FARR WEST CITY COUNCIL AGENDA

November 5, 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, November 5, 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
   a. Public Comments (3 *minutes)*
   b. Report from the Planning Commission
   c. Transportation Utility Annual Report – Robbie Spronk
3. Consent Items
   a. Assignments and directions for Planning Commission
   b. Consider approval of minutes dated October 15, 2026
   c. Consider approval of bills dated November 4, 2026
4. Business Items
   a. Consideration of the Farr West Landing Commercial Subdivision – First Amended, located at 2732 North Woodsonia Ave, Farr West
   b. Consideration of Interlocal Agreement with Weber County Relating to Obligations Required for Small MS4 UPDES Permit No. UTR09000 for Storm Water Management
   c. Consider approval of Farr West City Storm Water Management Plan
   d. Set a public hearing for November 19, 2026 to consider amendments to the budget
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 October 30, 2026.

Lindsay Afuvai
Recorder

Application for Subdivision

Date Submitted 10/8/2026

Developer's Name Mitch Hohlen

Developer's Mailing Address [redacted]

Developer's Daytime Phone [redacted]

****

Subdivision Name Farr West Landing Commercial Subdivision - First Amended Phase _____

Subdivision Address 2732 North Woodsonia Ave

Is this a Re-Subdivision No Current Property Zone C-3 Is Re-Zoning Required No

Acreage of property being divided 8.393 Acreage of entire land parcel 8.393

Number of proposed lots in Subdivision 6 In Phase _____ Number of Phases _____

Title Search Completed Y (N) *Attach Documentation

Available Utilities and Services:

Culinary Water	(Y)	N	
Secondary Water	(Y)	N	Company: _____
Secondary System	(Y)	N	
Adequate Storm Sewer/Drainage	(Y)	N	
Sewer	(Y)	N	
Electric Power	(Y)	N	
Natural Gas	(Y)	N	
Telephone Service	(Y)	N	
Broadband/Fiber Internet	(Y)	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	(Y)	N	Company:

Application for Subdivision

Property is in which Flood Zone: Zone X Panel Number: 49057C0200F

Lowest Elevation of Property: 4267

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

Does the property contain Wetlands: No Source: Wetland inventory map

Please give a brief history of the property that is being subdivided (attach additional pages if needed).
A portion of the Farr West Landing subdivision, a mixed use project.

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

****

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 10-1-2026

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**

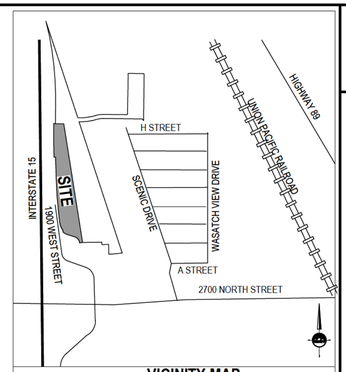
Engineering Fee Deposit: $125.00/lot/phase

Application Fee $_____ Developer User Fee $_____ Total $_____
Receipt #_____ Date Paid_____ Received by_____

FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED

AMENDING LOT 6 OF FARR WEST LANDING COMMERCIAL SUBDIVISION

**LOCATED IN THE WEST HALF OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH
JULY 2026**



VICINITY MAP
NO SCALE
FARR WEST AND PLEASANT VIEW,
WEBER COUNTY, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED C-3 .
   A. FRONT AND S DE SETBACK FROM A PUBLIC DEDICATED STREET: 20'
   B. REAR YARD SETBACK ADJACENT TO COMMERCIALLY ZONED PROPERTY: NO REQUIREMENTS EXCEPT AS REQUIRED N THE BUILD NG CODE
   C. S DE YARD SETBACK ADJACENT TO COMMERCIALLY ZONED PROPERTY: NO REQUIREMENT EXCEPT AS REQUIRED N THE BUILD NG CODE.
   D. LOT AREA AND W DTH: ONE ACRE WITH A M NIMUM OF TWO HUNDRED FEET (200') OF FRONTAGE FOR COMMERCIAL. SUCH REQU REMENTS MAY BE WAIVED IF THE DEVELOPMENT IS PART OF AN OVERALL PLAN FOR A COMMERCIAL COMPLEX THAT IS TEN (10) ACRES OR LARGER AND IS SHOWN ON THE SITE PLAN.
2. ALL PUBLIC UTILITY AND DRA NAGE EASEMENTS (PU&DE) ARE ALONG LOT FRONTAGE N THE W DTHS AND LOCATIONS AS DEPICTED ON THE PLAT MAP.
3. UTILIT ES SHALL HAVE THE RIGHT TO NSTALL, MA NTA N, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FAC LIT ES WITH N THE PUBLIC UTILITY EASEMENTS DENTIF ED ON THIS PLAT MAP AS MAY BE NECESSARY OR DES RABLE N PROV DING UT LITY SERVICES WITH N AND WITHOUT THE LOTS IDENT FIED HERE N, INCLUDING THE RIGHT OF ACCESS TO SUCH FAC LITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITH N THE PU&DE THE UT LITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITH N THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO T ME MAY ANY PERMANENT STRUCTURES BE PLACED WITH N THE PU&DE OR ANY OTHER OBSTRUCTION WHICH NTERFERES WITH THE USE OF THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. THE BOUNDARY AND THE LOT CORNERS ARE SET AS REQU RED BY STATE CODE AND COUNTY ORDINANCES.
6. THIS NOTE IS TO NFORM LOT OWNERS THAT THERE EXISTS UNDERGROUND WATER FACILIT ES - THIS DOES NOT WARRANT OR VERIFY THE R PRECISE LOCATIONS, AND DOES NOT AFFECT A RIGHT THAT THE OWNER OR OPERATOR HAS UNDER TITLE 54, CHAPTER 8a. THIS ALSO DOES NOT WARRANT DAMAGE TO UNDERGROUND UTILITY FACILIT ES, A RECORDED EASEMENT OR RIGHT-OF-WAY, THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, OR ANY OTHER PROVISION OF LAW.
7. LOTS AND PUBLIC STREETS REFLECTED ON PLAT MAP ARE SUBJECT TO THAT CERTA N NTERLOCAL AGREEMENT DATED DECEMBER 11, 2025, BY AND BETWEEN FARR WEST CITY, A MUNIC PAL CORPORATION OF THE STATE OF UTAH, AND PLEASANT VIEW CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH.
8. REQU RED TO PROV DE ON-SITE STORM WATER DETENTION/RETENTION/LOW-IMPACT DEVELOPMENT, MEETING PLEASANT VIEW CITY OR FARR WEST CITY REQUIREMENTS, AS APPLICABLE.
9. CULINARY WATER (PROVIDED BY BONA VISTA WATER MPROVEMENT DISTRICT) SHALL NOT BE USED FOR OUTDOOR/ RRIGATION USE.
10. MAINTENANCE OF PUBLIC STREETS REFLECTED ON PLAT MAP IS ADDRESSED N THAT CERTA N PARTIC PATION AGREEMENT DATED OCTOBER 16, 2025, BY AND BETWEEN FARR WEST CITY COMMUNITY RE NVESTMENT AGENCY, A UTAH POLITICAL SUBDIVISION, AND WOODSONIA FARR WEST, LLC A UTAH L MITED LIABILITY COMPANY, AND THE INTERLOCAL AGREEMENT REFERENCED N NOTE 8, ABOVE.
11. SUBJECT TO THAT CERTAIN OPERATION AND EASEMENT AGREEMENT RECORDED IN THE RECORDER'S OFFICE OF WEBER COUNTY, UTAH, N CONJUNCTION WITH THE RECORD NG OF THIS PLAT.
12. REQU RED TO MAINTA N SECONDARY WATER SERVICES. THE SECONDARY WATER SYSTEM OWNER/OPERATOR FOR THIS SUBDIVISION SHALL BE THE FEE SIMPLE OWNER OF LOT 3 (AS DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT REFERENCED N NOTE 12 ABOVE), WHICH, AS OF THE RECORDING OF THIS PLAT:
    WOODSONIA FARR WEST, LLC
    c/o WOODSONIA REAL ESTATE, INC.
    20010 MANDERSON STREET, SUITE 101
    ELKHORN, NEBRASKA 68022

EASEMENT NOTE:

1. PUBLIC ROADWAY ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF PUBLIC VEHICULAR AND PEDESTRIAN CONNECTIVITY BETWEEN 2725 NORTH STREET AND 1500 WEST STREET AND BELOW GROUND UTILITY INFRASTRUCTURE - BEGINN NG AT A POINT BE NG SOUTH 00 01'15" WEST 813.94 FEET ALONG THE SECTION LINE AND EAST 51.47 FEET FROM THE WEST CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88 45'21" EAST 223.86 FEET; THENCE NORTH 71 47'03" EAST 39.32 FEET; THENCE SOUTH 00 16'30" EAST 768.36 FEET, THENCE SOUTHERLY 86.39 FEET ALONG THE ARC OF A 2,026.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89 43'30" EAST AND THE CHORD BEARS SOUTH 01 29'46" EAST 86.38 FEET WITH A CENTRAL ANGLE OF 02 26'33"); THENCE SOUTHEASTERLY 26.70 FEET ALONG THE ARC OF A 14.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 87 16'58" EAST AND THE CHORD BEARS SOUTH 55 28'05" EAST 23.08 FEET WITH A CENTRAL ANGLE OF 105 30'06"), THENCE NORTH 71 46'52" EAST 621.24 FEET; THENCE SOUTH 18 13'08" EAST 26.00 FEET; THENCE SOUTH 71 46'52" WEST 635.57 FEET; THENCE SOUTHWESTERLY 19.29 FEET ALONG THE ARC OF A 14.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 18 13'08" EAST AND THE CHORD BEARS SOUTH 33 40'28" WEST 17.90 FEET WITH A CENTRAL ANGLE OF 76 12'47"), THENCE SOUTHERLY 100.19 FEET ALONG THE ARC OF A 2,000.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85 34'55" EAST AND THE CHORD BEARS SOUTH 05 52'00" EAST 100.18 FEET WITH A CENTRAL ANGLE OF 02 52'11"), THENCE SOUTH 07 18'05" EAST 185.16 FEET; THENCE SOUTHERLY 96.67 FEET ALONG THE ARC OF A 213.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82 41'54" WEST AND THE CHORD BEARS SOUTH 05 42'02" WEST 95.84 FEET WITH A CENTRAL ANGLE OF 26 00'15"); THENCE SOUTH 18 42'10" WEST 66.26 FEET; THENCE NORTH 72 13'05" WEST 26.00 FEET; THENCE NORTH 18 42'10" EAST 66.67 FEET; THENCE NORTHERLY 84.87 FEET ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 71 17'50" WEST AND THE CHORD BEARS NORTH 05 42'02" EAST 84.15 FEET WITH A CENTRAL ANGLE OF 26 00'15"), THENCE NORTH 07 18'08" WEST 185.16 FEET; THENCE NORTHERLY 79.51 FEET ALONG THE ARC OF A 2,026.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 82 41'54" EAST AND THE CHORD BEARS NORTH 06 10'39" WEST 79.51 FEET WITH A CENTRAL ANGLE OF 02 14'53"); THENCE NORTHWESTERLY 39.08 FEET ALONG THE ARC OF A 24.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 84 56'48" WEST AND THE CHORD BEARS NORTH 50 44'54" WEST 35.07 FEET WITH A CENTRAL ANGLE OF 91 23'23"); THENCE SOUTH 83 33'25" WEST 173.78 FEET; THENCE NORTH 06 26'35" WEST 36.00 FEET; THENCE NORTH 83 33'25" EAST 177.61 FEET; THENCE NORTHEASTERLY 36.85 FEET ALONG THE ARC OF A 24.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 06 26'35" WEST AND THE CHORD BEARS NORTH 40 27'46" EAST 33.48 FEET WITH A CENTRAL ANGLE OF 86 11'18"); THENCE NORTHERLY 82.28 FEET ALONG THE ARC OF A 2,000.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87 22'06" EAST AND THE CHORD BEARS NORTH 01 27'12" WEST 82.28 FEET WITH A CENTRAL ANGLE OF 02 21'24"), THENCE NORTH 00 16'30" WEST 716.37 FEET, THENCE NORTHWESTERLY 23.81 FEET ALONG THE ARC OF A 15.01 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89 41'24" WEST AND THE CHORD BEARS NORTH 45 45'30" WEST 21.39 FEET WITH A CENTRAL ANGLE OF 90 53'57"); THENCE SOUTH 88 45'21" WEST 219.59 FEET; THENCE NORTH 01 12'44" WEST 26.00 FEET TO THE PO NT OF BEGINN NG. CONTAINS 65,617 SQUARE FEET OR 1.506 ACRES

