



FARR WEST CITY PLANNING COMMISSION AGENDA

February 10, 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, February 10, 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 Happy Days Estates Phase 3 Subdivision located at approximately 2400 West 3000 North
 - c. Recommend to the City Council action on the request for approval of the Stacee Subdivision 1st Amendment Subdivision located at 2124 North 1875 West
 - d. Set a public hearing for February 24, 2022 at 7 pm to consider the request of a conditional use permit for a surgical center located at 1804 West 2550 North
4. Consent Items
 - a. Approval of minutes dated January 27, 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 February 7, 2022.

Lindsay Afuvai
Recorder

Application for Subdivision



Date Submitted February 5 2021

Developer's Name Lakeview Farms 1 LLC

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED]

Developer's Fax / E-mail [REDACTED]

Subdivision Name Happy Days Estates

Phase Phase 3

Subdivision Address 2575 W 3100 N Farr West

Is this a Re-Subdivision No

Current Property Zone R115

Is Re-Zoning Required No

Acreage of property being divided 13.304 Acres

Acreage of entire land parcel 76.66

Number of proposed lots in Subdivision 149

In Phase 28

Number of Phases 5

Title Search Completed

/ Y

N

*Attach Documentation

Available Utilities and Services:

Culinary Water	/ Y	N	
Secondary Water	/ Y	N	Company: <u>Mountain View Irrigation</u>
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 Internet	/ Y	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119
Cable/Satellite TV	/ Y	N	Company: <u>Comcast</u>

Application for Subdivision



Property is in which Flood Zone: _____ Panel Number: 49057C0200E

Lowest Elevation of Property: _____

Access Road above 4,215' Elevation: 4242.75 Source: Reeve Engineering

Does the property contain Wetlands: NO Source: Geogizmo

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

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

Come through The Hart Subdivision the right of way is included with this application.

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 Kenneth E. Palmer Date Feb 5 2021

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 \$ 530 Developer User Fee \$ 3500 Total \$ 4030
Receipt # _____ Date Paid 2/8/2021 Received by [Signature]

MEMORANDUM



CONSULTING ENGINEERS

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

FROM: Matt Robertson, P.E.
City Engineer

RE: **HAPPY DAYS PHASE 3 SUBDIVISION**
Final Plan Review

Date: February 3, 2022

Our office has completed a review of the final plat and improvement drawings for the Happy Days Phase 3 Subdivision located at approximately 3000 North 2525 West. Phase 3 of this development includes the development of 28 single family homes. In a previous Planning Commission meeting there were concerns with the grading shown on some of the lots and the yard drains shown. Changes to the grading plan have been made and all other previous comments on the plans have been adequately addressed. We recommend approval at this time with the following items to be completed before construction begins:

1. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
2. 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.
3. 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.

HAPPY DAYS ESTATES SUBDIVISION PHASE 3

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARR WEST CITY, WEBER COUNTY, UTAH
JANUARY, 2022

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N87°44'21"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING WEST 24.65 FEET AND SOUTH 2219.47 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 (NORTH QUARTER OF SECTION 26 BEING S87°44'21"W FROM THE NORTHEAST CORNER OF SECTION 26); THENCE S01°57'26"E 409.86 FEET; THENCE S89°32'38"W 1534.70 FEET TO THE EASTERLY LINE OF JACKSON ACRES SUBDIVISION NO. 4; THENCE N01°19'11"E ALONG SAID EASTERLY LINE, 415.40 FEET TO THE SOUTHERLY LINE OF HAPPY DAYS ESTATES SUBDIVISION PHASE 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S89°33'36"E 204.18 FEET; AND (2) S59°38'19"E 69.21 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PHASE 1; THENCE S89°32'23"E ALONG SAID SOUTHERLY LINE AND THE PROJECTION THEREOF, 1036.07 FEET; THENCE N51°30'51"E 84.88 FEET; THENCE S89°26'57"E 144.73 FEET TO THE POINT OF BEGINNING.

