



FARR WEST CITY COUNCIL AGENDA

February 17, 2022 at 7:00 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 a public hearing and its regular meeting at 7:00 pm on Thursday, February 17, 2022

1. Call to Order –Mayor Ken Phippen
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
3. Comments/Reports
 - a. 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.*)
 - b. Report from the Planning Commission
4. Business Items
 - a. Final Approval of the Happy Days Estates Ph 3 Subdivision located at approximately 2400 West 3000 North
 - b. Final Approval of the Stacey Subdivision 1st Amendment Subdivision located at 2124 North 1875 West
 - c. Set a public hearing for March 3, 2022 to consider the request to vacate the public utility easement at 2697 West 3900 North for Tyler Graves
5. Consent Items/Presentations
 - a. Children's Justice Center Presentation
 - b. Motion - Approval of minutes dated February 3, 2022
 - c. Motion – Approval of bills dated February 16, 2022
 - d. Review of administratively approved business licenses
 - e. Consideration to enter into a Celebrations work session after adjournment from regular meeting
6. Mayor/Council Follow-up
 - a. Report on Assignments
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 City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on February 11, 2022.

Lindsay Afuvai
Recorder

Application for Subdivision



Date Submitted February 5 2021

Developer's Name Lakeview Farms 1 LLC

Developer's Mailing Address 5419 S 3275 W Roy UT 84067

Developer's Daytime Phone 801-941-9503 Developer's Fax / E-mail ke_palmer@msn.com

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: Comcast

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 Lindsay

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.

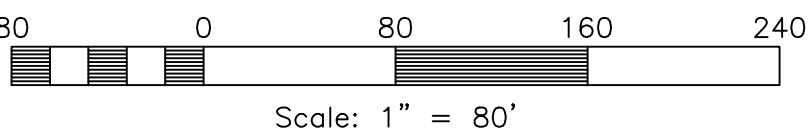
CONTAINING 579,530 SQUARE FEET OR 13.304 ACRES MORE OR LESS.

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

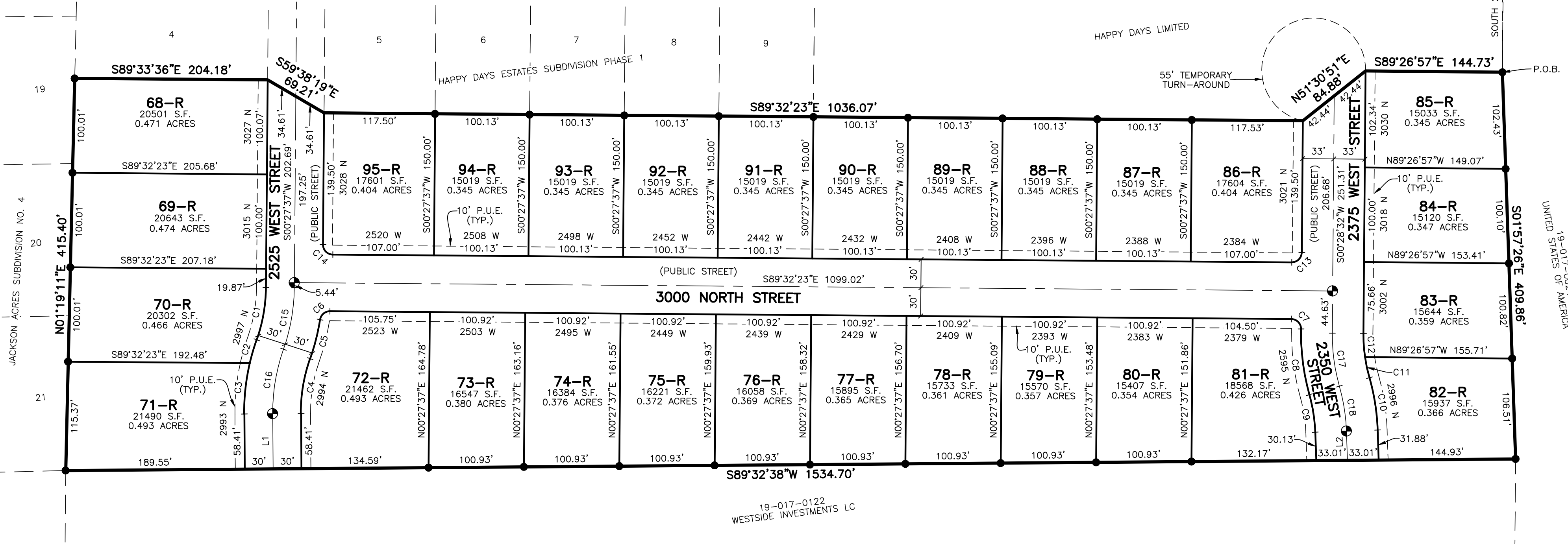
LINE	BEARING	DISTANCE
L1	S00°27'22"E	58.41'
L2	S01°58'53"E	31.00'

