



FARR WEST CITY PLANNING COMMISSION AGENDA

March 24, 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 6:00 pm and its regular meeting at 7:00 pm on Thursday, March 24, 2022

6:00 pm – Discuss general plan and 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. Open public hearing for to consider amendments to the M-1 zone
 - c. Close public hearing and proceed with the regular meeting
 - d. Recommendation to the City Council action on amendments to the M-1 zone
 - e. Recommendation to the City Council action on request for signs for Sunset Kubota located at 3092 North 2000 West
4. Consent Items
 - a. Approval of minutes dated March 10, 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 March 18, 2022.

Lindsay Afuvai
Recorder

17.40.070 M-1 Zone adjacent to a Residential or Agricultural Zone

- A. Set back from any residential or agricultural zone.
 - 1. Setbacks adjacent to any residential or agricultural zone shall be equal to or greater than the highest point of the building.
 - 2. The minimum setback is 20 feet.
- B. Storage and staging of pallets, product, equipment, trailers, and similar vehicles and materials are not allowed between any structure in the M-1 Zone and any adjacent residential or agricultural zone.
- C. Lighting
 - 1. Light, other than natural light, shall not negatively impact residential or agricultural property.
 - a) No exterior light pole or light fixture shall be closer than 4 feet from a residential or agricultural property line.
 - b) Light fixtures within 20 feet of a residential or agricultural property line shall have a solid cover, from the top of the light fixture and bulb to 4 inches beyond the bottom of the light fixture and bulb.
 - c) The cover shall surround the light fixture and bulb for 180 degrees on the side of the fixture adjacent to the residential or agricultural property
 - d) Other covers may be allowed when approved by Farr West City.
 - e) Exterior lighting 20 feet or more from a residential property line shall be directed straight down or away from a residential or agricultural property line.
 - f) The beam of exterior lighting shall not shine directly onto residential or agricultural property.
 - g) Other lighting design may be approved at the sole discretion of Farr West City.
 - 2. Interior lighting
 - a) Interior lighting from a M-1 zone shall not negatively impact residential property.
- D. Noise Levels
 - 1. Operational noise levels shall be submitted to and approved by Farr West City prior to final approval of construction documents.
 - 2. Noise shall not exceed 10 db above approved noise levels for more than 15 seconds at any one time.
 - 3. Noise from a property in a M-1 zone that is determined to be a nuisance by Farr West City shall be abated by the property owner of the property where the noise is originating.
- E. A minimum 8 feet tall solid visual barrier or fence is required between a M-1 zone and any residential zone.



Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 3-8-22 Applicant Name: Ad Craft Signs
Applicant Address: 2808 Industrial Dr City: Ogden State: Ut Zip: 84401
Phone: 801-621-6840 Email: adcraftsigns@gmail.com
801-920-4713 cell Diana

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: Sunset Kabota Address: 3092 N 2000 W

Description of site being considered:

Move existing 9'-11 7/8" x 9'-2" Pole Sign w/ pole Cover
to new location.

Tax ID number: _____ Current zoning of site: _____

Abbreviated Site Plan:

Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs.
- Materials to be used for the construction of this sign.

If any of the above information is not being provided, please indicate reasoning:

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping? _____



Application for Sign Approval

The following conditions will apply to this sign application: _____

Expiration Date for the use of a temporary sign: _____

All fields must be filled out before application will be considered. ('N/A' fields not applicable)

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature Dianna Egbert
Print Name Dianna Egbert

Property Owner Signature _____
Print Name _____

For City Use:

Fee Paid \$ 25 Received By: McKinzie

Planning Commission/City Council Review Checklist.