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEAR NG	CHORD
PC1	2013.50'	228.05'	6 29'22"	S4 03'25"E	227.93'
PC2	200.00'	90.86'	26 01'43"	N5 42'46"E	90.08'
PC3	236.00'	270.93'	65 46'30"	N39 19'56"W	256.29'
PC4	5657.00'	516.46'	5 13'51"	N3 49'39"W	516.28'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	2013.50'	105.61'	3 00'19"	N2 18'53"W	105.60'
C6	2013.50'	122.44'	3 29'03"	N5 33'34"W	122.42'
C7	5657.00'	373.33'	3 46'52"	S4 33'09"E	373.26'
C8	5657.00'	143.14'	1 26'59"	S1 56'13"E	143.13'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The Weber County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

SURVEY NARRATIVE

Purpose of Survey is to split existing parcels into lots, streets, and parcels.

BOUNDARY DESCRIPTIONS

CONTAINS ALL OF LOT 6 FARR WEST LANDING COMMERCIAL SUBDIVISION

DATE

TRENT R. WILLIAMS
P.L.S. 8034679

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract

FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate to each city a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Grant and dedicate a Public Roadway Access and Utility Easement as depicted on Sheet 2 and described as Easement Note 1 on Sheet 1 of this plat.

By: Woodsonia Farr West, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF)
County of) S.S.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____ who after being duly sworn, acknowledged to me that he/she is the _____ of WOODSONIA FARR WEST, LLC, a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____

_____ RES DING IN_____ COUNTY.
NOTARY PUBLIC

PR NT NAME:_____
A NOTARY PUBLIC COMMISSIONED IN _____

DEVELOPER
WOODSONIA FARR WEST, LLC
20010 MANDERSON STREET STE: 101
ELKHORN, NE 68022
402-513-9003

BONA VISTA WATER

APPROVED ON THIS _____ DAY OF _____, 20____.

TITLE: DATE

**FARR WEST CITY
COUNCIL ACCEPTANCE**

THIS IS TO CERT FY THAT THIS PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNC L OF FARR WEST CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20_____.

MAYOR:

ATTEST: CITY RECORDER DATE

FARR WEST CITY ATTORNEY

THIS IS TO CERT FY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORD NANCES OF FARR WEST CITY OF THE FOREGO NG PLAT AND DEDICATIONS HAVE BE COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20_____.

FARR WEST CITY ATTORNEY DATE

RECORD OF SURVEY

ROS NO.: $-

COUNTY SURVEYOR REVIEWER DATE

FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED

**LOCATED IN THE WEST HALF OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH**

WEBER COUNTY RECORDER

ENTRY NO. _____

FEE PAID_____

FILE AND RECORDED_____ DAY

OF _____ 20_____,

N BOOK _____ OF OFFICIAL RECORDS,

PAGE_____

FOR_____

COUNTY RECORDER

DEPUTY:_____

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801 547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 20 ____

WEBER COUNTY SURVEYOR
RECORD OF SURVEY #_____
WCO-106-1-8(c)(1)h.10; WCO 45-4-2(c)

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER.

SIGNED THIS _____ DAY OF _____, 20_____.

FARR WEST CITY ENG NEER DATE

**FARR WEST CITY
PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY FARR WEST CITY PLANN NG COMMISSION.

SIGNED THIS _____ DAY OF _____, 20_____.