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	167.00'	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)

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 (K), 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 ACCEPTANCE

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:



Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Application for Subdivision



Date Submitted 1-5-2022

Developer's Name Shane Nishikawa

Developer's Mailing Address 2124 N 1875 W Farr West, UT

Developer's Daytime Phone 801-644-3419 Developer's Fax / E-mail shane.nishikawa@gmail.com

Subdivision Name Stacoe Subdivision First Amendment Phase

Subdivision Address 2124 N 1875 W Farr 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	☒ Y	N	
Secondary Water	☒ Y	N	Company: <u></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/Fiber Internet	☒ Y	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	☒ Y	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.

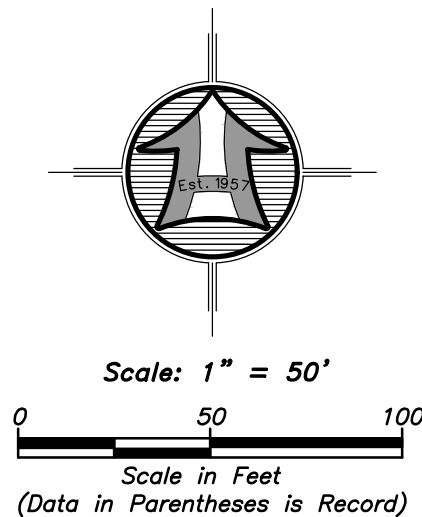
The plat amendment includes the vacation of a public utility and drainage easement along the east property line of the existing lot that was originally intended to be a retention pond for the subdivision. This pond was never constructed, and the stormwater runoff is conveyed elsewhere. We have verified 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