____ Has all the required information been provided for review where applicable?

____ Does the proposed sign conform to the City Sign Ordinance?

____ Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?

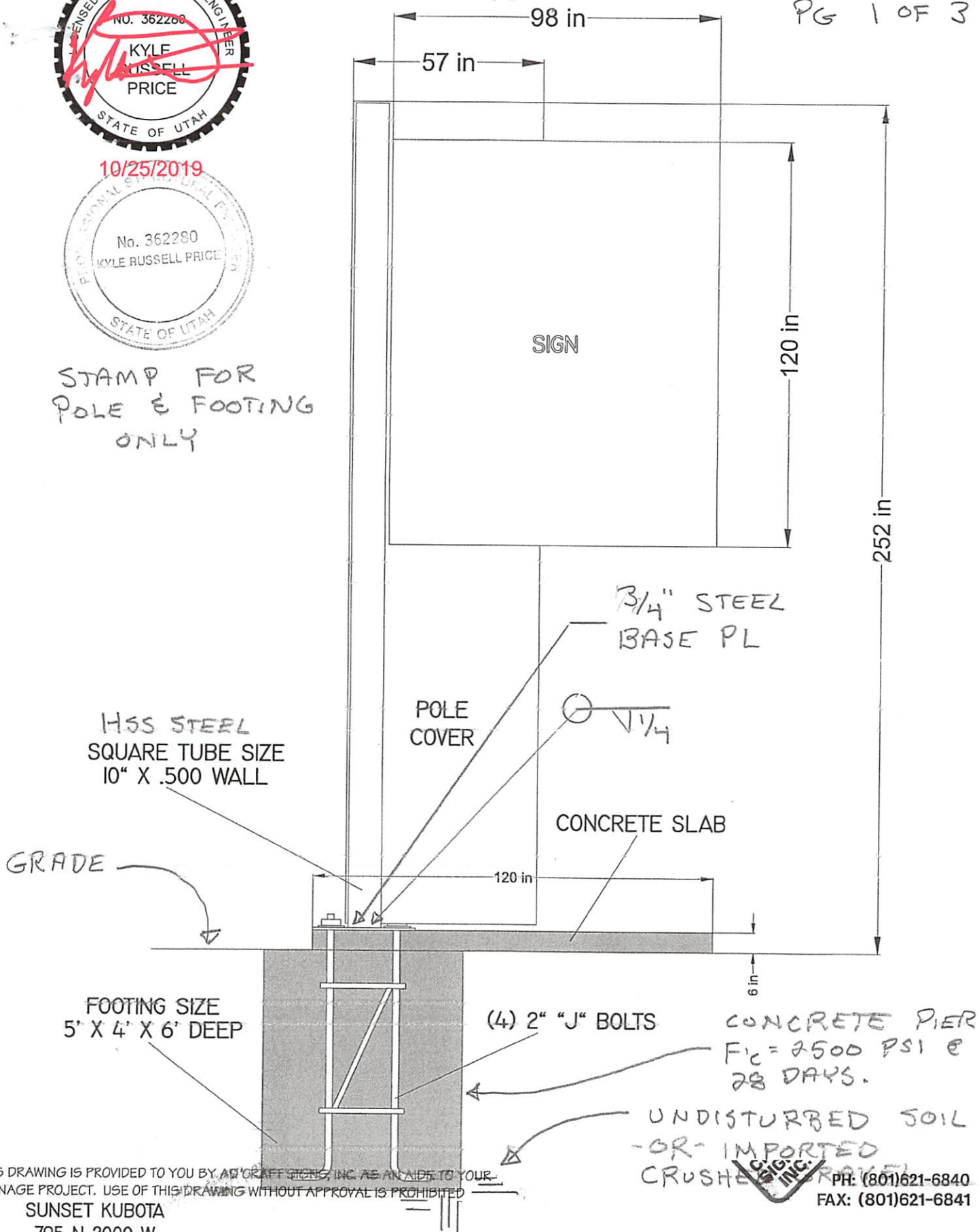


10/25/2019



STAMP FOR
POLE & FOOTING
ONLY

PG 1 OF 3



THIS DRAWING IS PROVIDED TO YOU BY AD DRAFTING, INC. AS AN AID TO YOUR SIGNAGE PROJECT. USE OF THIS DRAWING WITHOUT APPROVAL IS PROHIBITED

SUNSET KUBOTA
795 N 2000 W
MARRIOTT SLATERVILLE, UT.