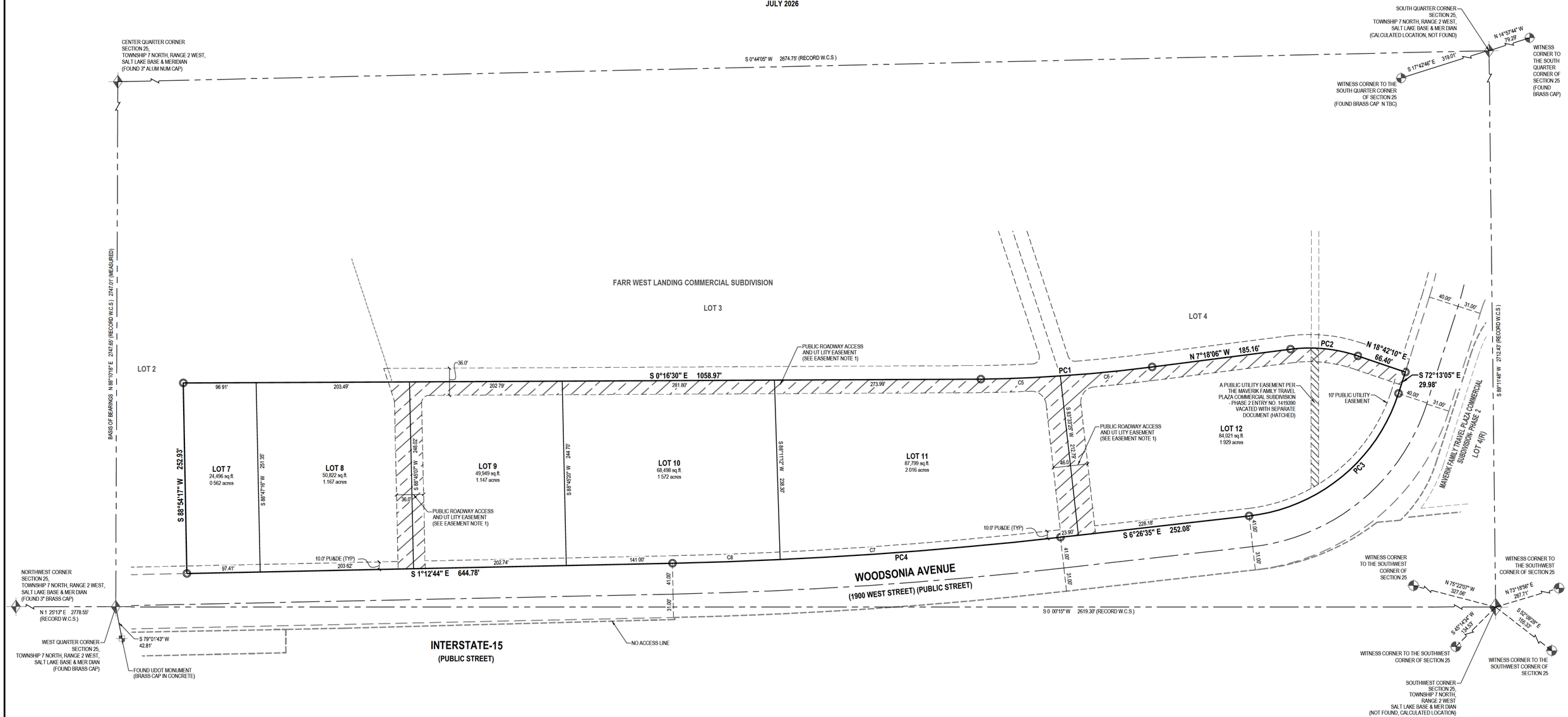
FAR WEST CITY DATE

SHEET 1 OF 2

PROJECT NUMBER : 13111A
MANAGER : BDM
DRAWN BY : AS
CHECKED BY : TRW
DATE : 9/15/2026

FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 25,
AND THE EAST HALF OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH
JULY 2026



LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXIST NG STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG., LAND SURV.)
- SECTION L NE
- SECTION T E L NE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERL NE
- ADJACENT ROAD CENTERL NE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT L NE
- ADJACENT LOT L NE
- EASEMENT
- TANGENT

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(N FEET)
HORZ: 1 inch = 60 ft.

DEVELOPER
WOODSONIA FARR WEST, LLC
20010 MANDERSON STREET STE: 101
ELKHORN, NE 68022
402-513-9003

SHEET 2 OF 2

PROJECT NUMBER : 13111A
MANAGER : BDM
DRAWN BY : AS
CHECKED BY : TRW
DATE : 9/15/2026

ENSIGN
THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM
SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILE AND RECORDED _____ DAY
OF _____ 20_____,
N BOOK _____ OF OFFICIAL RECORDS,
PAGE _____
FOR _____
_____
COUNTY RECORDER
DEPUTY _____

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: FARR WEST LANDING COMMERCIAL SUBDIVISION - FIRST AMENDED
Subdivision Plat Review

Date: October 22, 2026

Our office has completed a review of the plat amendment for the referenced subdivision. The purpose of the plat amendment is to amend Lot 6 in this commercial subdivision to create 6 smaller lots. These lots are intended for restaurants which are being proposed in this larger commercial area. Individual site plan reviews will be completed for these sites as they come in. We recommend approving the amended plat subject to the following comment:

1. Provide the "meets and bounds description" for the amended lot area on the plat.

Please let me know if there are any questions.

