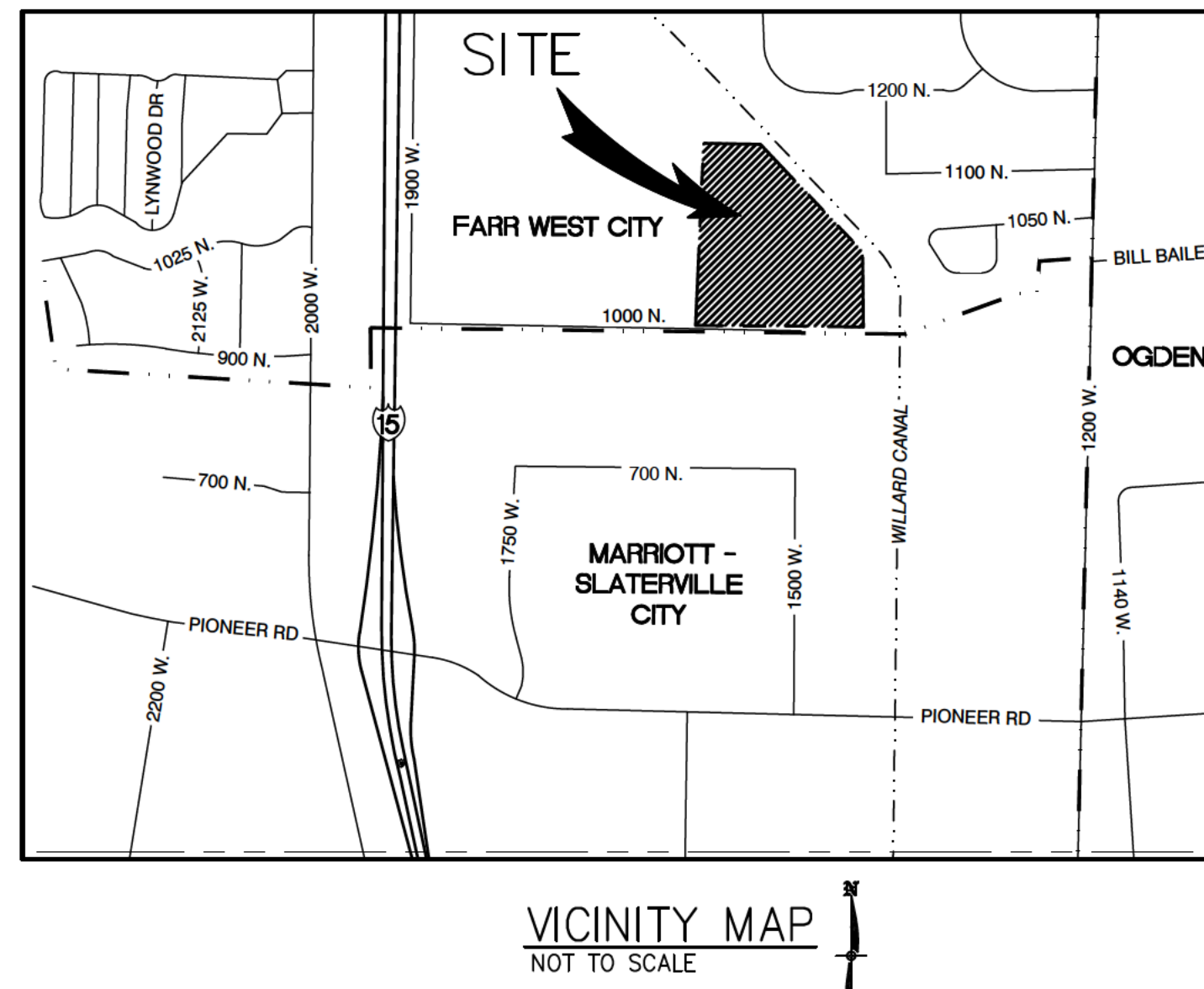
1. Show all access and utility easements on the plat. This includes providing an easement for the utilities extending to the west of the public road.
2. Include the recorded shared access easement number and the addresses on the plat.
3. The proposed detention basin along the future 1000 North roadway and west of the finished public roadway will need to be privately owned and maintained. Update the plans to reflect this change.
4. Include pedestrian ramps for the sidewalk at all corners.
5. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
6. An engineer's estimate for the cost of the public improvements will need to be submitted and approved by our office before the pre-construction meeting. This estimate will be the basis for the developer's agreement and the associated construction guarantee.
7. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

We will follow-up with the Developer to ensure that these items are addressed prior to construction. Please let me know if you have any questions.

WEST CREEK PHASE 2

1000 NORTH 1550 WEST
FARR WEST, UTAH

APRIL 1, 2026
REVISED MAY 7, 2026

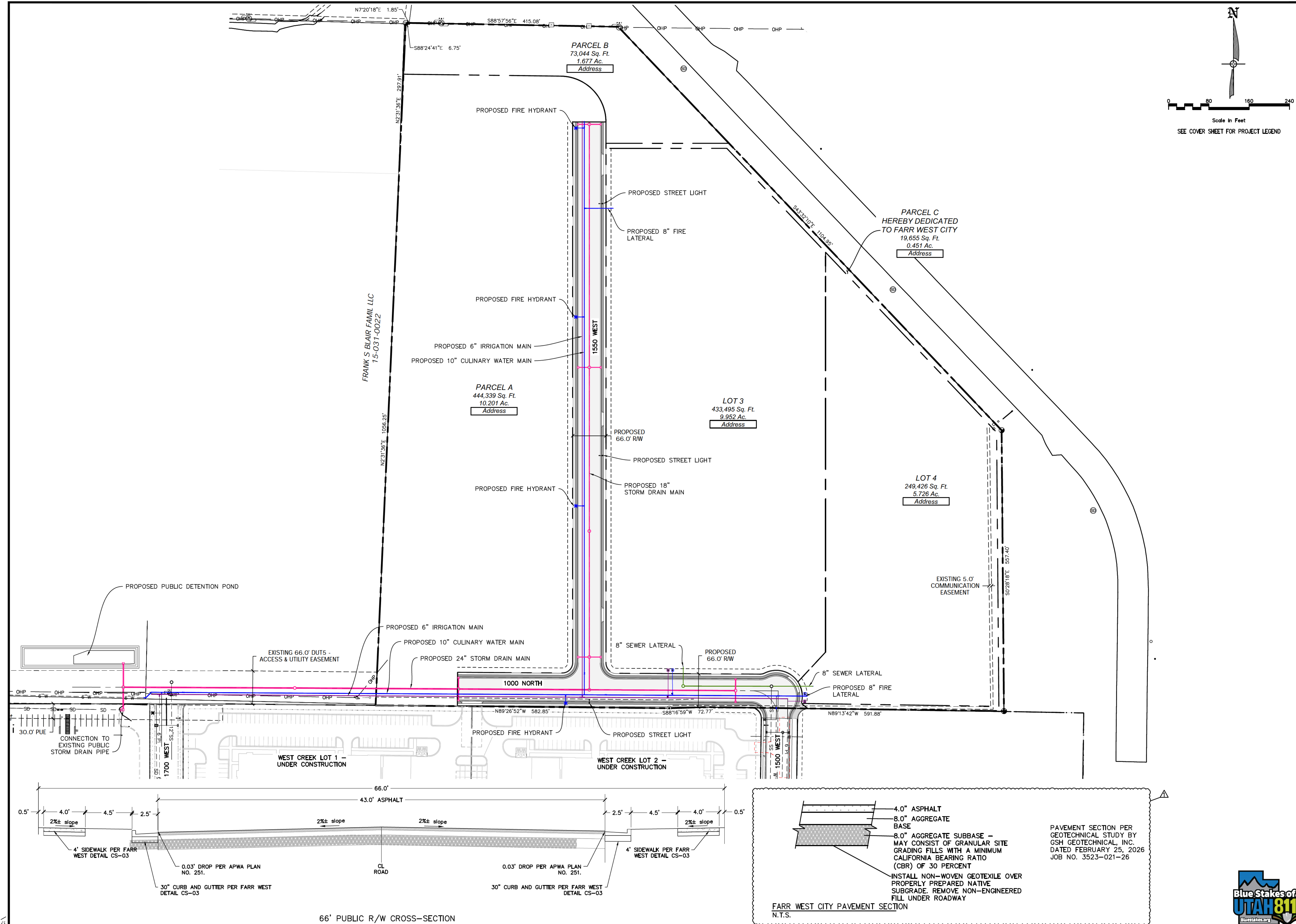


1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
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17. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
18. ALL WATER INFRASTRUCTURE IS TO BE CONSTRUCTED TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½" AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