PH: (801)621-6840
FAX: (801)621-6841

2808 INDUSTRIAL DR.
OGDEN, UT. 84401

PROJECT: Sunset Kubota Free Standing Sign
795 N 2000 W
Mariott Slaterville

PROJECT No.:

DESIGN: K.Price
DATE: 10/25/19

SHEET: 2 of 3

Structural Calculations for Footing

Design Wind Load ASCE 7-05

Projected Surface	1	2	3	
H	10	11	0	ft
w	8.25	5	0	ft
Le	16	5.5	0	ft

Design Criteria

Code 2018 IBC

Design Wind 120 mph (3 sec. gust)

Terrain Exposure C

Total Force

$$F = qz \cdot G \cdot Cf \cdot Af$$

$$qz = 0.00256 Kz \cdot Kzt \cdot Kd \cdot V^2 \cdot I$$

$$G = 0.85$$

$$Kz = 0.7$$

$$Cf = 1.8$$

$$Kzt = 1$$

$$Af = 138 \text{ ft}^2$$

$$Kd = 0.85$$

$$qz = 21.9 \text{ psf}$$

$$V = 120 \text{ mph}$$

$$I = 1$$

Design Load from Wind

$$F = 2769 \text{ lbs.}$$

Overturning M Wind

$$32,670 \text{ lb*ft}$$

Overturning Resistance due to Dead Load (DL)

$$F = 2769 \text{ lbs.}$$

$$\text{Conc. } 150 \text{ lbs./ft}^3$$

$$\text{weighted } h = 11.8 \text{ ft}$$

Post offset ftg

$$d = 2.5 \text{ ft}$$

footing size (sq.)

$$W = 5 \text{ ft}$$

$$L = 4 \text{ ft}$$

$$D = 6 \text{ ft}$$

Equiv. Resist. Force from DL

$$Ps = 0 \text{ lbs./ft}^3$$

Resisting M ftg DL

$$0 \text{ lb*ft}$$

Overturning Resistance due to Soil (allowable)

2003 IBC, 1805.7.2.1

$$h = 11.8 \text{ ft.}$$

$$\text{lat. brg. } 533 \text{ psf (assumed)}$$

$$S1 = 1066 \text{ psf}$$

$$A = 1.888$$

$$b = 5 \text{ ft. (req'd pier dia.)}$$

$$d \text{ trial} = 6 \text{ ft.}$$

$$d = 6.0 \text{ ft. (req'd pier depth)}$$

Equiv. Resist. Force from Soil

$$P = 4300 \text{ lbs.}$$

Resisting M Soil

$$50740 \text{ lb*ft}$$

Design Load from Wind

$$2,769 \text{ lbs.}$$

Load Required for Overturning from DL and Soil (Factored)

$$4,300 \text{ lbs.}$$

Design Factor of Safety

$$1.6$$

OK

PROJECT: Sunset Kubota Free Standing Sign
795 N 2000 W
Mariott Slaterville
DESIGN: K.Price
DATE: 10/25/19

PROJECT No.:

SHEET: 3 of 3

Structural Calculations for Sign Steel Pole

ASD

Pole Dimensions

Size	HSS 10x.50	Steel
S	51.2	in ³
I	256	in ⁴
A	17.2	in ²
Le	11.8	ft

P 2768.629248 lbs.

