



FARR WEST CITY COUNCIL AGENDA

March 3, 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 special meeting at 6:00 pm and its regular meeting at 7:00 pm on Thursday, March 3, 2022

Special Meeting

1. Motion to enter into a closed executive session pursuant to Utah code to discuss pending litigation

Regular Meeting

2. Call to Order –Mayor Ken Phippen
3. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
4. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
5. Business Items
 - a. Open first public hearing to consider the request to vacate the public utility easement at 2124 North 1875 West for Shane Nishikawa
 - b. Close first public hearing and proceed with regular meeting
 - c. Approval of Ordinance No. 2022-02, vacating the public utility easement at 2124 North 1875 West for Shane Nishikawa
 - d. Approval of the Stacey Subdivision 1st Amendment subdivision located at 2124 North 1875 West – Shane Nishikawa
 - e. Open second public hearing to consider the request to vacate the public utility easement at 2697 West 3900 North for Tyler Graves
 - f. Close second public hearing and proceed with regular meeting
 - g. Approval of Ordinance No. 2022-03, vacating the public utility easement at 2697 West 3900 North for Tyler Graves
 - h. Approval of a conditional use permit for a surgical center located at 1804 West 2550 North – Julie Snow
6. Consent Items
 - a. Motion - Approval of minutes dated February 17, 2022
 - b. Motion – Approval of bills dated March 2, 2022
7. Mayor/Council Follow-up
 - a. Report on Assignments
8. 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 25, 2022.

Lindsay Afuvai
Recorder

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 Stacoe 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	☒ 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.

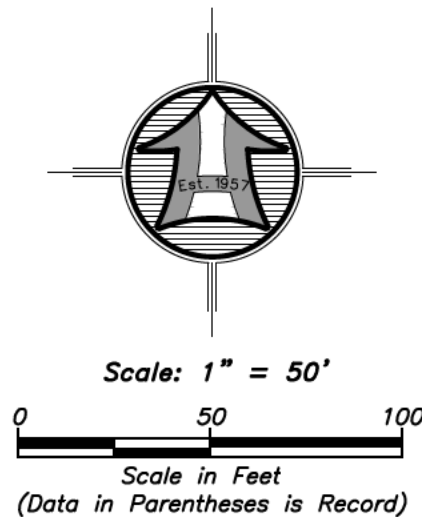
The plat amendment includes the vacation of a public utility and drainage easement along the east property line of the existing lot that was originally intended to be a retention pond for the subdivision. This pond was never constructed, and the stormwater runoff is conveyed elsewhere. We have verified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