SHEET INDEX

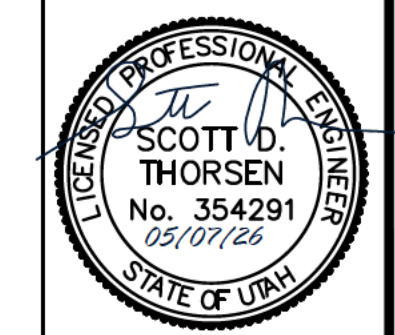
CV	COVER SHEET	C3.3	1000 NORTH – UTILITY PLAN & PROFILE STA 10+00 – 15+11
C1.0	SUBDIVISION OVERVIEW	C3.4	1550 WEST – UTILITY PLAN & PROFILE STA 20+00 – 26+00
C2.0	1000 NORTH – ROAD PLAN & PROFILE STA 5+00 – 10+00	C3.5	1550 WEST – UTILITY PLAN & PROFILE STA 26+00 – 31+62
C2.1	1000 NORTH – ROAD PLAN & PROFILE STA 10+00 – 15+11	C4.1	CITY DETAIL SHEET
C2.2	1550 WEST – ROAD PLAN & PROFILE STA 20+00 – 26+00	C4.2	CITY DETAIL SHEET
C2.3	1550 WEST – ROAD PLAN & PROFILE STA 26+00 – 31+62	C4.3	BONA VISTA DETAIL SHEET
C3.1	1000 NORTH – UTILITY PLAN & PROFILE STA 1+00 – 5+00	 C4.4	DRAINAGE CALCULATIONS
C3.2	1000 NORTH – UTILITY PLAN & PROFILE STA 5+00 – 10+00	C5.0	EROSION CONTROL PLAN (SWPPP)
		C6.0	EROSION CONTROL DETAIL SHEET

[illegible]

CIR | **CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-945-6296

WEST CREEK – PHASE 2
FARR WEST, UTAH
SUBDIVISION OVERVIEW



SHEET NO. C1.0	
PROJECT ID A-1000	DATE: 05/07/26
FILE NAME: C1.0 - WCMP	SCALE: 1"=80'



Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: 4/2/26

Applicant Name: Dallin Curriden Applicant Address: [REDACTED]

Phone: [REDACTED]

Business Name: Western BlackEdge, LLC Application Number: _____

Business Address: 221 25th Street, Suite 104, Ogden UT 84401 Phone: 801-675-8809

Address and description of site being considered: Approximately 1000 N 1500 W, Farr West UT

This site will be home to Buildings III and IV of the West Creek business park. Application materials are believed to be complete and adhere to all FWC requirements and any additional requirements of the Development Agreement.

Corresponding subdivision application is being submitted simultaneously.

Tax ID number of site being considered: 150310027

Current zoning of site: Innovation Commercial Zone (ICZ)

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☒ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☐ Issuance of a conditional use permit for new construction.
- ☐ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ✓ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, **and** in an electronic PDF format.
- ✓ Lot dimensions and orientations: North arrow, etc.
- ✓ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ✓ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ✓ Indication of proposed use of buildings.
- ✓ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ✓ Height of all existing and proposed walls and fences and type of construction.
- ✓ Location and type of landscaping.
- ✓ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ✓ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ✓ Location, type, lighting and size of proposed and existing signs.
- ✓ Location, type and size of proposed and existing light poles.
- ✓ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ✓ One copy of a current county ownership plat showing the property and adjacent properties.
 - ☐ Approval letter from Weber Fire District (801-782-3580).
 - ☐ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

Approval letters from Weber Fire district and Bona Vista are in process. Final approval can be obtained from both once we verify all City comments have been addressed.

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? _____

Intent is to build the next two buildings of the West Creek business park, as shown on the site plan.

While exact use is still unknown, tenants will need to comply with a permitted use within the ICZ zone.

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

Use will be a permitted use within the ICZ zone. Tenants will need to approach City for approval prior to occupancy.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

[Signature]
Owner Signature

Daniel Stephens
Print Name

Owner Signature

Print Name

I/We authorize Dallin Curiduen to act as my/our agent in all matters relating to this application.
(Print name)

[Signature]
Owner Signature

Daniel Stephens
Print Name

Owner Signature

Print Name

[Signature]
Authorized Agent Signature

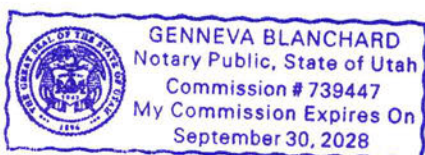
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Weber)

On this 3rd day of April, in the year 2026, before me Geneva Blanchard,
a notary public, personally appeared Daniel Stephens, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



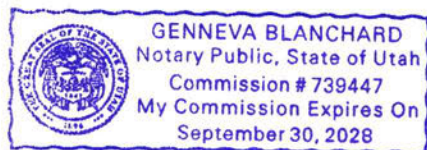
[Signature]
NOTARY PUBLIC

State of Utah)

§

County of Weber)

On this 3rd day of April, in the year 2020, before me Geneva Blanchard, a notary public, personally appeared Dallin Gundersen, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



NOTARY PUBLIC

For City Use:

Fee received by: _____ Date received: _____
 Receipt number: _____ Cash/Check (circle one) _____
 Date site plan received: _____ Received by: _____
 Date met with city engineer: _____ Signed: _____
 Date engineer approved plan: _____ Signed: _____
 Date planning commission approved: _____
 Date city council approved (conditional use permit only): _____

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **WEST CREEK BUILDINGS 3 & 4**
Site Plan Review

Date: May 26, 2026

Our office has completed a review of the site plan for Buildings 3 & 4 in the West Creek No. 2 Subdivision located in the Innovation Commercial Zone (ICZ) which abuts Marriott-Slaterville at approximately 1550 West 1000 North. The site includes a 71,593 square foot building and a 197,268 square foot building along with associated parking and loading docks. Other improvements include site landscaping and an asphalt trail around the perimeter of the site. We recommend approval of the site plan at this time with the following comments being fully addressed prior to construction:

1. Revise the detention areas to provide more of the lower-elevation detention in the detention basins in the landscaping areas rather than the loading dock areas.
2. Provide updated calculations and notes on the plans for the total detention volume.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
4. Enter into a Long-Term Storm Water Maintenance Agreement with the City and record that with the property. This agreement will commit the property owner to maintain their storm drain system and will give the City the authority to inspect the system and enforce proper maintenance.
5. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

We will follow-up with the Developer to ensure that these items are addressed prior to construction. Please let me know if you have any questions.

WEST CREEK - BUILDINGS 3 & 4

1000 N 1550 WEST
FARR WEST, UTAH

MARCH 27, 2026
REVISED MAY 15, 2026

LEGEND

PROPERTY LINE

EASEMENT LINE

PROPOSED GRADE CONTOURS

EXISTING GRADE CONTOURS

EXISTING CURB

PROPOSED CURB & GUTTER

PROPOSED CURB WALL

REVERSE PAN CURB & GUTTER

EXISTING SEWER

PROPOSED SEWER

EXISTING WATER

PROPOSED WATER

EXISTING FIRE LINE

PROPOSED FIRE LINE

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

PROPOSED ROOF DRAIN

EXISTING GAS

PROPOSED GAS

EXISTING OVERHEAD POWER

EXISTING UNDERGROUND POWER

PROPOSED UNDERGROUND POWER

EXISTING TELEPHONE LINE

PROPOSED TELEPHONE LINE

EXISTING FIBER OPTIC LINE

PROPOSED FIBER OPTIC LINE

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED LANDSCAPING

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING STREET LIGHT

PROPOSED STREET LIGHT

PROPOSED PARKING LOT LIGHT

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING GATE VALVE

EXISTING OVERHEAD POWER POLE

TBC

TOP BACK CONCRETE

FINISHED FLOOR

HIGH WATER

TOP OF GRATE

TOP OF LID

INVERT ELEVATION

EXISTING

NATURAL GROUND

TOP OF ASPHALT

TOP OF CONCRETE

EDGE OF CONCRETE

EDGE OF ASPHALT

TOP OF WALL

TOP OF GRAVEL

TOP OF LANDSCAPING

TOP OF SIDEWALK

PROPOSED

TBC CALLOUT UNLESS OTHERWISE DESIGNATED

39.0

VICINITY MAP

NOT TO SCALE

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.