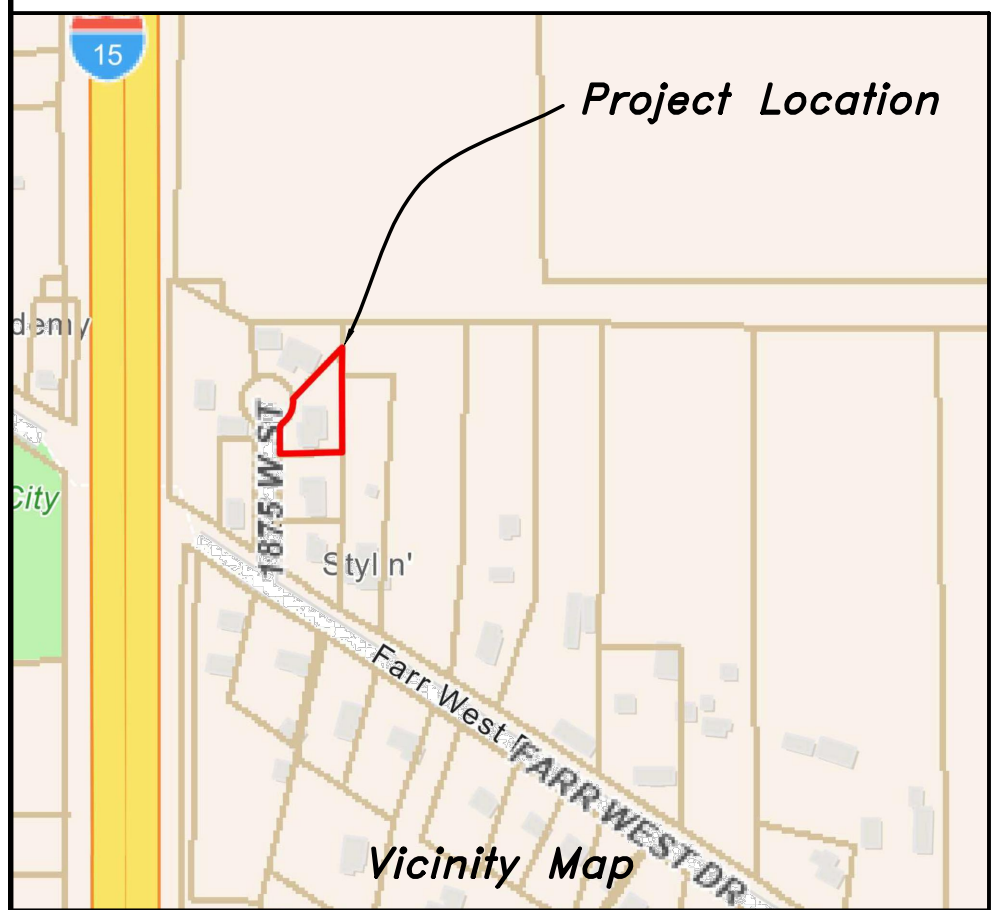
NARRATIVE

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

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

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 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:

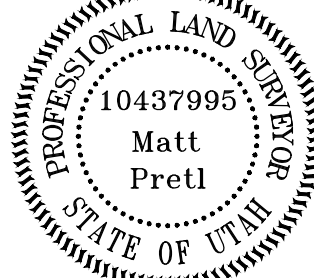
RECORDER

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 HEREAFTER 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 RECORDERS 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

APPLICATION

Date Submitted:

2.8.2022

Fees (office use)

Type of Vacation or Modification Request:

☒ Easement

☐ Road

☐ Subdivision

☐ Subdivision Lot

APPLICANT CONTACT INFORMATION

Name of Applicant:

Tyler Graves

Mailing Address:

2697 W 3900 N

Farr West UT 84404

Phone:

801-458-2889

Email:

tyler1@yahoo.com

PROPERTY INFORMATION

Property Address

2697 W 3900 N

Farr West, UT 84404

Land Serial Number

1928000019

Subdivision Name:

The Plaza At Farr West

Lot Number

15

Description of Project or Requested Action:

Desire to build within the 10 ft utility easement
on south of property line.

Included Documents:

☒ Petition

☒ Approval Letters

☐ Amended Plat

Signature of Applicant:

Tyler Graves

Date



Date 6-25-2021

Tyler Graves
2697 West 3900 North
Farr West, Utah, 84404

Dear Tyler,

As you requested, Rocky Mountain Power ("Company") hereby consents to a proposed encroachment upon a Public Utility Easement within Lot 15 of The Plaza Phs-1 Subdivision" located in Weber County, state of Utah, as more particularly described:

A Public Utility Easement (PUE) along the South and East property line of Lot 15 of The Plaza Subdivision.

However, this consent does not waive or relinquish any right necessary to the operation, maintenance, renewal, construction, repair, or removal of Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Company lines.

As consideration for Company granting you permission to encroach upon said easement, by signing below you agree to hold Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Company shall not be responsible for any damages to structures or property located on said easement.

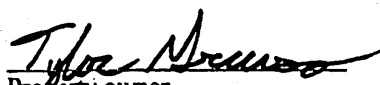
To the fullest extent permitted by law, by signing below, you waive any right you may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. By signing below, you waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Please acknowledge receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

(Robert Thorsted)
Estimator

Consented to this 25th day of June 2021


Property owner

Space above for County Recorder's use
PARCEL I.D.# 19-280-0019

DISCLAIMER OF UTILITY EASEMENT

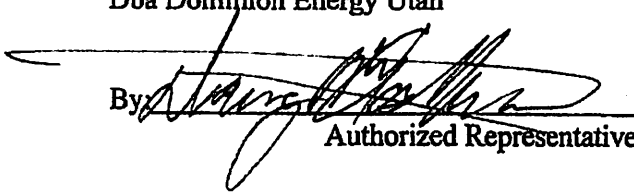
The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 15, The Plaza at Farr West Phase 1 Subdivision, located in the Northeast quarter of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 22, 2021.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

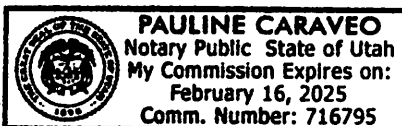
By


Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 22, 2021, personally appeared before me Danny D. Eastburn, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.