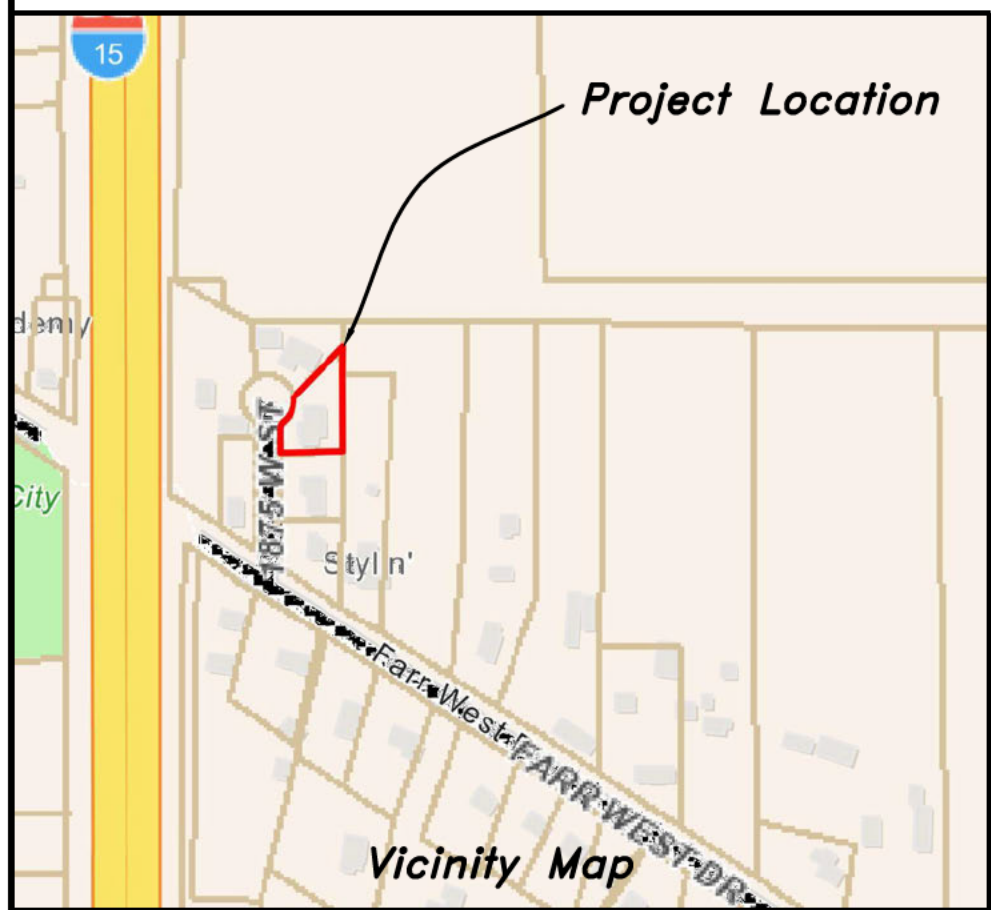
NARRATIVE

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:

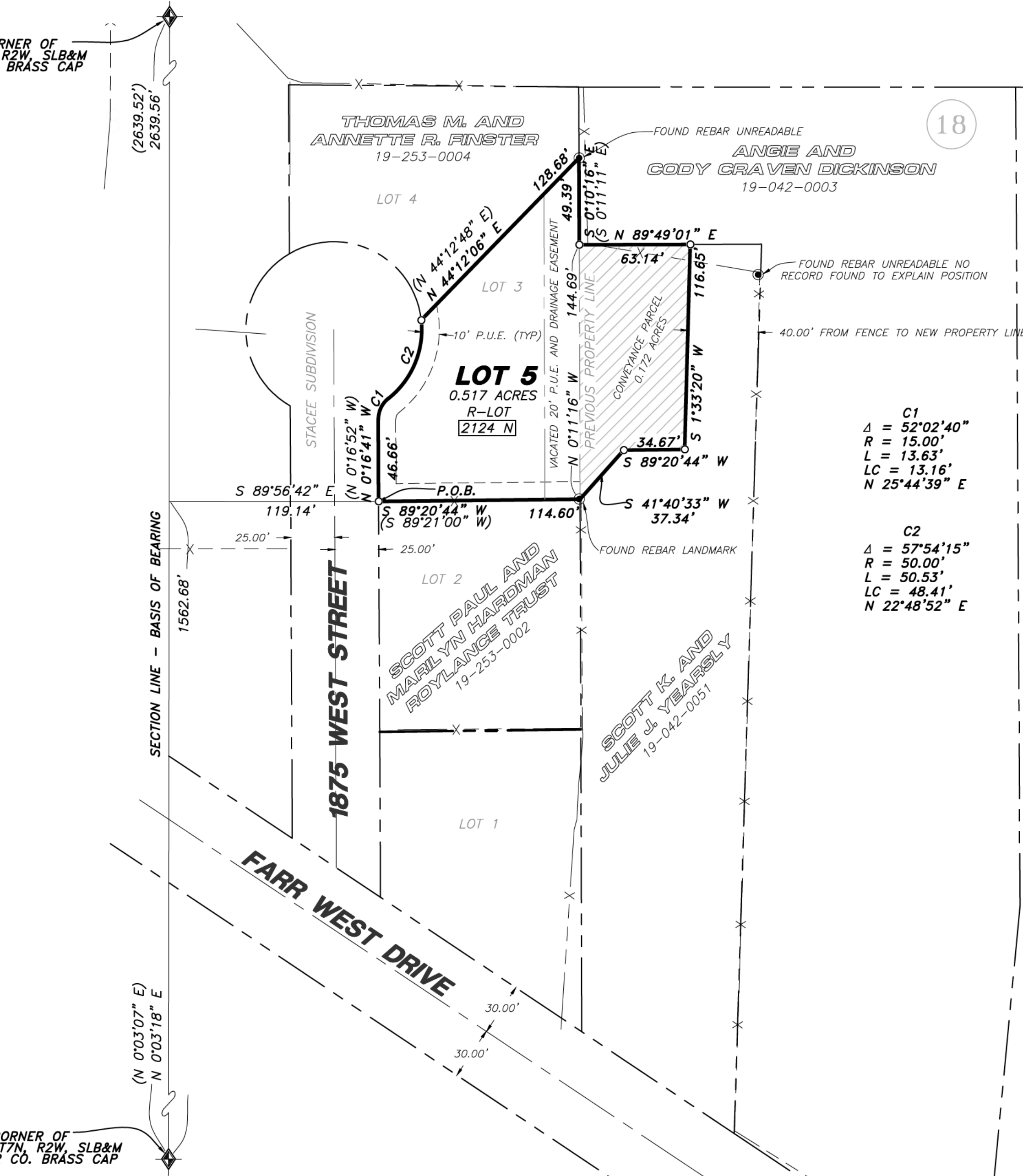
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
- R-Lot = All lots are restricted to no basements, finish floor = to or higher than edge of asphalt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