2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.

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SHEET INDEX

CV COVER SHEET

C1.0 SITE PLAN OVERVIEW

C1.1 SITE PLAN

C2.0 GRADING PLAN

C2.1 DRAINAGE PLAN

C3.0 UTILITY PLAN

C3.1 PRIVATE SEWER LATERAL - PLAN & PROFILE

C3.2 PRIVATE SEWER LATERAL - PLAN & PROFILE

C4.0 DETAIL SHEET

C4.1 WATER DETAIL SHEET

C4.2 FARR WEST DETAIL SHEET

C4.3 STORM DRAIN DETAIL SHEET

C5.0 EROSION CONTROL PLAN (SWPPP)

C5.1 EROSION CONTROL DETAIL SHEET

CIVIL ENGINEER:

CIVIL ENGINEERING
+SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

ARCHITECT:

AE URBIA

909 W SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456

Blue Stakes of
UTAH 811

BlueStakes.org

WEST CREEK - BUILDINGS 3 & 4
FARR WEST, UTAH
COVER SHEET

CV

PROJECT ID: A-1000
FILE NAME: PRJ-WCMP

DATE: 05/15/26
SCALE: 1"=50'

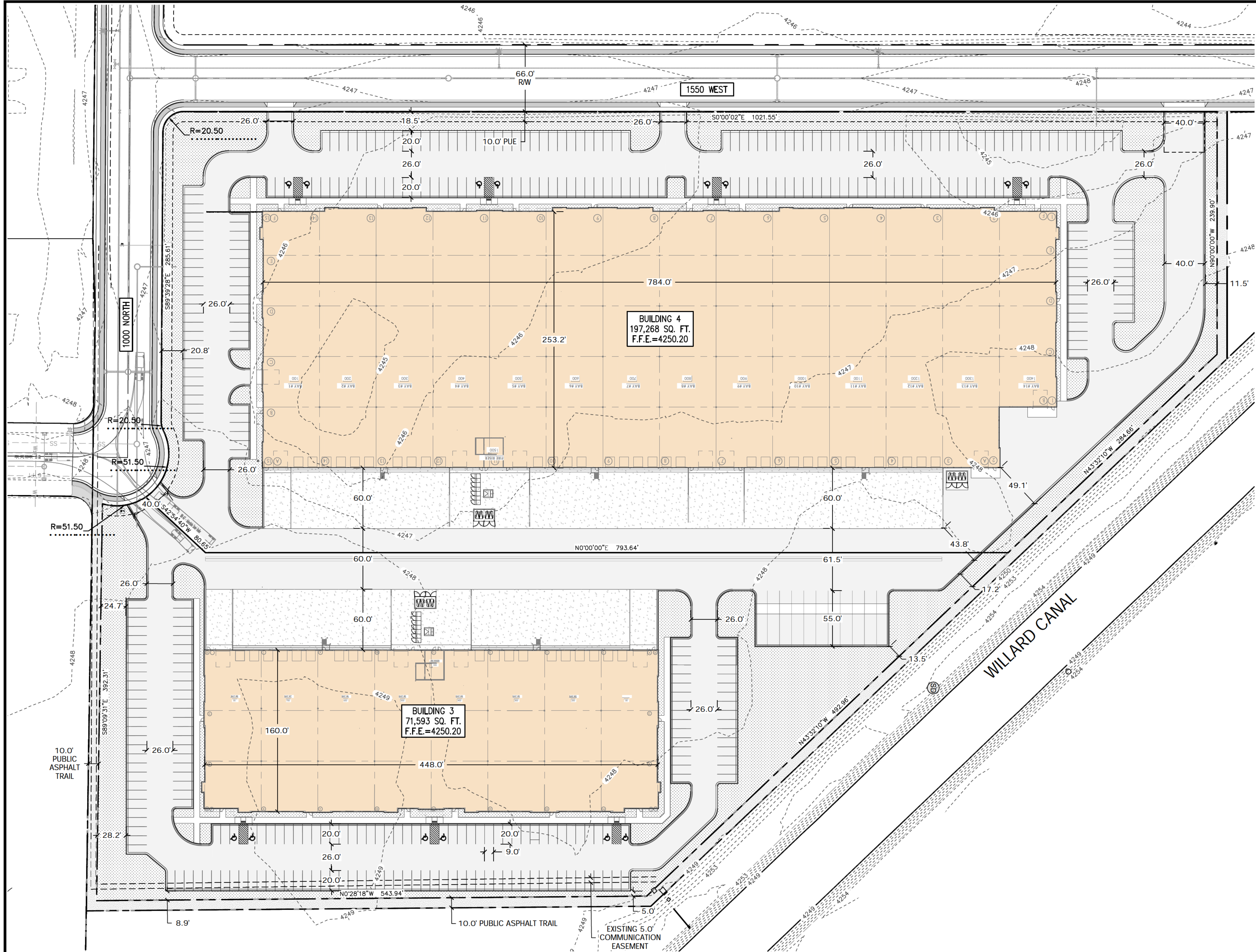
DESIGNER: SDT
PROJECT ENGINEER: SDT

REVISIONS

BY DATE

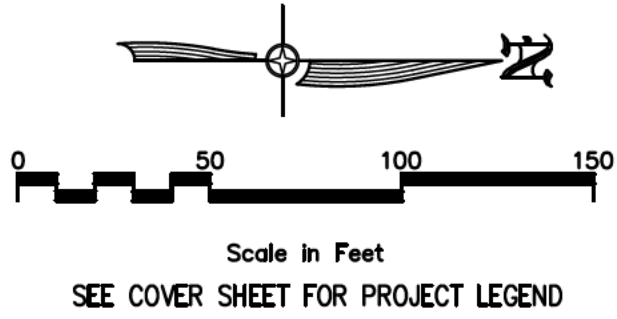
ROW

05/15/26



SHEET LEGEND

	PROPOSED LIGHT ASPHALT SEE DETAIL C4.0
	PROPOSED HEAVY ASPHALT SEE DETAIL C4.0
	PROPOSED CONCRETE SEE DETAIL C4.0



LOT 4 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	197,268	4.529
ASPHALT	124,040	2.848
LANDSCAPING	53,925	1.238
CONCRETE	58,266	1.338

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	53,925	10 % REQUIRED
		12.44 % PROVIDED

NOTES:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	10,000	50 (1/200 SQ. FT.)
WAREHOUSE	187,268	187 (1000 SQ. FT.)
TOTAL REQUIRED	237	
TOTAL PROVIDED	232	
ACCESSIBLE SPACES	8	(7 REQ'D 201-300)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	71,593	1.644
ASPHALT	89,294	2.050
LANDSCAPING	45,982	1.056
CONCRETE	42,555	0.977

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	45,982	10 % REQUIRED
		18.44 % PROVIDED

NOTES:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	10,000	50 (1/200 SQ. FT.)
WAREHOUSE	61,593	62 (1000 SQ. FT.)
TOTAL REQUIRED	112	
TOTAL PROVIDED	177	
ACCESSIBLE SPACES	6	(6 REQ'D 151 TO 200)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

ROW	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
1	05/15/26			SDT	

CIVIL ENGINEERING + SURVEYING

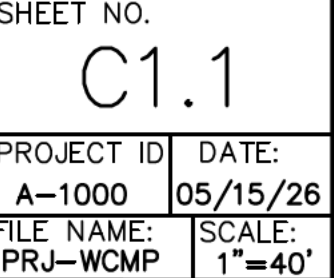
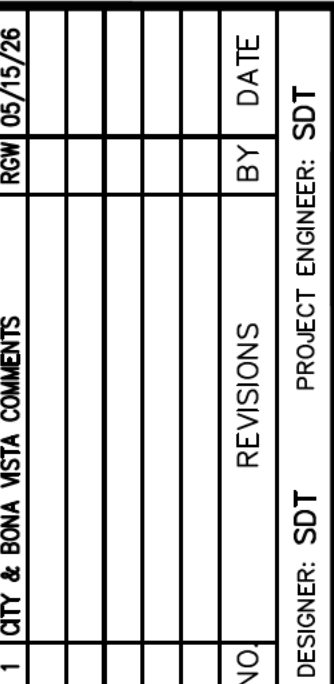
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

WEST CREEK — BUILDINGS 3 & 4
FARR WEST, UTAH
SITE PLAN OVERVIEW



SHEET NO.	C1.0
PROJECT ID	A-1000
DATE	05/15/26
FILE NAME	PRJ-WCMP
SCALE	1"=50'







CONSULTING SERVICES AGREEMENT

THIS Agreement is made and entered into this 15th day of May, 2026, by and between Farr West City with offices at 1896 North 1800 West, Farr West, Utah 84404 (hereinafter called the "OWNER"), and METHODS Consulting, Inc. (METHODS), a Utah corporation, with offices at 2223 S Highland Drive #E6 327 Salt Lake City, UT 84106.