Interlocal Agreement Relating to Obligations
Required for a Small MS4 General UPDES Permit No. UTR090000
For
Storm Water Management

This Agreement made effective this ____ day of _____, _____ is entered into by and among Farr West City (hereafter "City"), and Weber County (hereafter "County").

Recitals

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, permits public agencies to enter into agreements with one another for the purpose of exercising, on a joint and cooperative basis, powers and privileges that will benefit their citizens and make the most efficient use of their resources; and,

WHEREAS, all of the parties hereto are public agencies as defined by the Interlocal Cooperation Act;

WHEREAS, the County is a body politic duly organized under the laws of Utah;

WHEREAS, the City is a municipal corporation duly organized under Title 10 of the Utah Code Annotated, as amended;

WHEREAS, in accordance with the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1987, and the Utah Water Quality Act, together with federal and state regulations adopted pursuant to such Acts, the County and the City, as operators of storm water systems, must reduce pollutants in storm water to the Maximum Extent Practicable (hereafter "MEP") to protect water quality;

WHEREAS, the Phase 2 NPDES and UPDES Storm Water Regulations (hereafter "Regulations") specify that compliance with the Regulations can be attained by developing, implementing and enforcing a storm water management plan which incorporates Best Management Practices addressing State of Utah Department of Environmental Quality Division of Water Quality Small MS4 General UPDES Permit, No. UTR090000 (MS4 Permit)

WHEREAS, pursuant to said MS4 Permit Section 4.3. Sharing Responsibility, the County and the City as Permittees may share with each other the implementation of the MS4 Permit Section 4.2. Minimum Control Measures; listed in Permit Articles:

4.2.1 Public Education and Outreach on Storm Water Impacts
4.2.2 Public Involvement /Participation
4.2.3. Illicit Discharge Detection and Elimination (IDDE)
4.2.4. Construction Storm Water Runoff Control
4.2.5. Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water management)

4.2.6. Pollution Prevention and Good Housekeeping for Municipal Operations;

through a written agreement with the obligations of said Permit to be maintained as part of each Permittee's Storm Water Management Plan or SWMP.

WHEREAS, the County and the City desire to work cooperatively in compliance with the MS4 Permit and subsequent renewals of the MS4 Permit with other relevant federal and state storm water Regulations as enacted within the time period of this agreement or through subsequent extensions to this agreement;

NOW, THEREFORE, for the reasons cited above, and in consideration of the mutual covenants and agreements contained herein, the City and County do mutually agree and undertake as follows:

Section One

Scope of Agreement

Intent. The parties intend by this Agreement to co-permit with one another in compliance to and for the implementation of the State of Utah Department of Environmental Quality Division of Water Quality MS4 Permit.

Specifically, this Agreement addresses the obligations of the County and the City in relation to compliance with the Regulations which require developing, implementing and enforcing a storm water management plan (SWMP) incorporating Best Management Practices. Each party remains responsible for its own implementation of its Storm Water Management Plan.

1. County Storm Water Management. The County shall provide for Storm Water Management Administration in accordance with the relevant rules and regulations and laws imposed upon the County.

2. Golden Spike Stormwater Coalition Management. The County, after following its procurement process, shall select and provide a contracted entity or firm to serve as a Golden Spike Stormwater Coalition Executive Director to assist in the direction and management of the Golden Spike Stormwater Coalition. If allowed by the County's procurement law, the City and each other member of the Coalition shall have the right to provide input regarding the selection of the Coalition Executive Director. After the contract with the Executive Director is in place, the Coalition shall supervise the Executive Director. The agreement of a majority of all Coalition members shall be required for any decision of the Coalition to take effect. Each Coalition member shall have an equal vote in all decisions to be made by the Coalition.

3. Co-permitting. The County and the City mutually agree to jointly implement the current and subsequent MS4 Permit, which may be renewed on a 5 year basis, and shall provide one another with the relevant management plan, storm water information, and other necessary documentation relevant to said MS4 Permit, with applicable forms provided by the Department of Environmental Quality.