Notary Public



8/26/2021

Tyler & Jaclyn Graves
2697 W. 3900 N.
Farr West, UT 84404



SUBJECT: APPROVAL TO PROCEED / ENCROACHMENT

Project Name & Location: Permission to encroach on the South 10' Public Utility Easement (PUE) of Lot 15, The Plaza at Farr West Subdivision Phase 1, located in a part of the NE1/4 of Section 22, T7N, R2W, S.L.B.&M., Farr West, Weber County, UT. Parcel # 19-280-0019

Mr. & Mrs. Graves:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") is holder of Easement Rights granted by that certain THE PLAZA AT FARR WEST PHASE 1 SUBDIVISION PLAT recorded July 17, 2008, as Entry No. 2354483, Book 68, Page 69, on file in the office of the County Recorder of Weber County, UT.

CenturyLink has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Tyler & Jaclyn Graves:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Tyler & Jaclyn Graves agree to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Prior to commencing construction, please execute this Agreement below and return a copy to CenturyLink.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Angela Barber at 801-388-8242 / Angela.Barber@lumen.com.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P838550

I hereby agree to the terms and conditions as described in this document.

Signature

Printed Name

Title

Date

Tyler Graves Jaclyn Graves
Tyler Graves Jaclyn Graves

9.7.2021

9/16/2021



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

July 6, 2021

Mr. Tyler Graves
2697 West 3900 North
Farr West, UT 84404

RE: UTILITY EASEMENT RELEASE

The Bona Vista Water District hereby grants permission for Mr. Tyler Graves to build a garage on the south side of the property located at 2697 West 3900 North, The Plaza Subdivision Lot 15, Parcel Number 19-280-0019 in Weber County.

Best Regards,

Matt Fox
Assistant Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Co-Chairman – Harrisville
Z. Lee Dickmore – Farr West
Ronald Stratford, Chairman – Unincorporated Area

Management

Blake Carlin, General Manager
Marci Doolan, Administrative Manager
Matt Fox, Assistant Manager



July 7, 2021

Tyler Graves
2697 W 3900 N
Farr West, UT 84404

RE: Release of Public Utility Easement

To Whom It May Concern:

The property owner has contacted our district office concerning vacating the Public Utility Easements on said property at above location. The District has no water mains on said property. Weber-Box Elder Conservation District has no problems with releasing the easements on this property. Parcel Number 19-280-0019

Should you have any concerns or questions please contact me at 621-6555.

Sincerely,

A handwritten signature in black ink that reads "Doug Jeppesen". The signature is written in a cursive, flowing style.

Doug Jeppesen
Engineering

Pineview Water System
471 W 2nd Street
Ogden, UT 84404
(801) 621-6555



Central Weber Sewer Improvement District

July 15, 2021

Tyler Graves

Transmitted by email: Tyler Graves t_ylar1@yahoo.com

SU: Release of Easement

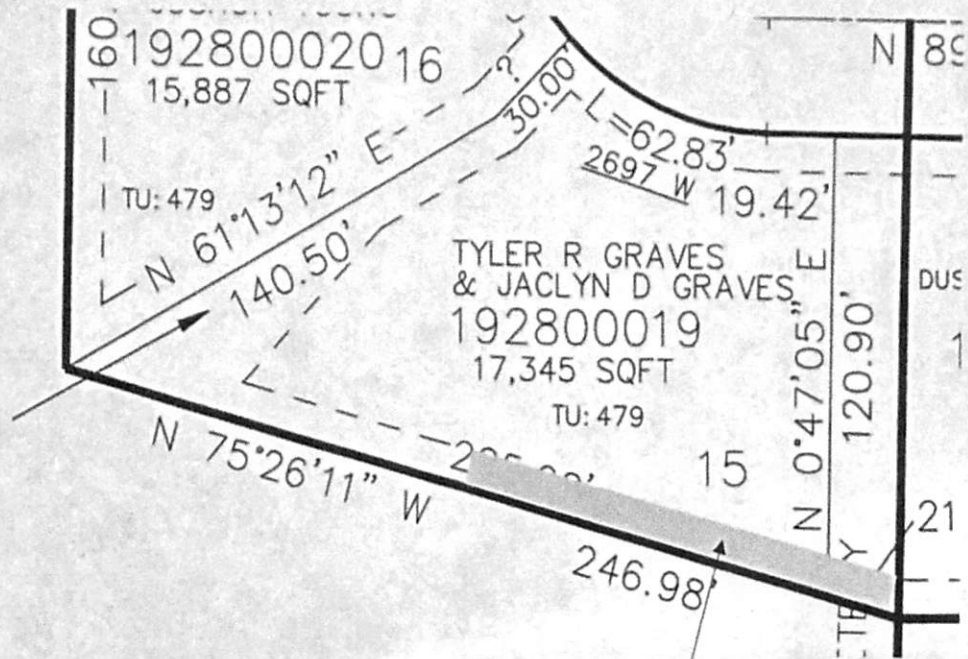
Mr. Graves:

You have requested an easement release for the public utilities' easement located on your personal property at 2697 W 3900 N, Farr West. Central Weber Sewer Improvement District (CWSID) has no intent to utilize this public utility easement for any CWSID systems now or in the future. Therefore, CWSID grants the release. This release does not have bearing on any other utility including existing or planned Farr West City sewer facilities.

Sincerely,

Clay Marriott
Construction Manager
Kevin Hall
General Manager
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

EXHIBIT A

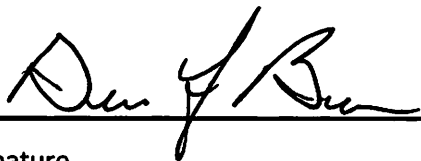


Permission to encroach on the
South 10' PUE to build a new
detached garage in the SE corner

2. The names and addresses of each owner of record of land that is adjacent to the easement or accessed exclusively by or within 300 feet of the easement are as follows:

OWNER NAME	OWNER ADDRESS	OWNER CITY STATE ZIP	PROPERTY ADDRESS
Dustin D Dickemore & Audrey Marie	2677 W 3900 N	Farr West, UT 84404	2677 W 3900 N
Dennis Barr	2708 W Remuda Dr	Farr West, UT 84404	2708 W Remuda Dr

3. The following signatures represent those property owners who consent to the requested easement vacation:

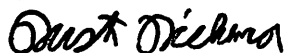


Signature

Printed Name: DENNIS F. BARR

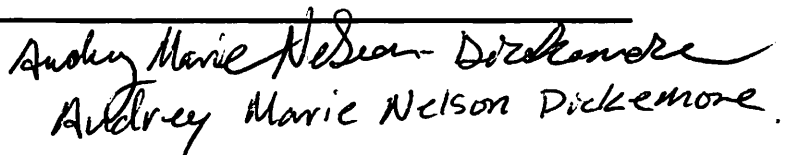
Date: 1/12/22

Signature



Printed Name: Dustin Dickemore

Date: 1/12/22



1/12/22

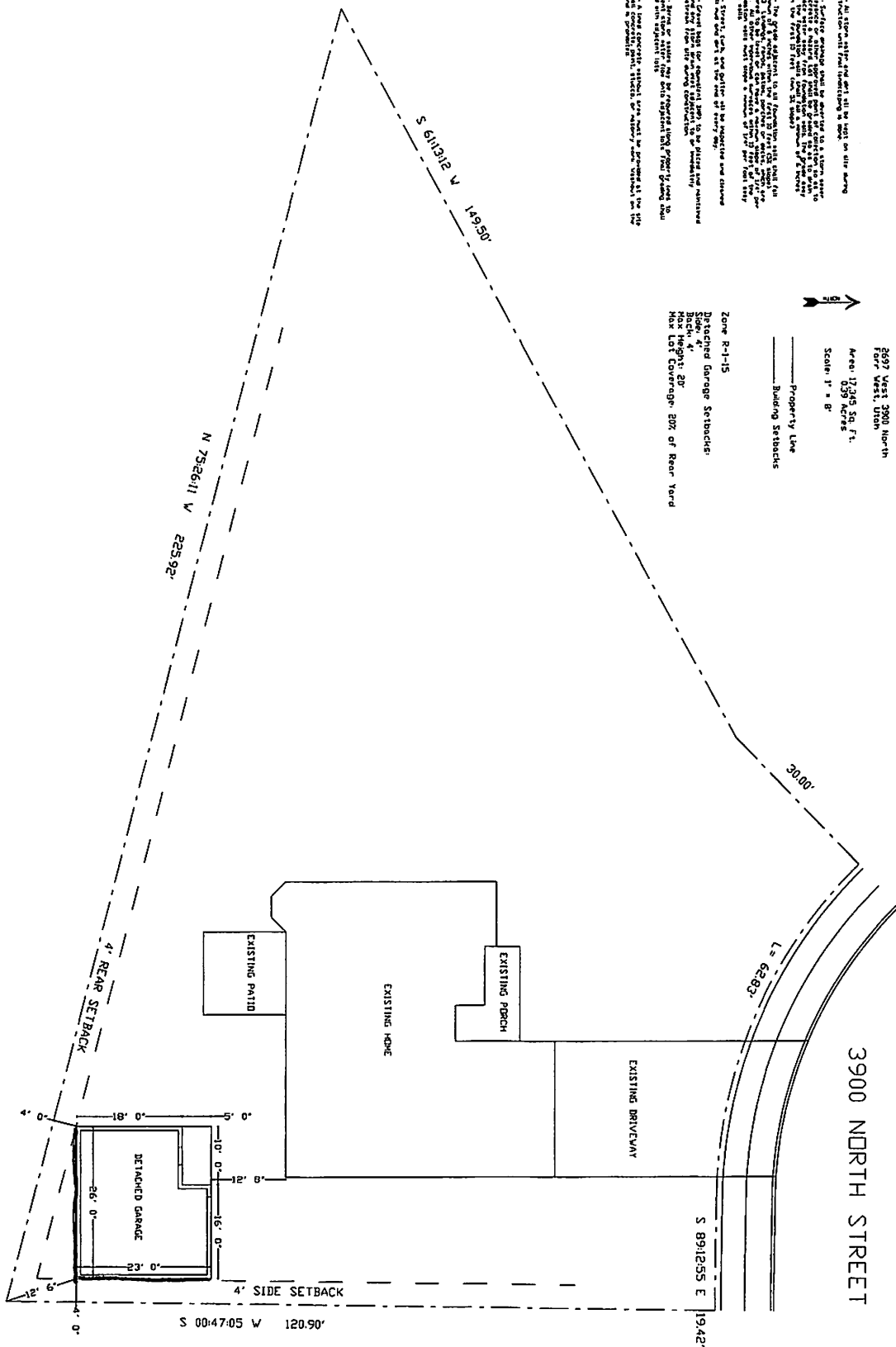
Graves Residence
Detached Garage
2697 West 3900 North
Farr West, Utah

Area 12,345 sq. ft.
0.28 Acres
Scale 1" = 8'