Steel Properties

Fy	46000	psi (allowable)
E	29000000	psi

Calc'd Stress	7,657	psi	OK
Calc'd Deflection	0.4	in	

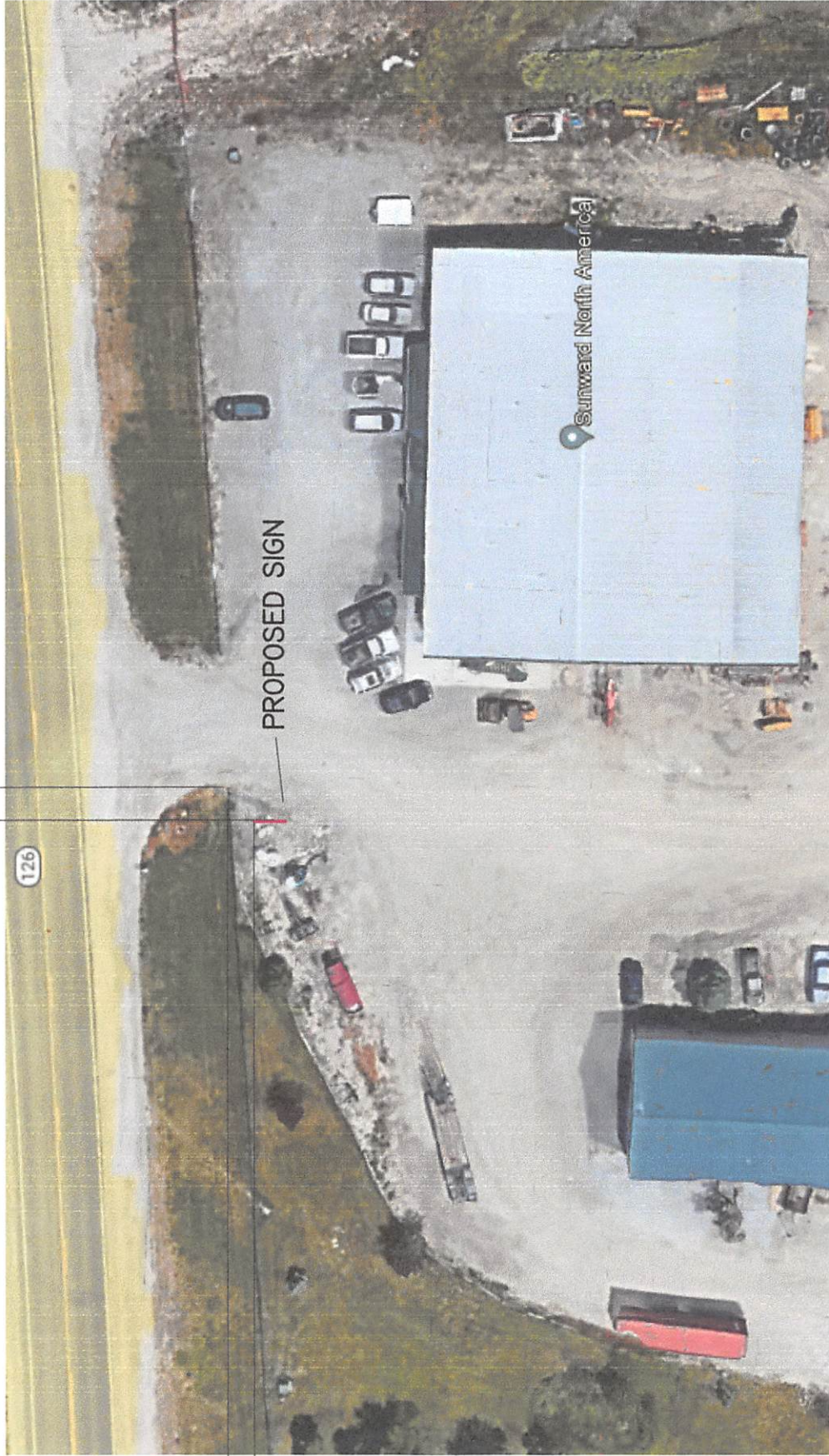
PLOT PLAN

10 ft

126

PROPOSED SIGN