4. Services Provided. Each party shall be responsible for each of the following control measures within its own jurisdictional boundaries (i.e., in unincorporated areas for the County, and within the municipal boundaries for the City) but shall not be responsible for the control measures in other jurisdictions, except as noted below. However, upon request, a party may agree to work cooperatively with the other party on a control measure within the other party's jurisdictional boundaries.

    a. Public Education and Outreach on Storm Water Impacts. The parties shall work with the Executive Director of the Golden Spike Stormwater Coalition to provide materials and coordinate educational activities within their jurisdictions, including but not limited to media and public relations, publications and advertisements, and school outreach programs. The Executive Director shall receive and respond to concerns from all Coalition members and relevant public committee recommendations. Coalition members may do additional public education and outreach at their discretion.

    b. Public Involvement/Participation. The County shall participate actively with the City through the Golden Spike Stormwater Coalition for public involvement and participation in addressing storm water issues.

    c. Illicit Discharge Detection and Elimination. In coordination with the Weber-Morgan Health Department, the County shall provide for this control measure as it relates to mapping and coordinating of discharges occurring in multiple jurisdictions, or otherwise crossing jurisdictional boundaries between the Coalition participants.

    d. Construction Site Storm Water Runoff Control.

    e. Long-Term Storm Water Management in New Development and Redevelopment.

    f. Pollution Prevention and Good House Keeping for Municipal Operations.

5. Annual Fee. The County, through its participation in the Golden Spike Stormwater Coalition, may assess an annual fee to the City and other Coalition participants to reimburse the County for the costs of administering the contract, including the costs of compensation to the entity or firm serving as the Coalition Executive Director, copy costs, brochure and publication costs, community outreach program costs, etc. This fee will equal the City's share of the total of such costs, with each Coalition member paying an equal share. The City agrees to pay the fee assessed by the County, in a timely manner, upon receiving a written billing notice for the same from the Coalition or County. Each party will establish and maintain its own budget for income and expenses related to this agreement. Each party will be responsible for acquiring, holding, and disposing of all property to be used under this agreement, except as otherwise stated or implied in this agreement.

6. Limitations. Except as outlined by this Agreement or by agreement separate from this, neither party assumes any responsibility to inspect, install, operate or otherwise maintain the other

party's storm water system, storm water program, or storm water utility. Further, this Agreement does not impose on either party any duty regarding storm water management, fees, inspections, or any other types of activity outside the scope of this Agreement.

7. Designated Contacts. The City shall designate its contact with the County for any and all issues which may arise under this Agreement. The County designates the Weber County Engineer as its contact with the City for any and all issues which may arise under this Agreement. The County and the City contacts may also consult with each other from time to time on the status of mutual relations and the terms of this Agreement. To the extent that any administration of this Agreement becomes necessary, then the parties' contacts, or their successors, shall constitute a joint board for such purpose, and each party shall have an equal vote in any decision that needs to be made.

Section Two

General Provisions

1. Term and Renewal. This Agreement shall automatically terminate upon the expiration of the term of the current MS4 permit. If the MS4 permit is renewed or extended, then the parties may renew this Agreement to match the term of the renewed MS4 permit.

2. Termination. This Agreement may be terminated by either party upon ninety (90) days written notice from the Mayor or County Commission provided either to the County Clerk or the City Recorder, as the case may dictate. Upon termination of the Agreement, each party shall retain all property that it has contributed to this joint effort and that remains in the possession of either party, unless the parties negotiate for the transfer of the property to the other party for adequate consideration.

3. Effective Date. This Agreement shall become effective upon compliance with state law governing interlocal cooperation agreements and upon ratification by the parties as provided in U.C.A. Title 11, Chapter 13, Part 2, as amended.

4. Amendment. This Interlocal Agreement may be changed, modified, or amended by written agreement of the participants, upon adoption of appropriate resolutions from the County and the City, along with being approved as to form by the County Attorney and City Attorney, and upon meeting all other applicable requirements of the Interlocal Cooperation Act.

5. Entire Agreement. This Agreement, together with any written amendments, shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except for the resolutions of each party herein attached and incorporated by reference.

6. Indemnification. Each party agrees to indemnify, defend, and save and hold the other party and its respective officers, trustees, agents, employees, and permitted assigns harmless against and in respect of the following:

a. all claims, losses, liabilities, damages, costs, deficiencies, and expenses affecting any persons or property as a result of the indemnifying party's actions;

b. any misrepresentation, material omission, breach of warranty, or non-fulfillment of any covenant or agreement by the indemnifying party, relating to this Agreement; and

c. any and all actions, suits, proceedings, demands, assessments, judgments, costs, legal and accounting fees, and other expenses incident to any of the foregoing.

