



FARR WEST CITY PLANNING COMMISSION AGENDA

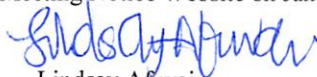
January 27, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a work session at 6:30 pm and its regular meeting at 7:00 pm on Thursday, January 27, 2022

6:30 pm - Work Session to discuss the M-1 zone

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Recommend to the City Council action on the request for final approval of the Parkside Estates Subdivision located at approximately 1995 North 2000 West
4. Consent Items
 - a. Approval of minutes dated January 13, 2022
5. Chairman/Commission Follow-up
 - a. Report on Assignments
6. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
7. 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 mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 24, 2022.


Lindsay Afuvai
Recorder

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission,
City Staff and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **PARKSIDE ESTATES SUBDIVISION**
Final Plan Review

Date: January 21, 2022

Our office has completed a review of the final plat and improvement drawings for the Parkside Estates Phase 1 Subdivision located at approximately 1950 North 2000 West. Phase 1 of this development includes the development of 30 single family homes. There are three parcels (A, B, and C) that will be dedicated to Nilson Land Development to own and maintain the landscaping along the entrance road and the access to an existing pasture on a remainder parcel. Previous comments on the plans have been adequately addressed and we recommend final approval with the following comments:

1. Add addresses to the final plat as provided by our office.
2. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
3. 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.
4. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.

plan type

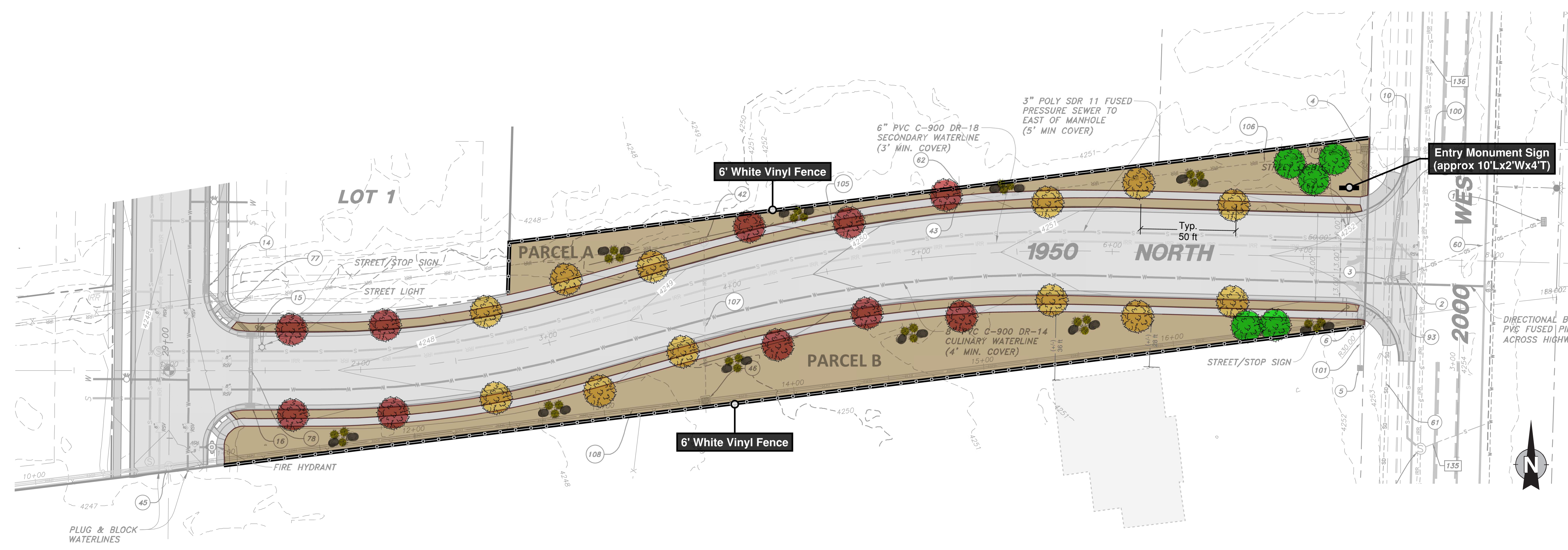
PARKSIDE ESTATES - Ph 1
Approx 10950 North 2000 West, Farr West