WITNESSETH THAT:

WHEREAS, the OWNER desires professional services as set forth in Exhibit A Scope of Work (hereinafter called the "SERVICES");

AND

WHEREAS, the OWNER has solicited the services of METHODS to conduct the Farr West 2026 Transportation Capital Facilities Plan and Impact Fee Facilities Plan (hereinafter called the "PROJECT");

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

FIRST: ENGAGEMENT OF METHODS

The OWNER retains and engages METHODS to act for and represent it in engineering matters involved in the performance of the SERVICES, subject to the terms, conditions, and stipulations as hereinafter stated.

SECOND: SCOPE OF SERVICES

METHODS shall render in a satisfactory and proper manner the SERVICES identified for each task order requested by the OWNER and as outlined in Exhibit A.

THIRD: COMPENSATION

The OWNER shall compensate METHODS for the performance of SERVICES under this Agreement on a time and materials basis using the bill rates outlined in Exhibit A.

FOURTH: PAYMENT

Invoices for interim payments shall be prepared by METHODS and submitted monthly to the OWNER. Each invoice shall be prepared to request payment of the SERVICES rendered during the invoice period. Such invoices shall be paid to METHODS by the OWNER within thirty (30) days of receipt by the OWNER.

FIFTH: DATA TO BE FURNISHED BY OWNER

Data to be furnished by the OWNER to METHODS at no cost to METHODS consist of all available project information needed for conducting the project.



SIXTH: INDEPENDENT CONTRACTOR

METHODS represents that it has, or will secure, at its own expense, the personnel required in performing the SERVICES under this Agreement. Such personnel shall not be employees of, nor have contractual relationship with the OWNER. METHODS, consistent with its status as an independent contractor, further agrees that its personnel will not hold themselves out as, nor claim to be, officers or employees of the OWNER by reason of this Agreement.

SEVENTH: INSURANCE

METHODS shall effect and maintain insurance at its own cost and expense to protect itself and OWNER from claims under Workers' Compensation Acts; from claims for damages because of bodily injury including sickness, disease, or death of any of its employees; from claims for damages because of injury to or destruction of tangible property; and from claims arising out of the performance of professional services caused by errors, omissions, or negligent acts for which it is legally liable, each in the amount of \$1,000,000.

METHODS shall furnish the OWNER upon request with a certificate(s) of insurance showing METHODS has complied with this Article.

EIGHTH: INDEMNITY AND LIMITATION

METHODS shall indemnify and hold the OWNER harmless from and against claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability caused solely by, resulting solely from, or arising solely out of the negligence, recklessness or willful misconduct of METHODS, its officers, employees, agents, or representatives in the performance of SERVICES under this Agreement. METHODS's liability to OWNER shall not exceed the total compensation received by METHODS hereunder, and METHODS shall in no event be liable in contract, tort, or otherwise, for any indirect or consequential damages, including but not limited to loss of estimated profits, loss of use, loss of revenue, cost of capital, loss of good will, or similar damages arising out of its performance of the SERVICES hereunder.

In the event of any reuse or other use not intended under this Agreement by the OWNER of the drawings, specifications, and other documents furnished by METHODS hereunder, the OWNER shall indemnify, defend, and hold harmless METHODS from and against any and all claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability caused by, resulting from, or arising out of such use.

NINTH: TERMINATION

This Agreement may be terminated by either party hereto upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. In the event of termination, METHODS shall be compensated for all services performed and costs incurred up to the effective date of termination for which METHODS has not been previously compensated, plus termination expenses incurred.

Upon receipt of notice of termination from the OWNER, METHODS shall discontinue the SERVICES unless otherwise directed and upon final payment from the OWNER deliver to the OWNER the required number of copies of all data, drawings, reports, estimates, summaries, and



such other information and materials as may have been accumulated by METHODS in the performance of this Agreement, whether completed or in process.

TENTH: OWNERSHIP OF DOCUMENTS

The parties hereto agree that METHODS shall retain possession of all drawings, specifications, and other documents when its services have been completed. The OWNER will be provided electronic copies of documents requested.

ELEVENTH: NOTIFICATION

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if served by Registered Mail addressed as follows:

TO OWNER: Farr West City
1896 North 1800 West
Farr West, Utah 84404
ATTENTION: Matt Robertson

TO METHODS: METHODS Consulting, Inc
2223 S Highland Drive #E6 327
Salt Lake City, UT 84106.
ATTENTION: Jeremy Searle

TWELTH: DISPUTES

Any and all claims, disputes, and other matters in question arising out of or relating to this Agreement or the breach thereof which are not disposed of by mutual agreement of the parties hereto shall be submitted to arbitration conducted and governed by the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time of the execution of this Agreement. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

The party requesting such arbitration shall file notice of the demand for arbitration in writing with the other party hereto and with the American Arbitration Association in Summit County, Utah. In no event shall the demand for arbitration be made after the date when institution of an action at law or in equity based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitations. The award rendered at such arbitration shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Any such arbitration shall not include, by consolidation, joinder, or in any other manner, any additional persons not a party to this Agreement except by written consent signed by the parties hereto and such persons sought to be joined. Such consent shall be limited to the dispute described therein and the parties named therein.

THIRTEENTH: APPLICABLE LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.



FOURTEENTH: EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the OWNER and METHODS and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

IN WITNESS WHEREOF, this Agreement has been executed by the OWNER and METHODS, effective from the day and year first written above.

Farr West City

By _____
(Name, Title)

METHODS Consulting, Inc.

By _____
(Jeremy Searle, Vice President)

EXHIBIT A: SCOPE OF WORK & FEE

FARR WEST CITY

RE: Farr West 2026 Transportation CFP & IFFP

METHODS Consulting is excited to offer our expertise to work with Farr West City (City) **to create a Capital Facilities Plan (CFP) and Impact Fee Facilities Plan (IFFP) that will:**

- Build on and update existing City information such as GIS mapping, planned transportation infrastructure, and multimodal opportunities;
- Guide future transportation decisions and investments;
- Create an accurate and defensible impact fee structure; and
- Develop a transportation system that provides safe and efficient access for all users and travel modes while promoting public health and quality of life.

METHODS has worked closely with many cities to create or update their transportation impact fees. We have completed impact fee facilities plans for Harrisville, West Point, South Weber, Herriman, Salem, Spanish Fork, South Jordan, Farmington, Syracuse, and Orem, and we are currently working on Provo's transportation IFFP.

We have immediate availability for this project. We recently completed the Mapleton TMP and can smoothly transition our transportation planning team to this project. We are committed to providing Farr West City with the very best product and services.

Jeremy and METHODS staff also have extensive experience with helping cities better understand specific areas of growth or concern. Jeremy has completed transportation sub-area plans for Pleasant View, Sandy, Nephi, Bluffdale, Spanish Fork, Payson, Draper, and others. We understand that Farr West City is experiencing tremendous growth and wants to maintain a well connected and safe transportation network as outlined in the General Plan. We will work closely with City staff to preserve the character of the community while planning for growth.