7. Employee Status. It is understood and agreed by the parties that any and all personnel furnished by the parties shall remain employees of the respective parties and shall abide by the personnel policies of the respective parties.

8. Hired Consultant Status. It is understood and agreed by the parties that any consultant including and not limited to the firm or entity serving as Coalition Executive Director as engaged by the County to provide management for the Coalition shall not be, and shall not represent themselves as, employees of the respective parties.

9. Warranties. Each party represents and warrants that it is a public agency within the meaning of the Interlocal Cooperation Act, is authorized to execute and deliver this Agreement and there is no litigation, legal action or investigation between the parties that would adversely affect this Agreement.

10. Documents on File. Executed copies of this Agreement shall be placed on file in the office of the County Clerk and the City Recorder and shall remain on file for public inspection for the duration of this Agreement.

11. Governing Law. It is understood and agreed by the parties that this Agreement shall be governed by the laws of the State of Utah as to interpretation and performance.

12. Non-transferable. This rights, duties, powers and obligations of this Agreement may not be transferred, assigned or delegated without the consent of the parties.

13. Rules of Construction and Severability. Standard rules of construction, as well as the context of this agreement, shall be used to determine the meaning of the provisions herein, except as follows: If any of the provisions herein are different from what is normally allowed or required by law, every effort shall be made to construe the clauses to be legally binding and to infer voluntary arrangements which are in addition to what is normally allowed or required by law. If any provision, article, sentence, clause, phrase, or portion of this agreement, including but not limited to any written amendments, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this agreement, unless the invalidation of the provision materially alters the agreement by interfering with the purpose of the agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the agreement, then the parties shall negotiate in good faith to modify the agreement to match, as

closely as possible, the original intent of the parties. It is thus the intention of the parties that each provision of this agreement shall be deemed independent of all other provisions herein, as long as the overall purpose of the agreement is preserved.

14. Additional Interlocal Cooperation Act provisions. In satisfaction of the requirements of the Interlocal Cooperation Act, the parties agree as follows:

    a. This Agreement shall be authorized and adopted by resolution of the legislative body of each party, pursuant to Section 11-13-202.5.

    b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each party, pursuant to Section 11-13-202.5.

    c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each party pursuant to Section 11-13-209.

    d. This Agreement shall become effective upon (a) its approval and execution by each party and (b) the filing of an executed copy of this Agreement with the keeper of records of each of the parties.

    e. Immediately after execution of this Agreement by both parties, each party shall cause to be published notice regarding this Agreement pursuant to Section 11-13-219.

    f. The parties agree that they do not, by this Agreement, create an interlocal entity or any separate entity.

Interlocal Agreement Relating to Obligations
Required for a Small MS4 General UPDES Permit No. UTR090000
For
Storm Water Management

DATED this _____ Day of _____, _____

FOR WEBER COUNTY:

_____
(Chair, Weber County Commission)

ATTEST:

APPROVED AS TO FORM AND COMPLIANCE WITH APPLICABLE LAW:

_____
County Clerk

County Attorney

DATED this _____ Day of _____, _____

for FARR WEST CITY _____:

_____
Mayor, FARR WEST CITY

ATTEST:

APPROVED AS TO FORM AND COMPLIANCE WITH APPLICABLE LAW:

_____
City Clerk

City Attorney

FARR WEST CITY
RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN FARR WEST CITY AND WEBER COUNTY RELATING TO OBLIGATIONS REQUIRED FOR UPDES GENERAL PERMIT FOR DISCHARGES FROM SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4'S) PERMIT NO. UTR090000

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Weber County and Farr West City have negotiated an Agreement for the purposes of providing storm water services in accordance with the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1987, and the Utah Water Quality Act, together with federal and state regulation adopted pursuant to such Acts for the City of Farr West City; and

WHEREAS, Weber County and Farr West City find that mutual benefit and cost effective government can be achieved through this interlocal agreement for services entailed herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Farr West City the attached interlocal agreement is entered with Weber County for the purposes of storm water management as authorized in the Interlocal Agreement, and the Interlocal Agreement is hereby approved and incorporated by this reference. The Council hereby authorizes and directs the Mayor to execute the Interlocal Agreement for and on behalf of Farr West City.

PASSED AND APPROVED by the Farr West City Council this _____day of _____, 2026.

_____ ATTEST: _____

Mayor, Farr West City City Recorder