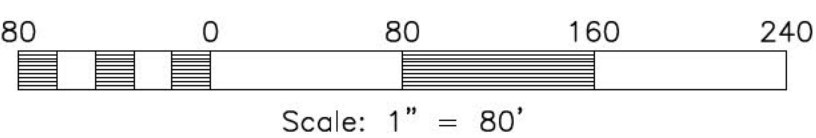
CONTAINING 579,530 SQUARE FEET OR 13.304 ACRES MORE OR LESS.

NOTE

ALL LOTS SHALL BE GRADED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AT THE TIME OF FINAL HOME CONSTRUCTION AND FINAL LOT GRADING SHALL BE COMPLETED IN SUCH A MANNER THAT STORM WATER DOES NOT DISCHARGE ACROSS PROPERTY LINES TO AN ADJOINING LOT.

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



LINE TABLE

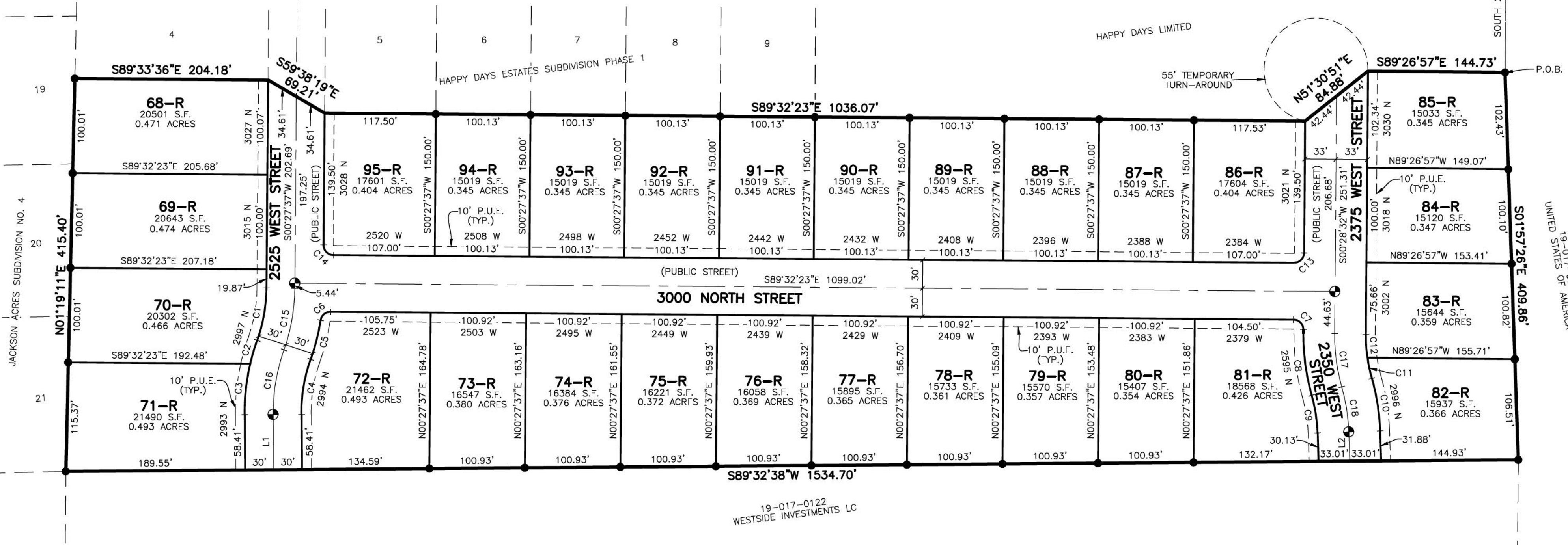
LINE	BEARING	DISTANCE
L1	S00°27'22"E	58.41'
L2	S01°58'53"E	31.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00'	56.44'	56.18'	28.48'	S09°58'17"W	19°01'19"
C2	230.00'	25.71'	25.69'	12.87'	S16°16'49"W	6°24'14"
C3	230.00'	54.33'	54.20'	27.29'	S06°18'40"W	13°32'04"
C4	170.00'	59.16'	58.86'	29.88'	N09°30'47"E	19°56'18"
C5	230.00'	42.71'	42.65'	21.42'	N14°09'45"E	10°38'22"
C6	10.50'	14.96'	13.72'	9.07'	N49°39'06"E	81°37'03"
C7	10.50'	16.50'	14.85'	10.50'	S44°31'55"E	90°00'55"
C8	233.00'	66.23'	66.01'	33.34'	S07°40'05"E	16°17'14"
C9	187.00'	40.31'	40.21'	20.25'	S08°53'47"E	13°49'49"
C10	233.00'	56.24'	56.11'	28.26'	N08°53'47"W	13°49'49"
C11	167.00'	22.30'	22.29'	11.17'	N11°59'08"W	7°39'07"
C12	167.00'	25.17'	25.15'	12.61'	N03°50'31"W	8°38'07"
C13	10.50'	16.49'	14.85'	10.50'	S45°28'05"W	89°59'05"
C14	10.50'	16.49'	14.85'	10.50'	N44°32'23"W	90°00'00"
C15	200.00'	66.40'	66.09'	33.51'	S09°58'17"W	19°01'19"
C16	200.00'	69.60'	69.29'	35.15'	S09°30'47"W	19°56'18"
C17	200.00'	56.85'	56.66'	28.62'	S07°40'05"E	16°17'14"
C18	200.00'	48.28'	48.16'	24.26'	S08°53'47"E	13°49'49"

NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3-INCH BRASS CAP MONUMENT)

WEST 24.65' N87°44'21"E (BASIS OF BEARINGS) 2833.96' NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3-INCH BRASS CAP MONUMENT)



NOTES

- ALL "R" OR "RESTRICTED LOTS" HAVE A RESTRICTION THAT THE LOWEST FINISH FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT, NO LOWER THAN THE EXISTING GROUND SURFACE. EXCEPTION TO THIS RESTRICTION IS FOUND IN THE FARR WEST MUNICIPAL CODE TITLE 15 - BUILDING AND CONSTRUCTION 15-04-020, ADDITIONAL REQUIREMENTS, PARAGRAPH (X). THE MAXIMUM FINISH FLOOR DEPTH FOR "R" LOTS SHALL NOT BE GREATER THAN 30 INCHES FROM EXISTING GRADE AND SUCH MUST RECEIVE CITY APPROVAL FOR A SUBSURFACE DRAINAGE SYSTEM TO DISCHARGE TO AN ACCEPTABLE OUTLET. IN ADDITION, THE FULL LOT SURFACE OF ALL "R" LOTS MUST BE FINISH GRADED IN ACCORDANCE WITH THE CITY APPROVED SUBDIVISION GRADING AND DRAINAGE PLAN PRIOR TO GRANTING OF A CERTIFICATE OF OCCUPANCY.
- ALL YARD DRAINS ON LOTS IN THIS SUBDIVISION ARE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
- OCCUPANCY OF HOMES ON ANY R LOT IS SUBJECT TO COMPLETION OF LOT GRADING AS SHOWN ON THE CITY APPROVED GRADING AND DRAINAGE PLAN.

FARR WEST CITY PLANNING COMMISSION

APPROVED BY THE FARR WEST CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN

FARR WEST CITY ENGINEER

APPROVED BY THE FARR WEST CITY ENGINEER

THIS _____ DAY OF _____, 20____.

FARR WEST CITY ENGINEER

FARR WEST CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY FARR WEST CITY, WEBER COUNTY, UTAH,

THIS _____ DAY OF _____, 20____.

ATTEST:

TITLE:

FARR WEST CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE _____ OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder

Entry No. _____ Fee Paid _____

At _____ Filed For Record _____

And Recorded, _____

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **HAPPY DAYS ESTATES SUBDIVISION PHASE 3** IN **FARR WEST CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **FARR WEST CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS 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 **HAPPY DAYS ESTATES SUBDIVISION PHASE 3**, AND DO HEREBY DEDICATE TO FARR WEST CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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.

SIGNED THIS _____ DAY OF _____, 20____.