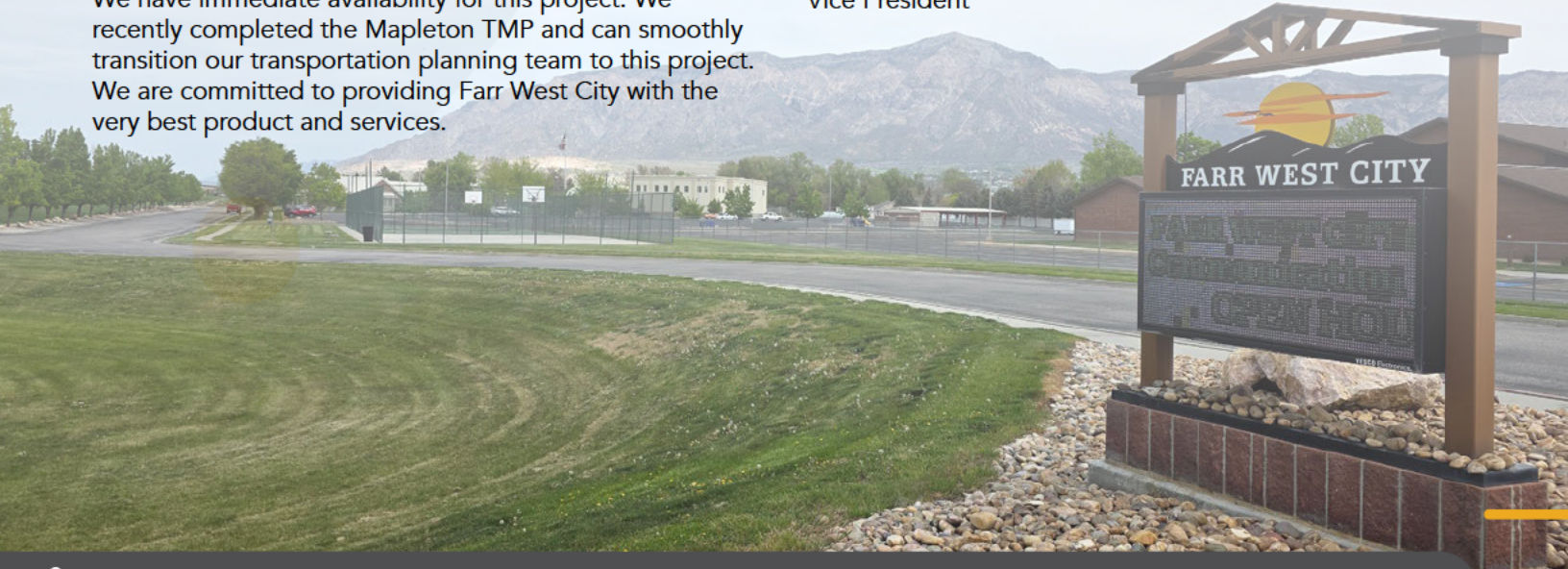
- An experienced firm that understands the growth pressure experienced in the City and is dedicated to meeting all of the City's needs
- A quality CFP and IFFP with a focused effort to provide safe and efficient access to all users and modes of travel
- A team that is experienced in completing detailed impact fee analyses that can withstand challenges and are implementable
- A team that understands the complex relationship between land use and transportation
- A team with immediate availability to focus on this project

We appreciate your time and consideration of our proposal and look forward to helping you create the CFP and IFFP needed to guide Farr West City's future growth and development. Please contact **Jeremy Searle** at **801-669-7345** or **jeremy.searle@methodsconsulting.com** with any questions or to discuss further.

Sincerely,

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Jeremy Searle, PE, PTOE, RSP₁
Vice President



PROPOSED SCOPE OF WORK AND APPROACH

PROJECT APPROACH

TASK 1 PROJECT KICKOFF AND COORDINATION

We have developed the work plan in this proposal based on our understanding of the City's needs and the General Plan. However, we are ready to adjust or change any part of the work plan, schedule, or budget to better align with Farr West City's vision for this project. We plan to meet with the City to finalize the work plan and budget. Our discussion will focus on the project's vision and goals, deliverables designed to achieve those goals, and a schedule that allows for collaboration with the City, addresses concerns, and ensures the timely creation of high-quality deliverables. We believe our team is ideal for achieving all project goals, comprising an expert travel demand modeler, professionals experienced in transportation impact fee analysis, and design engineers who understand the City's needs and can produce accurate cost estimates.

METHODS will hold a kickoff meeting with Farr West City to discuss your vision, goals, and objectives—ensuring we meet your needs and expectations. We will also include the City's financial expert consultant at the kickoff meeting to guarantee our scope of work and analysis framework are compatible with the impact fee process requirements. **Involving the financial consultant early ensures the IFFP is completed smoothly and can be easily transferred to complete the impact fee analysis (IFA). Having collaborated with various financial consultants on transportation impact fees many times, we are confident in our ability to provide an accurate and defensible IFFP.**

We plan to hold monthly coordination meetings with City staff to share our progress, receive feedback, and coordinate on the project. We anticipate holding the kick-off meeting in person, along with the project recommendations meeting toward the end of the project to go over these details. Other progress meetings can be held online to conserve budget and efficiency on the project.

- 🕒 **Estimated Schedule:** Two weeks, and monthly coordination meetings
- 📌 **Task 1 Deliverables:** Work plan, budget, schedule, coordination plan.

TASK 2 REVIEW PREVIOUS PLANS, EXISTING CONDITIONS LEVEL OF SERVICE (LOS), AND DATA COLLECTION

METHODS will work with City staff to identify and document current planning efforts and data. METHODS will examine the Farr West General Plan, focusing on Chapter 5: Transportation and Circulation, UDOT corridor agreements, WFRC RTP project lists (including projects on the recently released draft list), and UTA plans. These existing conditions and previous planning efforts will serve as the foundation for the CFP.

For the City CFP to be comprehensive and relevant, it must be responsive to the transportation needs and current planning efforts of the community. These efforts involve major UDOT projects, neighboring cities, Weber County, WFRC, local residents, and user groups. METHODS will engage with each of these stakeholders to ensure diverse viewpoints are included in developing the TMP.

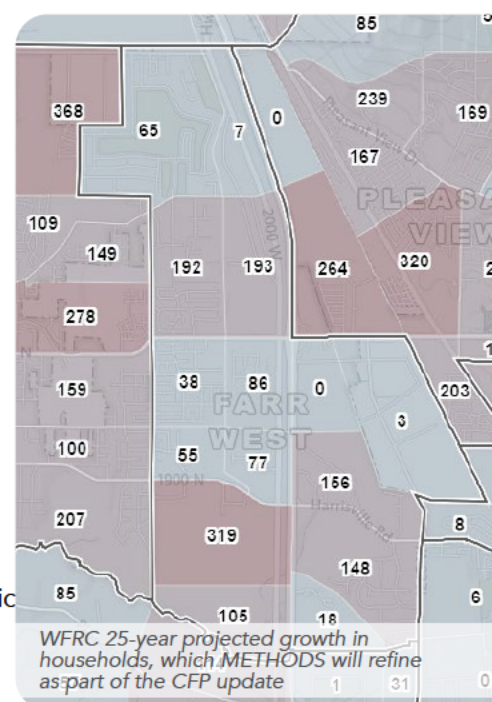
METHODS will collect 24-hour traffic counts at up to ten locations within the City as well as evaluate data from UDOT, ATSPM, WFRC, the City, and other sources. METHODS will utilize existing data sources to document relevant transportation information (traffic volumes, speeds, vehicle classification, crash data, turning movement counts, bicycle and pedestrian counts, and other available information). This data will be supplemented with available passively-collected data sets to evaluate larger transportation trends. All of this data will be used to illustrate the current state and recent trends in the transportation environment in the City. All maps, information, and analysis results will be incorporated into GIS format and shared with Farr West.

- 🕒 **Estimated Schedule:** Completed by end of June
- 📌 **Task 2 Deliverables:** Review of previous plans and studies document, existing roadway LOS map, updated existing functional classification and intersection control map

TASK 3 TRAVEL DEMAND MODELING AND FUTURE PROJECTIONS

METHODS will conduct a comprehensive review of the Wasatch Front Travel Demand Model (WF-TDM) to ensure consistency and alignment with the goals of the Capital Facilities Plan (CFP). This effort will include a detailed assessment of the roadway network, centroid connectors, Transportation Analysis Zones (TAZs), and socio-economic data. Our team has already started reviewing the model within Farr West, and are brainstorming key roadways and modifications that should be made to this model.

METHODS will work closely with Farr West to better understand current zoning and planned land use, projected development and population, and areas of growth in the City to update the socio-economic data in the model. Based on the findings of the



model review and the needs of the TMP, we will update and refine the travel demand model to reflect current and forecasted conditions. Model updates will include updated road classifications, lane configurations, user characteristics, transit facilities, traffic analysis zones, socio-economic data, and land use data. The model enhancements will ensure the accuracy of future travel demand forecasts and support scenario-based evaluation of roadway and transit improvements.