Property Line
Building Setbacks

Zone R-1-15
Detached Garage Setbacks:
Max Height: 20'
Max Lot Coverage: 20% of Rear Yard

Note: All storm water and silt to be kept on site during construction until final landscaping is done.
Note: Setback garage shall be subject to a storm water management plan to be submitted to the local health department for review and approval. The plan shall include a storm water management system that will collect and treat storm water runoff from the detached garage and discharge it to the storm water system. The plan shall also include a silt control system to prevent silt from the detached garage from entering the storm water system.
Note: The detached garage shall be constructed on a lot that is at least 10,000 sq. ft. in area and shall be set back from the property line by at least 10 feet. The detached garage shall also be set back from the street by at least 10 feet.
Note: The detached garage shall be constructed on a lot that is at least 10,000 sq. ft. in area and shall be set back from the property line by at least 10 feet. The detached garage shall also be set back from the street by at least 10 feet.
Note: A road concrete sidewalk area shall be provided at the site of the detached garage. The sidewalk shall be constructed on the property line and shall be at least 4 feet wide.



Creative
Line
LLC
Solutions
CreativeLine.com
801 628-7041

Scale 1/8" = 1 Foot

SHEET NO.
3101
DESCRIPTION
SITE PLAN

GRAVES RESIDENCE
GARAGE PLAN
2697 West 3900 North
Farr West, Utah

General Contractor:

Homeowner:
Tyler Graves