LANDSCAPE PLAN

date
1/18/2021
plan revisions
[1/24/22 - Rev to plan notes](#)

information

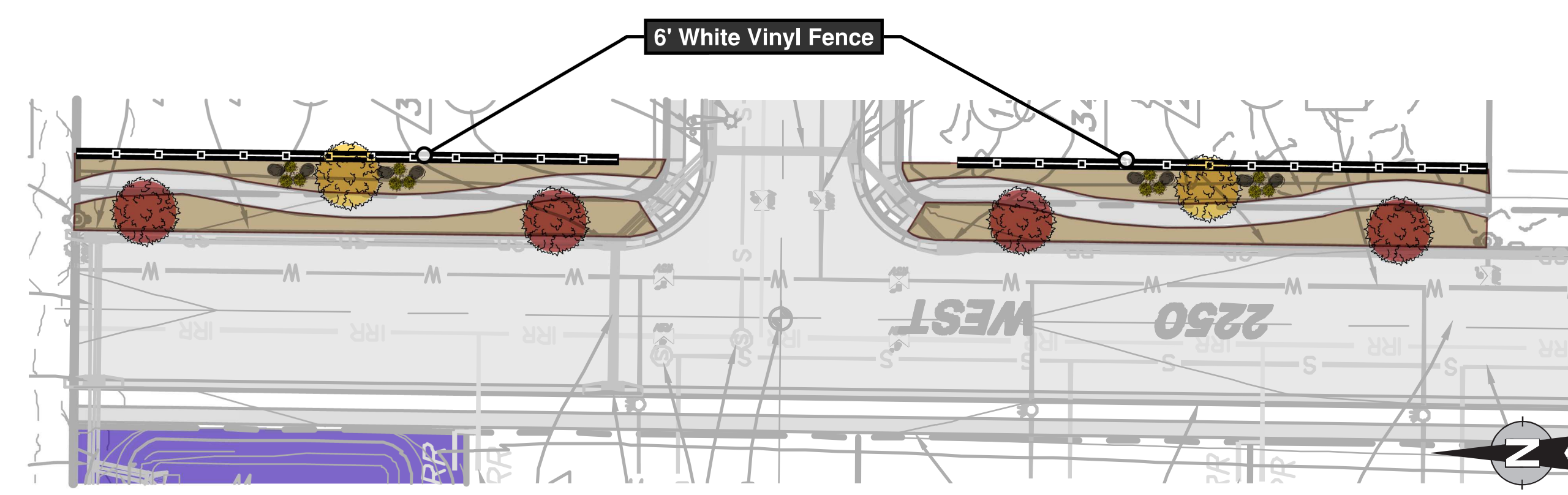
scale
1" = 30'
sheet
L-100



COMMUNITY ENTRY ROAD (1950 NORTH)



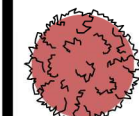
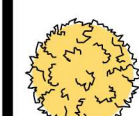
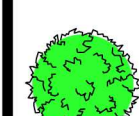
PARCEL C



COMMUNITY TRAIL/WALK

- Landscape Notes:**
1. Xeriscape landscape is being implemented in all open space/common areas to reduce water consumption and provide very low impact maintenance requirements.
 2. Per the plat, at the time of recording Parcels A, B, & C will be owned and maintained by the developer.
 4. The 10' Public Trail Corridor Easement on lots 15 & 19 is owned by the lot owner, and is for public use and enjoyment. The Community Trail/Walk implements a meandering sidewalk within the public right-of-way and easement area, and is intended to connect to future community trails/walks as property to the north and south are developed.
 5. All vegetation types are subject to availability, and may be substituted with a like-kind equivalent.