LAKEVIEW FARMS 1 LLC

ALLAN KARRAS, MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OF LAKEVIEW FARMS 1 LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 6-12-2020

Name: HAPPY DAYS ESTATES

SUBDIVISION PHASE 3

Number: 1714-46

Revision: _____

Scale: 1"=80'

Checked: _____



Application for Subdivision



Date Submitted 1-5-2022

Developer's Name Shane Nishikawa

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED] Developer's Fax / E-mail [REDACTED]

Subdivision Name Stacee Subdivision First Amendment Phase

Subdivision Address 2124 N 1875 W Fair West, UT

Is this a Re-Subdivision ✓ Current Property Zone Is Re-Zoning Required

Acreage of property being divided 0.3 and 1 Acreage of entire land parcel 1.3

Number of proposed lots in Subdivision 1 In Phase 1 Number of Phases 1

Title Search Completed Y (N) *Attach Documentation

Available Utilities and Services: Already there

Culinary Water	<u>(Y)</u>	N	
Secondary Water	<u>(Y)</u>	N	Company: <u></u>
Secondary System	<u>(Y)</u>	N	
Adequate Storm Sewer/Drainage	<u>(Y)</u>	N	
Sewer	<u>(Y)</u>	N	
Electric Power	<u>(Y)</u>	N	
Natural Gas	<u>(Y)</u>	N	
Telephone Service	<u>(Y)</u>	N	
Broadband/Fiber Internet	<u>(Y)</u>	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	<u>(Y)</u>	N	Company: <u></u>

Application for Subdivision



Property is in which Flood Zone: C Panel Number: _____

Lowest Elevation of Property: 4271

Access Road above 4,215' Elevation: 1875 W Source: _____

Does the property contain Wetlands: No Source: _____

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

This is my current home. I am purchasing some property from my father in-law so that I can put a pool behind my house.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). None.

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 [Signature] Date 1-5-2022

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 \$ 100 Developer User Fee \$ 125 Total \$ 225
Receipt # 9.001836 Date Paid 1-5-22 Received by Undersdy

MEMORANDUM



CONSULTING ENGINEERS

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

FROM: Matt Robertson, P.E.
City Engineer

RE: **STACEE SUBDIVISION 1ST AMENDMENT**
Final Plat Amendment

Date: February 3, 2022

Our office has completed a review of the plat for the Stacee Subdivision First Amendment. This proposed plat would amend the existing Lot 3 of the Stacee Subdivision located at 2124 North 1875 West to include property being conveyed to the owner by the neighboring parcel. The amended lot will be renamed Lot 5 as shown on the plat amendment.

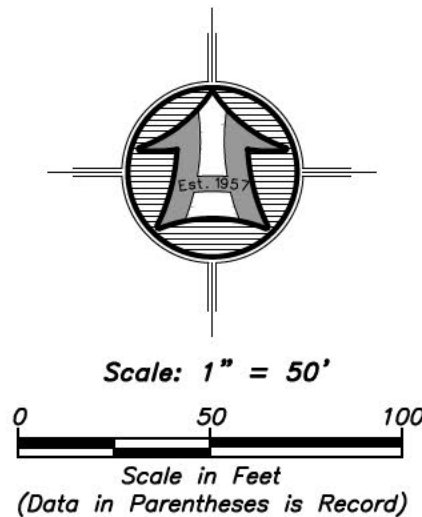
The plat amendment includes the vacation of a public utility and drainage easement along the east property line of the existing lot that was originally intended to be a retention pond for the subdivision. This pond was never constructed, and the stormwater runoff is conveyed elsewhere. We have verified with City staff that this drainage easement is not needed, and we recommend allowing the vacation of the easement as a part of the plat amendment.

All previous comments provided by our office have been addressed and we recommend approval of the plat amendment at this time. Please let me know if you have any questions.