🕒 **Estimated Schedule:** Completed by approximately the end of August

🔧 **Task 3 Deliverables:** Updated Farr West specific travel demand model with LOS results for 2026, 2036, and 2050 (This will be utilized for the CFP and IFFP project list.)

METHODS staff did a great job to capture our vision for our City Transportation Master Plan and created an infrastructure plan that efficiently reflected the needs of the community. We enjoy working with METHODS staff!

- Bryce Terry, Herriman City Engineer

TASK 4 IDENTIFY LOS AND RECOMMENDATIONS FOR FUTURE PROJECTS

METHODS will use the model results to identify roadway capacity deficiencies and existing roadways that do not meet City standards, and calculate an overall level of service (LOS) for each roadway (all minor arterials and collectors). **Bottleneck locations and roadways with poor LOS (worse than LOS C) will be evaluated to identify potential projects that will address the deficiencies.** These capacity projects will be detailed and prioritized according to travel demand and projected failure. Other project types will also be evaluated and categorized to allow the City to plan for and implement transportation improvements over the next 10 years (these can be included in the impact fee analysis) and beyond. A capital facilities plan (CFP) with cost estimates, phasing, and project details will be included in the plan and will form the foundation for the impact fee facilities plan analysis.

METHODS will also help the City develop roadway standards detailing each roadway functional class, cross-sectional elements, needed ROW and pavement widths, and multimodal needs. This analysis will also identify roadways that do not meet current City standards and provide recommendations for how to bring these roadways up to standard.

🕒 **Estimated Schedule:** Completed by approximately the end of September

🔧 **Task 4 Deliverables:** Specific roadway and intersection projects with ample detail to use for implementation (including cost, phase, and project scope/limits)

TASK 5 FUNCTIONAL CLASS MAP AND EXCESS CAPACITY ANALYSIS

METHODS will create a functional class map that outlines both existing and future roadway categories and intersection control. This map will also ensure excellent mobility and circulation throughout the City. As connectivity is a critical component of a successful transportation system, METHODS will work closely with Farr West to develop connectivity improvements.

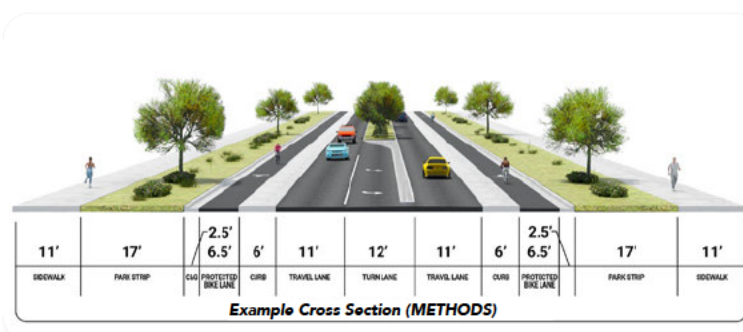
In addition, METHODS will identify roadways with excess capacity. Although these roadways will not need future capacity projects to accommodate growth, **they can still be included on the transportation impact fee analysis as part of a buy-in component that can help recoup previous infrastructure investments by the City.** METHODS will evaluate these roadways and coordinate with City staff and the City's financial consultant to determine the best way to include these in the transportation impact fee calculations.

🕒 **Estimated Schedule:** Completed by approximately the end of October

🔧 **Task 5 Deliverables:** Completed future roadway map and excess capacity analysis

TASK 6 DRAFT CFP REPORT

METHODS will develop a draft CFP report for the City staff to review. The CFP will include an executive summary, analysis, projected volumes, recommendations, and cross-section updates as outlined in our work plan. The detailed



CFP will also identify transportation improvements for short-term (0 - 10 years) and long-term phases (10+ years). METHODS has a team devoted to creating easy-to-use documents, including technical writers, GIS experts for mapping, graphics professionals, and reviewers. **METHODS will work closely with the City to ensure they are pleased and satisfied with the final product.** We will also provide the City with all the electronic files they need to easily display the transportation master planning information digitally.

🕒 **Estimated Schedule:** Completed by approximately the end of October

🔧 **Task 6 Deliverables:** A draft CFP for City review and comment, a final report for formal adoption

TASK 7 IMPACT FEE FACILITIES PLAN (IFFP) AND IFA ASSISTANCE

METHODS' staff are experts at implementing transportation impact fees, including the benefits and challenges the City would likely face. Jeremy led the effort to implement transportation impact fees for 20+ cities in Utah over the last few years—including the neighboring city of Harrisville. We will prepare an IFFP outlining the planned projects that are impact-fee-eligible along with the expected number of trips generated by new growth within the next ten years. This can be used to develop the cost per trip transportation impact fee.

We have worked with all financial consultants on impact fees through the state. **We are excited to work with Farr West to create an analysis that is accurate and defensible.** We are committed to working closely with the City and their financial consultant to ensure the creation of the IFA is a smooth and easy process.

 **Estimated Schedule:** A draft IFFP will be completed by November

 **Task 7 Deliverables:** A draft IFFP for City review and comment, final report for formal adoption

VALUE ADDED ITEMS



ONLINE STORYMAP | METHODS has created dozens of storymaps for TMPs and other transportation projects. We will create an online storymap to inform staff, stakeholders, and the public on key elements of the transportation master plan.



DRONE PHOTOS | We have found that drone photos and video can help show difficult concepts, identify queuing issues, and illustrate operations more clearly and easily than other figures. We also use drone photos for the website, document, and other presentation materials.



ENTITY COORDINATION LUNCH | We have learned that holding an entity coordination lunch with surrounding cities, UDOT, WFRC, neighboring cities, UTA, Weber County School District, and other key stakeholders is critical to the success of the project. This will ensure that roads, connections, trails, and other key elements are consistent across city boundaries and throughout the region.



POTENTIAL FUNDING SOURCES | We will help identify funding sources for the TMP and implementation projects. We recently helped acquire funding for the Mountain Green Interchange, assisted Salem City to get funding for the SR-164/I-15 Interchange Environmental Study, and helped Mapleton City get over \$1.7 million dollars for a planned roundabout near the Junior High.



SB-195 CONNECTIVITY ANALYSIS | In 2025 the Utah legislature passed a bill that requires all cities to update their transportation master plan or general plan to identify and address priority connections that are inhibited by a physical barrier. We will evaluate the City for these priority connections and identify those barriers, along with possible solutions. We have fulfilled the SB-195 requirement for many cities across the state and know what is required and how to report it to the metropolitan planning organizations to meet state requirements.



PROJECT EXPERIENCE



HARRISVILLE TMP, CFP, IFFP, IFA | 2023

Matt Robertson, PE, City Engineer, 801-476-9767

- We provided detailed existing conditions analysis and data collection.
- We refined the WFRC travel demand model to better represent key collectors and arterials and future growth.
- We coordinated with UTA on future transit demands.
- We prioritized outlining roadway and intersection projects in the capital

facilities plan, along with cost estimates, phasing, and information for transportation impact fees.

- We created a functional class map, future roadway map, city cross-sections, and a detailed capital facilities plan for Harrisville.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

LAYTON TMP, CFP, IFFP, AND IFA | 2024-2025

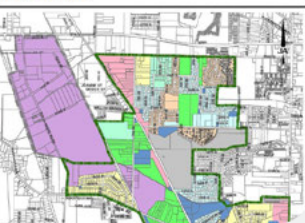
Steve Jackson, PE, City Engineer, 801-336-3700

- The METHODS team conducted extensive coordination and analysis to complete the Layton City TMP.
- We updated the WFRC Travel Demand model to increase zone resolution and to include the recently opened West Davis Corridor. The base-year model was calibrated using count data recently collected by the city and additional counts collected by WCG for this project.
- We refined default WFRC future land-use growth projections to reflect increased land-use density.
- We identified roadway and intersection improvements needed to accommodate forecast growth and are working to incorporate these into the updated capital facilities and impact fee facilities plans.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline



Figure 2: Harrisville Future Land Use



TREMONTON TMP AND CFP | 2024-2025

 **Jeff Seedall, City Planner, 435-257-9504**



- We completed a comprehensive city-wide safety analysis, identified high-risk areas, and recommended targeted safety improvements.
- We updated the statewide travel demand model to project future traffic volumes and demand on key roadways.
- We are committed to improving safety, connectivity, and access while fostering

public health and quality of life for the community—ensuring informed decisions for future investments.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

WEST POINT TMP, CFP, IFFP, AND IFA | 2021-2022, 2025

 **Boyd Davis, PE, City Engineer, 801-776-0970**



- We completed the transportation master plan, capital facilities plan, and impact fee facilities plan for West Point, Utah (2021-2022) and recently updated the analysis, TMP, IFFP, and IFA (2025) to account for a newly expanded annexation area, recently planned growth, and impacts to their capital facilities plan.
- We provided a detailed sub-area plan

for a downtown corridor in West Point.