Base drawings provided from the final plan submittal drawings prepared by Hansen & Associates engineering, dated 12/17/2021.

-  Flowering Plum - *prunus cerasifera atropurpurea* (height 20', spread 15')
-  Flowering Crabapple - *malus 'Spring Snow'* (height 25', spread 20')
-  Norwegian Sunset Maple - *Acer 'Keithsform'* (height 35', spread 30')
-  Xeriscape Shrubery & Landscape Boulders
-  Xeriscape Rock (placed over weed barrier)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRYAN BAYLESS FOR NILSON HOMES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'07" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

PARKSIDE ESTATES SUBDIVISION PHASE 1

WEBER COUNTY, UTAH

A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2022

FOUND NORTHEAST CORNER OF SECTION
35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

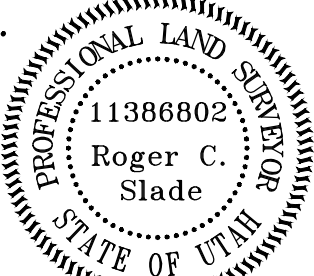
FOUND EAST QUARTER CORNER
SECTION 35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO THIRTY (30) LOTS AND PARCELS A, B, C & D, KNOWN HEREAFTER AS PARKSIDE ESTATES SUBDIVISION PHASE 1 IN FARR WEST, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0090 LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST AND 191.53 FEET NORTH 01°30'32" EAST AND 452.54 FEET NORTH 89°27'56" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 01°07'00" WEST 599.83 FEET TO THE SOUTHWEST CORNER OF 700 SOUTH BRIGHAM PLAZA LLC PROPERTY, TAX ID NO. 19-040-0109; THENCE NORTH 83°03'52" EAST (NORTH 82°41' EAST BY RECORD) 453.28 FEET ALONG THE SOUTH LINE OF SAID 700 SOUTH BRIGHAM PLAZA LLC PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST (STATE HIGHWAY U-84); THENCE SOUTH 01°30'32" WEST (SOUTH BY RECORD) 99.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 83°03'52" WEST (SOUTH 82°41' WEST BY RECORD) 817.08 FEET; THENCE NORTH 00°32'04" EAST 198.24 FEET; THENCE NORTH 81°13'06" WEST 60.03 FEET; THENCE EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE, A DISTANCE OF 11.20 FEET, CHORD BEARS NORTH 68°54'31" EAST 11.20 FEET, HAVING A CENTRAL ANGLE OF 01°44'03"; THENCE EASTERLY WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 430.00 FOOT RADIUS CURVE, A DISTANCE OF 54.09 FEET, CHORD BEARS NORTH 12°46'47" WEST 112.37 FEET; THENCE NORTH 89°27'56" WEST 824.51 FEET; THENCE SOUTH 00°46'03" WEST 40.00 FEET; THENCE NORTH 89°27'56" WEST 210.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE NORTH 00°46'03" EAST 400.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY LINE OF THE WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID WESTSIDE INVESTMENTS LC PROPERTY AND THEN ALONG THE SOUTH BOUNDARY OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050 SOUTH 89°27'56" EAST 1385.17 FEET TO THE POINT OF BEGINNING. CONTAINING 15.60 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT PARKSIDE ESTATES SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARR WEST CITY. WE ALSO DEDICATE THE TEMPORARY TURNAROUND EASEMENTS SHOWN HEREON TO FARR WEST CITY. THE TEMPORARY TURNAROUND EASEMENTS WILL BE ELIMINATED WITH FUTURE SUBDIVISION PHASING. WE HEREBY DEDICATE THE 10' IRRIGATION EASEMENT ACROSS THE REMAINDER AS SHOWN HEREON TO FARR WEST CITY. WE ALSO DEDICATE, GRANT AND CONVEY TO NILSON LAND DEVELOPMENT PARCELS A, B & C AS SHOWN HEREON FOR DRAINAGE, PUBLIC UTILITY EASEMENTS. WE ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, PARCEL D AS SHOWN HEREON FOR DRAINAGE PURPOSES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS THIS _____ DAY OF _____, 2022.