STACEE SUBDIVISION FIRST AMENDMENT

AMENDING LOT 3, STACEE SUBDIVISION

FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2022



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

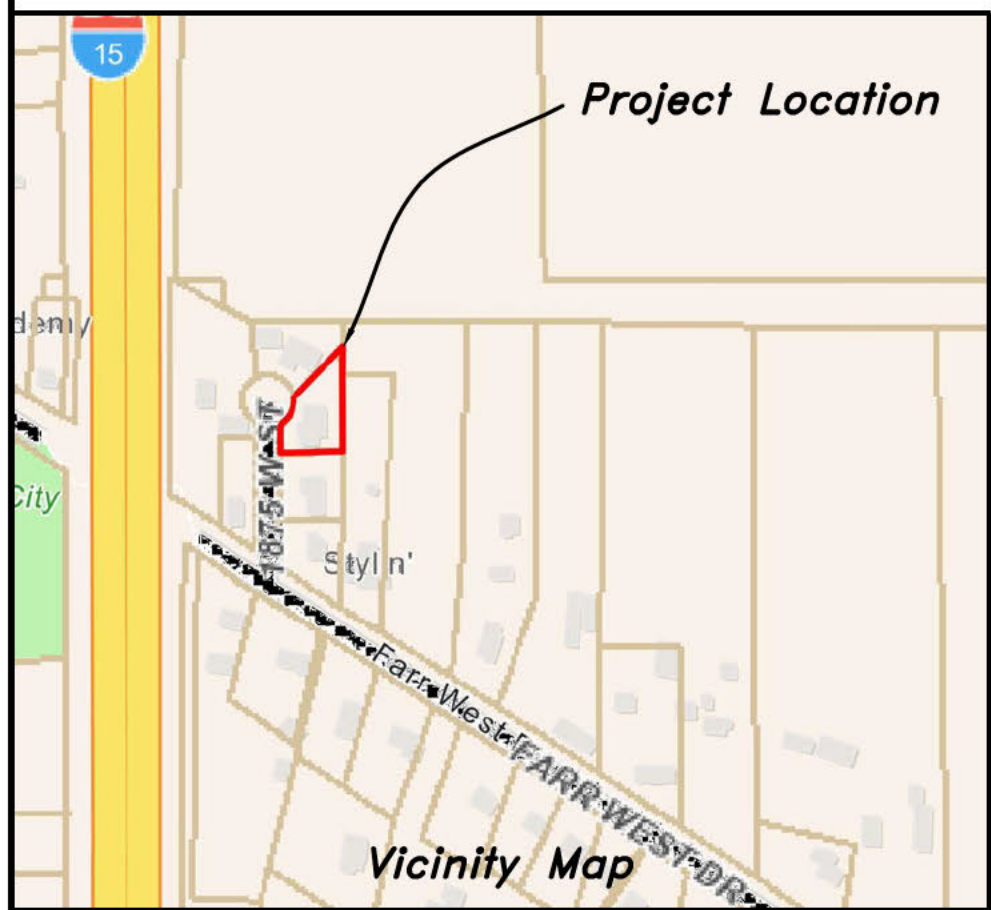
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE ONE LOT AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SHANE NISHIKAWA. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS STACEE SUBDIVISION, ENTRY NO. 2269897, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, THE 1898 PLAT OF SECTION 36, T7N, R2W, S.L.B.&M., RECORDED IN PLAT BOOK 6, PAGE 68 IN THE WEBER COUNTY RECORDERS OFFICE, AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 00°03'18" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NOTE:

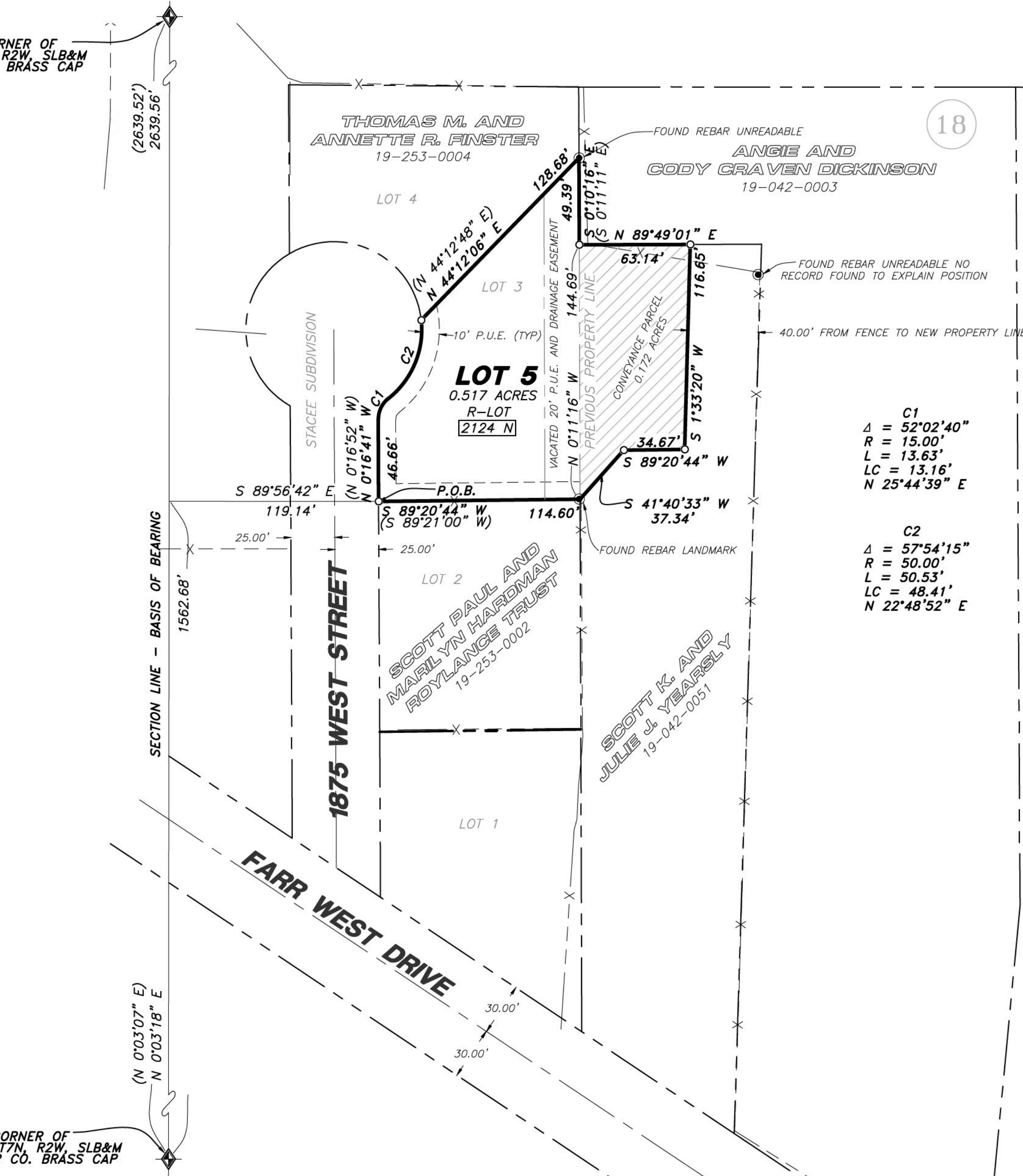
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
- R-Lot = All lots are restricted to no basements, finish floor = to or higher than edge of asphalt height.



Developer:
SHANE NISHIKAWA
2124 N 1875 W
FARR WEST, UTAH 84404
(801) 644-3419



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
Celebrating over 60 Years of Business



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, SCOTT K. YEARSLEY AND JULIE J. YEARSLEY, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER
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

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, SHANE J. NISHIKAWA AND HAULEE J. NISHIKAWA, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

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.