- We reviewed city ordinances and standards to determine which should be updated to accommodate the future growth expected in the area.
- We worked closely with the city to plan for the annexation areas adjacent to the city with an expanded roadway network while providing excellent connectivity throughout the community.
- We identified future transporta

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

FARMINGTON TMP AND ON-CALL | 2007-CURRENT

 **Chad Boshell, PE, City Engineer, 801-939-9287**



- We have served as Farmington City's traffic engineering consultant since 2007.
- We understand that Farmington's unique location at the convergence of four freeway systems requires an attentive and balanced approach.
- We maintain and enhance the city's multi-modal transportation system,

connectivity, sense of place, and overall livability.

- We maintain the transportation master plan, review traffic

impact studies, analyze intersection operations and various studies, and manage neighborhood traffic calming.

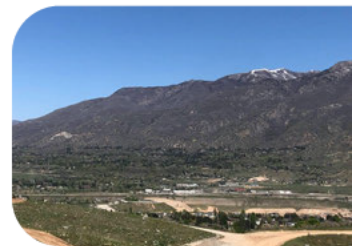
- We collect and analyze traffic data, complete school zone assessments, and complete long- and short-range corridor planning (among other things).

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

SOUTH WEBER TMP, CFP, IFFP, AND IFA | 2022

 **Brandon Jones, PE, City Engineer, 801-476-9767**

- We completed a capital facilities plan and impact fee facilities plan.
- We refined the travel demand model to represent the planned growth in South Weber.
- We identified the needed roadway and intersection projects, created a phased implementation plan, and completed the impact fee calculations following state regulations.
- We developed a sub-area plan for the South Weber Drive (SR-60) & 2700 East area in South Weber.
- We performed a detailed land use and traffic operations analysis to create a successful economic hub while providing safe and efficient traffic operations.

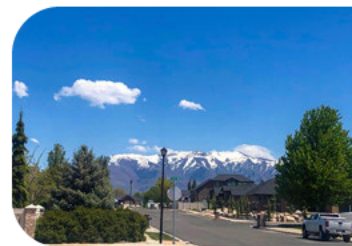


Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

SYRACUSE TMP, CFP, IFFP, AND IFA | 2023

 **Brian Bloeman, PE, City Engineer, 801-614-9630**

- We completed a detailed update of the WFRC travel demand model.
- We completed a detailed master plan that will meet these growing travel demands.
- We evaluated active transportation, transit, roadways, cross sections, intersection improvements, and completed stakeholder coordination throughout the project.
- We completed a detailed capital facilities plan, impact fee facilities plan, and impact fee analysis to implement transportation impact fees for new development.



Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

CLEARFIELD TMP | 2023-2024

 **Braden Felix, PE, City Engineer, 801-525-4401**



- We are currently working with Clearfield City to update their transportation master plan, including roadway, bridge, transit, and active transportation elements.
- We completed a detailed safety analysis for the city and recommended intersection and active transportation mitigation measures to improve safety.
- We are compiling a capital facilities plan that outlines future projects, costs, and phasing.
- We identified all city-maintained bridges within the city, current conditions and expected life-cycle of each, and recommended multi-modal improvements when replacement age is reached.
- We identified performance metrics correlated with city goals, along with methodology for measuring improvement.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

SALEM TMP, CFP, IFFP, AND IFA | 2022-2023, 2026-2026

 **Bradey Wilde, PE, City Engineer, 801-423-2770**



- The METHODS team created Salem City's TMP, which included extensive coordination with MAG, UDOT, UTA, Utah County, Spanish Fork, Payson, Woodland Hills, and Elk Ridge (2022-2023).
- We recently updated the analysis and IFFP/IFA to account for recent development and planning changes and to reflect current project needs and city priorities.
- We refined the travel demand model for more granularity in the Salem area.
- We addressed the demand and improved the grid network throughout south Utah County.
- We provided a TMP that included a comprehensive transportation evaluation of the City including school zones, truck traffic, traffic calming, policy, intersection evaluation & concepts, access management, and safety.
- We completed a story map to assist in public outreach.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

HERRIMAN TMP, CFP, IFFP, AND IFA | 2025-2026

 **Bryce Terry, PE, City Engineer, 801-446-5323**



- The METHODS team was asked to do this TMP based on our success quickly getting the last TMP update adopted after it was stalled at City Council for many years before our involvement.
- We integrated this TMP into all the surrounding travel demand modeling we did for South Jordan, Daybreak, and Mountain View Corridor design review.
- We identified future projects and cost estimates, and transportation impact fee calculations were also completed as part of this effort.
- We provided extensive coordination with the city, county, adjacent municipalities, Wasatch Front Regional Council (WFRC), UDOT, and UTA.
- We provided public outreach that included multiple public meetings, a public open house, and other opportunities to solicit feedback from citizens.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline

SOUTH JORDAN TMP, CFP, IFFP, AND IFA | 2024

 **Brad Klavano, PE, City Engineer, 801-254-3742**

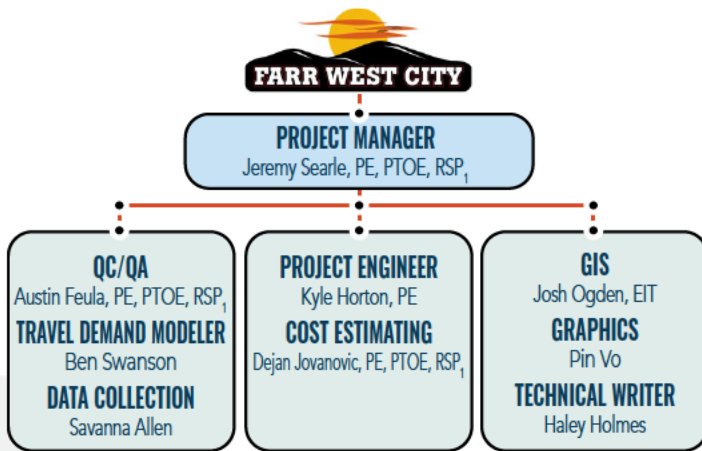


- The METHODS team completed data collection, calibrated travel demand models, and analyzed detailed land use and build-out conditions.
- We identified recommended improvements, created a phased project list, compiled a capital facilities plan, and updated the transportation impact fees for South Jordan.
- We have expertise in transportation impact fees that play a crucial role to the success of this project.
- We serve as the on-call traffic engineer for South Jordan City.
- We focused on extensive public outreach.

Relevance: Transportation master planning, travel demand modeling, public outreach, entity coordination, active transportation, capital facilities plan, transportation impact fees, data collection, design guideline



PROJECT TEAM



PROJECT TEAM

PROJECT MANAGER

JEREMY SEARLE, PE, PTOE, RSP₁

16 Years' Experience

- Clearfield TMP | Project Manager
- Layton TMP & IFFP | Project Manager
- Syracuse TMP & IFFP | Project Manager
- Harrisville TMP & IFFP | Project Manager



Jeremy is the Transportation and Planning Division manager at METHODS and is currently the project manager (PM) for the Springville and Utah County TMPs. **Jeremy has completed dozens of transportation master plans across the state, including Tremonton, Garland, Herriman, Clearfield, Salem, Mapleton, West Jordan, Provo, South Jordan, Layton, Syracuse, West Point, Weber County, Tooele County, South Weber, Spanish Fork, Harrisville, Tremonton, and Salt Lake County.** Jeremy also has extensive experience with transportation impact fees and transportation utility fees such as guiding the creation of Orem, Salem, Spanish Fork, South Jordan, Herriman, West Point, Syracuse, Bluffdale, Salem, Harrisville, South Weber, Layton, Payson, and Syracuse. Jeremy understands the growth pressure that is facing Farr West, along with the community's unique strengths and desires. He is committed to meeting the needs of the City and providing a quality master plan that will guide the City's transportation infrastructure decisions into the future.