JED M. NILSON, MANAGER OF NILSON LAND HOLDINGS, LLC

FARR WEST CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH, THIS _____ DAY OF _____, 2022.

BY: _____ MAYOR

ATTEST: _____ RECORDER

FARR WEST ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED _____ THIS _____ DAY OF _____, 2022.

SIGNATURE

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR FOR FARR WEST CITY THIS _____ DAY OF _____, 2022.

CITY ENGINEER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2022.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, JED M. NILSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF NILSON LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

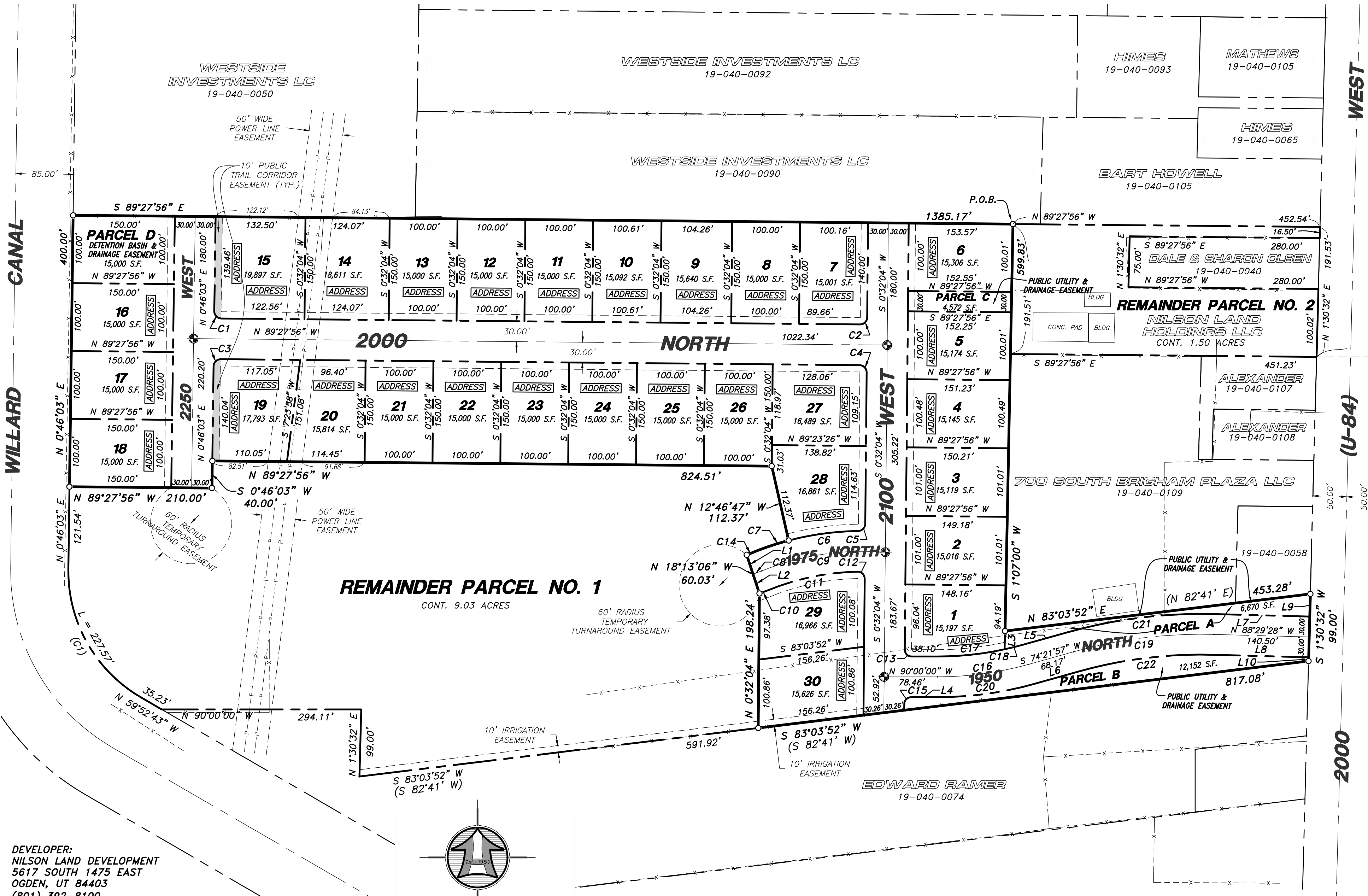
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