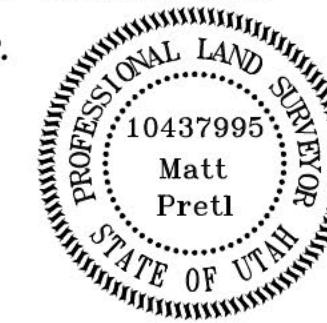
SIGNATURE

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 ONE (1) LOT, KNOWN HEREFTER AS STACEE SUBDIVISION FIRST AMENDMENT 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.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

ALL OF LOT 3, STACEE SUBDIVISION, ENTRY NO. 2269897, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, AND A PART OF LOT 18 OF THE 1898 PLAT OF SECTION 36, T7N, R2W, S.L.B.&M., RECORDED IN PLAT BOOK 6, PAGE 68 IN THE WEBER COUNTY RECORDERS OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO ON THE EAST RIGHT-OF-WAY LINE OF 1875 WEST STREET LOCATED 1562.68 FEET NORTH 00°03'18" EAST AND 119.14 FEET SOUTH 89°56'42" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FIVE (5) COURSES; (1) NORTH 00°16'41" WEST (NORTH 00°16'52" WEST BY RECORD) 46.66 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; (2) NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, A DISTANCE OF 13.63 FEET, CHORD BEARS NORTH 25°44'39" EAST 13.16 FEET, HAVING A CENTRAL ANGLE OF 52°02'40" ALONG SAID EAST RIGHT-OF-WAY LINE; (3) NORTHEASTERLY ON A REVERSE TANGENT CURVE TO THE LEFT OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS NORTH 22°48'52" EAST 48.41 FEET, HAVING A CENTRAL ANGLE OF 57°54'15" ALONG SAID EAST RIGHT-OF-WAY LINE; (4) NORTH 44°12'06" EAST (NORTH 44°12'48" EAST BY RECORD) 128.68 FEET; AND (5) SOUTH 00°10'16" EAST (SOUTH 00°11'11" EAST BY RECORD) 49.39 FEET TO THE NORTHWEST CORNER OF THE SCOTT K. AND JULIE J. YEARSLEY PROPERTY, TAX ID. NO. 19-042-0051; THENCE NORTH 89°49'01" EAST 63.14 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SCOTT K. AND JULIE J. YEARSLEY PROPERTY; THENCE SOUTH 01°33'20" WEST 116.65 FEET; THENCE SOUTH 89°20'44" WEST 34.67 FEET; THENCE SOUTH 41°40'33" WEST 37.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89°20'44" WEST (SOUTH 89°21'00" WEST BY RECORD) 114.60 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. CONTAINING 0.517 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET AMEND AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT STACEE SUBDIVISION FIRST AMENDMENT, AND HEREBY VACATE A 20 FOOT WIDE P.U.E. AND DRAINAGE EASEMENT AS SHOWN HERON AND DO HEREBY 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 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.

SHANE J. NISHIKAWA	DATE
HAULEE J. NISHIKAWA	DATE
SCOTT K. YEARSLEY	DATE
JULIE J. YEARSLEY	DATE

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND

RECORDED _____

_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

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 City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 2/4/2022 Applicant Name Julee Snow

Mailing Address [REDACTED]

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 1804 W. 2550 N., Farr West, UT Current Zoning: C-2

Please list the requested conditional use as listed within the city zoning ordinance This will be a surgical center for local area physicians doing outpatient surgery.

- A.) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

The location of the site would be beneficial as it is right near the freeway which provides easy access to patients as well as people that will be working at the facility.

- B.) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

The site location for this surgical center will be complementary to the neighboring properties. The site will bring in people from different locations which will in turn provide more business for the food establishments nearby as well as a place to those that would need a place to stay at the nearby Comfort Inn. It will help provide more business for all.

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

The conditional use it allows medical/health services for this area. This surgical center is planning on having 3 OR's and 10 patient bays that will allow to manage approximately 15-20 outpatient procedures per day.

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

The goal is to help improve the Farr West community and help provide a service to the area that is not currently there.

E.) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

This proposed use will provide a benefit to its neighboring businesses as well as the community of Farr West as a whole. It will help grow and improve the land and area for those of Farr West.

of Applicant Property Owner? Y ☒ N Signature *Julie Johnson*

Date Application & \$100.00 Processing Fee received _____

Received by _____

Date of public hearing: _____

Date application was ____ Approved ____ Denied by Planning Commission _____

Conditions/Reasons

Date application was ____ Approved ____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor

FARR WEST SURGICAL CENTER
PRELIMINARY SITE PLAN