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

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:

Email:

PROPERTY INFORMATION

Property Address

2697 W 3900 N

Farr West, UT 84404

Land Serial Number

192800019

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

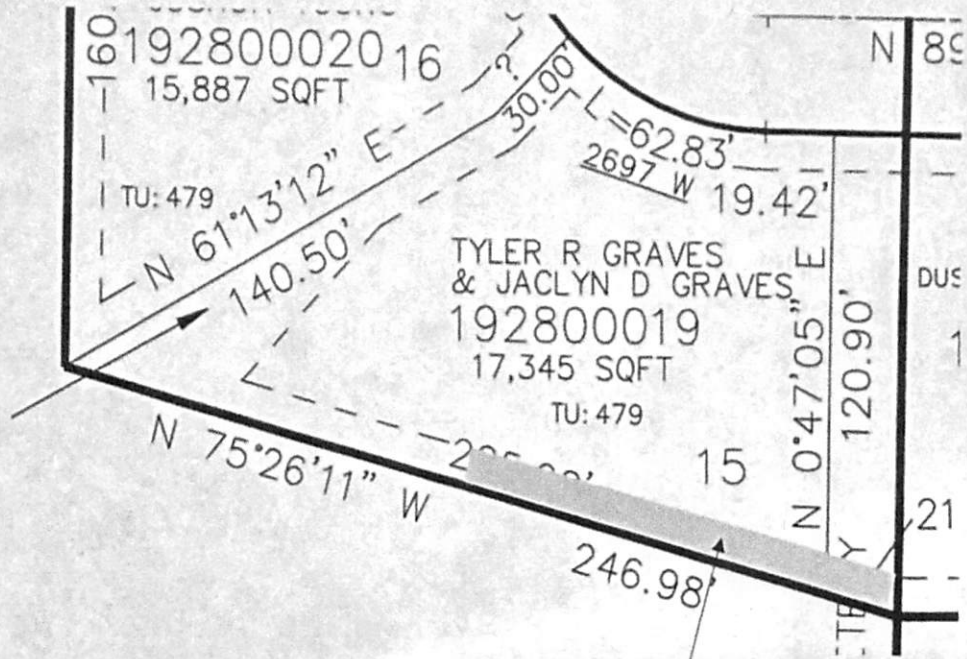
☐ Amended Plat

Signature of Applicant:

Tyler Graves

Date

EXHIBIT A



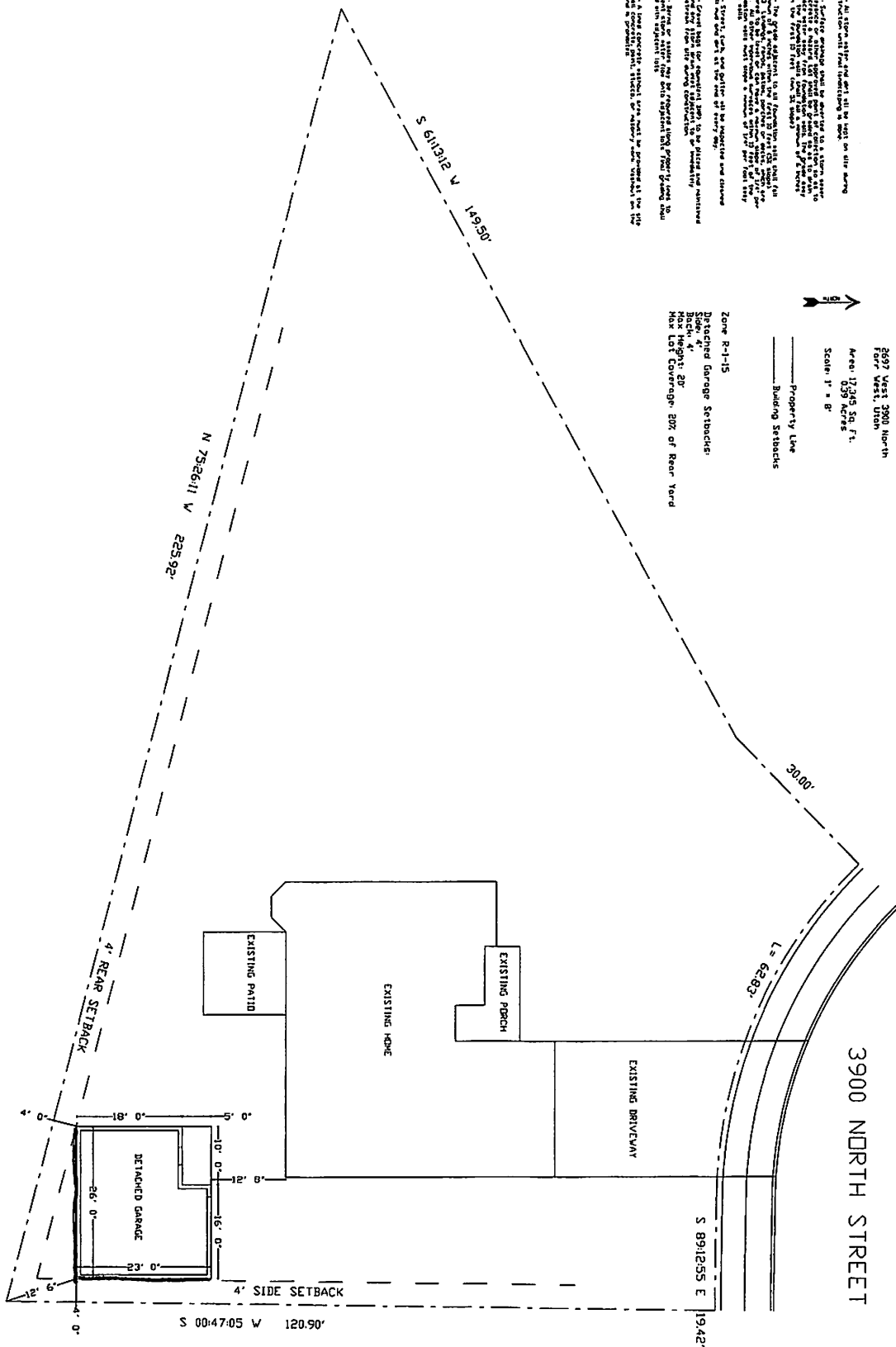
Graves Residence
Detached Garage
2697 West 3900 North
Farr West, Utah

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 of masonry or concrete block and shall have a finished floor of concrete. The detached garage shall be constructed on a foundation of concrete piers. The detached garage shall be constructed on a lot that is at least 10,000 sq. ft. in area.
Note: The detached garage shall be constructed within 100 feet of the rear property line. The detached garage shall be constructed within 10 feet of the side property line. The detached garage shall be constructed within 10 feet of the front property line.
Note: A final concrete sidewalk shall be provided on the lot prior to the final landscaping.



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



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 j[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 Jules Snow

Date Application & \$100.00 Processing Fee received 2/4/2022

Received by Wicksby

Date of public hearing: 2-24-2022

Date application was X Approved ____ Denied by Planning Commission 2-24-2022

Conditions/Reasons

• entrance on east side will have two-way traffic
• trim back trees and shrubbery and maintain landscaping to keep
a clear view of the road

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

Conditions/Reasons

Planning Commission Chair

Mayor

FARR WEST SURGICAL CENTER
PRELIMINARY SITE PLAN