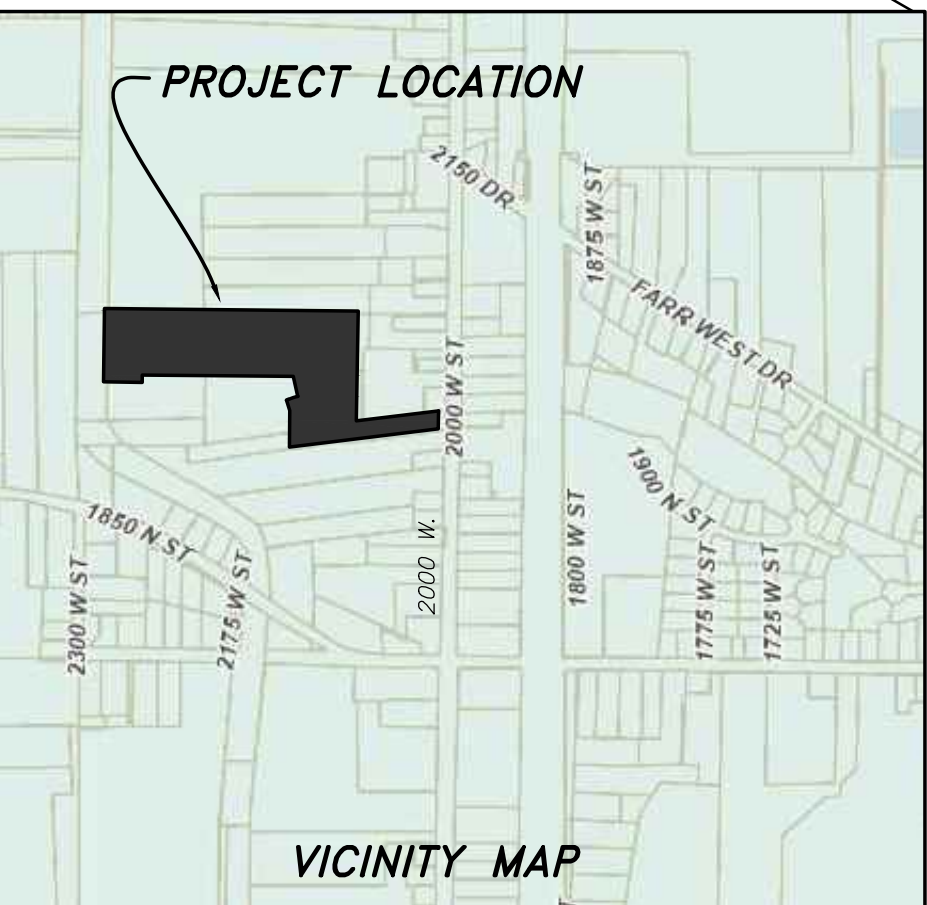
COUNTY RECORDER

BY: _____ DEPUTY



DEVELOPER:
NILSON LAND DEVELOPMENT
5617 SOUTH 1475 EAST
OGDEN, UT 84403
(801) 392-8100

PROJECT LOCATION



VICINITY MAP



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
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