PLANNING OVERSIGHT & QC/QA

AUSTIN FEULA, PE, PTOE, RSP₁

14 Years' Experience

- South Weber TMP | Travel Modeler
- Tremonton TMP | Deputy PM
- Harrisville TMP | Oversight & Travel Modeler
- Springville Impact Fees Update | Oversight



Austin has significant experience with TMPs throughout the state, having worked on 15+ over the last few years. In these TMPs, he frequently serves in an oversight role to ensure the plan is on the right track and moving forward while also serving as the travel demand modeler. Austin has significant experience projecting future traffic volumes and then utilizing those projections to determine roadway cross sections and design. **He is intimately familiar with the Wasatch Front Travel Demand Model (WF-TDM), which is the model which will be utilized for Farr West.**

TRAVEL DEMAND MODELER

Ben Swanson

17 Years' Experience

- Layton TMP
- Clearfield TMP
- West Point TMP Update
- MAG Congestion Management Plan



Ben is a skilled transportation planner and data analyst who combines technical expertise, problem solving skills, and awareness of project needs to answer questions insightfully and efficiently. **He has extensive experience in transportation planning, four-step travel modeling/analysis, travel forecasting, and geospatial data and passive data analysis.** He is proficient with Python, Excel, GIS, and multiple travel modeling and simulation platforms including CUBE and Vissim.

PROJECT ENGINEER

Kyle Horton, PE

8 Years' Experience

- South Jordan TMP, CFP, IFFP
- Layton TMP, CFP, IFFP
- Syracuse TMP, CFP, IFFP



Kyle Horton is a well-rounded and experienced transportation engineer and planner who has served as the lead analyst on more than a dozen transportation master plans and contributed to numerous general plans, gateway plans, and planning studies across Utah as a project manager, analyst, or planner. He consistently delivers practical, implementable solutions that balance long-range vision with community needs. Kyle is highly proficient in GIS and ESRI products, and understands the importance of effective geospatial visualization. **He specializes in designing connected, multimodal transportation networks that serve the needs of the communities involved.** Kyle has prepared a dozen CFP and IFFP's across the state of Utah and is familiar with the key processes needed to meet legislative requirements.

COST ESTIMATING

Dejan Jovanovic, PE, PTOE, RSP₁

18 Years' Experience

- Riverdale-Stringtown Master Plan
- Provo Transportation IFFP
- Bluffdale TMP and Impact Fee Updates



Dejan possesses a unique skill set for tackling diverse transportation challenges. His broad background spans traffic safety analysis and roadway, signal, lighting, and ITS design. His thorough understanding of complex roadway and signal systems, along with GIS mapping capabilities, provides the technical foundation needed to accurately evaluate existing conditions and deliver comprehensive cost estimates for proposed improvements. His recent work includes **providing cost estimates for several TMP updates and Master plans, including Provo IFFP, Riverdale-Stringtown Master Plan, Bluffdale TMP, and Impact Fee update.**

GIS

Josh Ogden, EIT

3 Years' Exp

- Bluffdale ATP
- Layton SAP
- Tremonton TMP

DATA COLLECTION

Savannah Allen

1 Year' Exp

- Springville TMP
- Highland Dr Signal Warrant
- Lone Peak Pkwy Signal Warrant

GRAPHICS

Pin Vo

7 Years' Exp

- Salem TMP
- South Weber TMP
- Herriman TMP

SCHEDULE

We have reviewed the scope of work and developed a schedule that we feel provides adequate time to develop a detailed capital facilities plan, which provides the groundwork for the impact fee analysis to guide the City's infrastructure needs. As shown below, **we are proposing a six month schedule to allow for adoption of both the capital facilities plan and impact fees by the end of the year.** However, we are flexible and willing to adjust our schedule to best meet the needs of the City.

TASKS	2026						
	May	June	July	August	September	October	November
Task 1: Project Kick-off & Coordination							
1.A Kick-off Meeting	NTP ◆						
1.B Monthly Coordination Meetings		◆	◆	◆	◆	◆	◆
Task 2: Review Plans, Existing LOS, & Data Collection							
2.A Review Previous Plans							
2.B Existing Conditions Level of Service (LOS)							
2.C Data Collection							
Task 3: Travel Demand Modeling & Future Projections							
3.A Travel Demand Modeling							
3.B Future Volume Projections							
Task 4: Identify LOS & Recommendations							
4.A Future LOS Evaluation							
4.B Develop Project List							
Task 5: Future Functional Class Map							
5.A Future Functional Class Map							
5.B Excess Capacity Analysis							
5.C Cross Sections							
5.D SB195 Analysis & Mapping							
Task 6: Draft CFP Report							
6.A Draft CFP Report							
6.B Finalize & Adopt CFP							Adopt CFP ★
Task 7: Impact Fee Facilities Plan & IFA Assistance							
7.A Impact Fee Eligibility Calculations							
7.B IFFP							
7.C IFA Assistance							Adopt Impact Fees ★
KEY: ◆ Monthly Coordination Meetings ★ Final Deliverables							

TOTAL PROPOSED FEE AND HOURLY RATE SCHEDULE

We have prepared this cost estimate based on the scope items listed in the RFP. However, we are flexible and innovative. We are happy to discuss any adjustments to the scope or budget to better fit your needs.

	ROLE	Project Manager	QC/QA	Travel Demand Modeling	Project Engineer	GIS	Cost Estimating	Data Collection	Technical Editor	Graphics	Admin	Total Hours by Task	Total Cost by Task
	NAME	Jeremy S	Austin F	Ben S	Kyle H	Josh O	Dejan J	Savanah A	Haley H	Pin V	Braden H		
	RATE	\$ 195	\$ 185	\$ 180	\$ 125	\$ 115	\$ 170	\$ 105	\$ 80	\$ 95	\$80		
Task 1: Project Kick-off & Coordination													
1.A	Kick-off Meeting	6			6					8		20	\$ 2,560
1.B	Monthly Coordination Meetings	8		4	8			8				28	\$ 4,120
Task 2: Review Plans, Existing LOS, & Data Collection													
2.A	Review Previous Plans							8				8	\$ 840
2.B	Existing Conditions Level of Service (LOS)	1		8	6	6						21	\$ 3,075
2.C	Data Collection	1						60				61	\$ 6,495
Task 3: Travel Demand Modeling & Future Projections													
3.A	Travel Demand Modeling	2	1	28	8	4						43	\$ 7,075
3.B	Future Volume Projections	2		8		4						14	\$ 2,290
Task 4: Identify LOS & Recommendations													
4.A	Future LOS Evaluation	2		8	4	2						16	\$ 2,560
4.B	Develop Project List	4	2	8	8	4	16					42	\$ 6,770
Task 5: Future Functional Class Map													
5.A	Future Functional Class Map	2	1			4						7	\$ 1,035
5.B	Excess Capacity Analysis	1		2	4	4						11	\$ 1,515
5.C	Cross Sections	2			4	2				8		16	\$ 1,880
5.D	SB195 Analysis & Mapping	1			6	4				2		13	\$ 1,595
Task 6: Draft CFP Report													
6.A	Draft CFP Report	2	2		20	8		4	2	12		50	\$ 5,900
6.B	Finalize & Adopt CFP		2		8	2			2			14	\$ 1,760
Task 7: Impact Fee Facilities Plan & IFA Assistance													
7.A	Impact Fee Eligibility Calculations	4	2		16							22	\$ 3,150
7.B	IFFP	2	2		8				2	8		22	\$ 2,680
7.C	IFA Assistance	4			2							6	\$ 1,030
TOTAL LABOR HOURS		44	12	66	108	44	16	80	6	30	8	414	
RAW LABOR COSTS		\$ 8,580	\$ 2,220	\$ 11,880	\$ 13,500	\$ 5,060	\$ 2,720	\$ 8,400	\$ 480	\$ 2,850	\$ 640		\$ 56,330

DIRECT EXPENSES SUMMARY

			Unit	Sub-Total
Mileage	400	\$0.725	mile	\$290
8 1/2 x 11 Prints - Color	20	\$0.65	each	\$13
11 x 17 Prints - Color	20	\$0.85	each	\$17
Total Direct Expenses				\$320

Direct Expenses	\$320
Labor Costs	\$56,330
GRAND TOTAL	\$ 56,650