8 ft



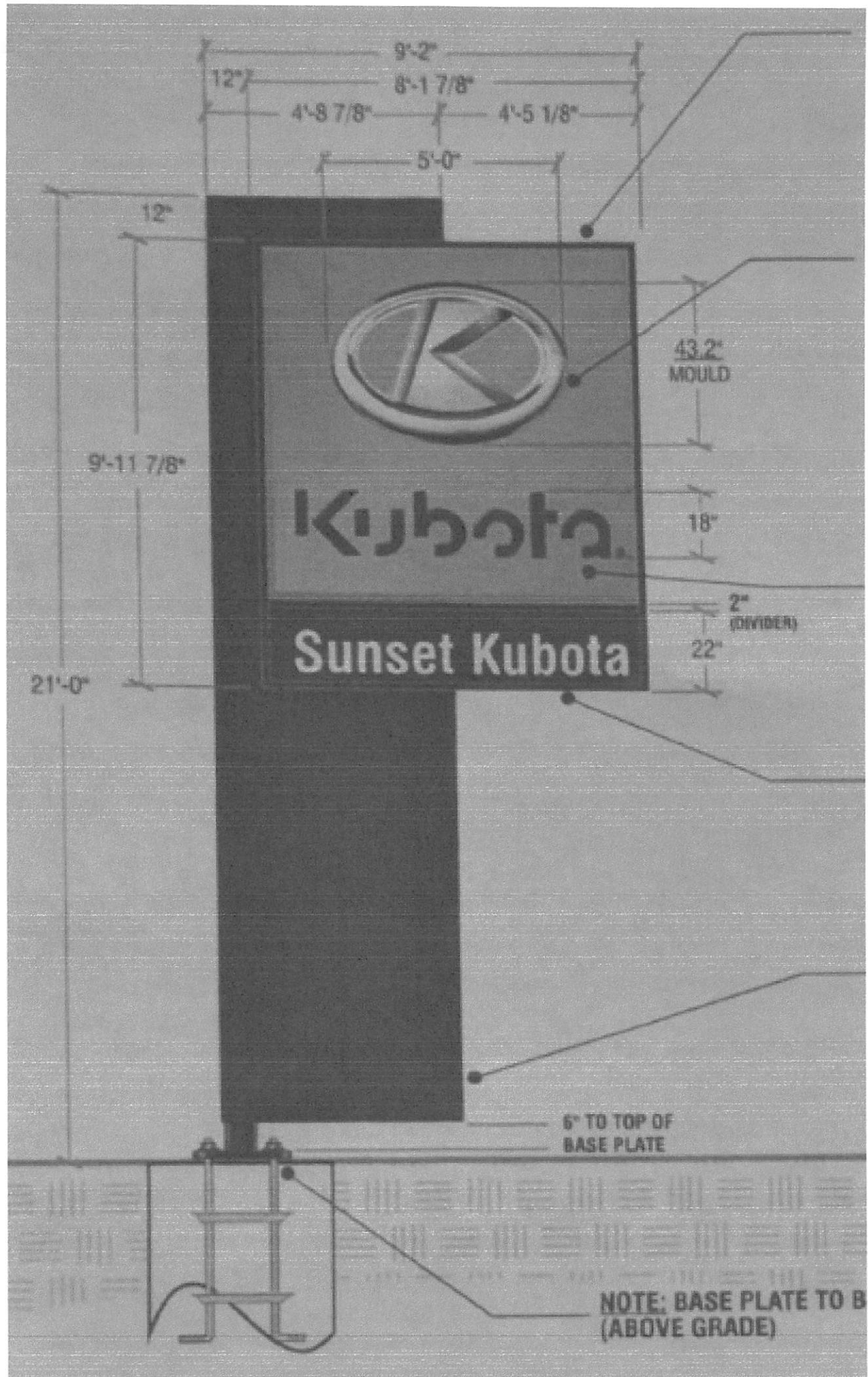
SUNSET KABOTA
3092 N 2000 W BLDG A
FARR WEST, UT

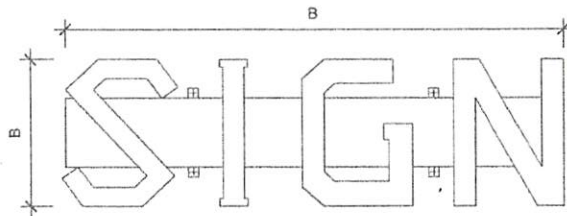
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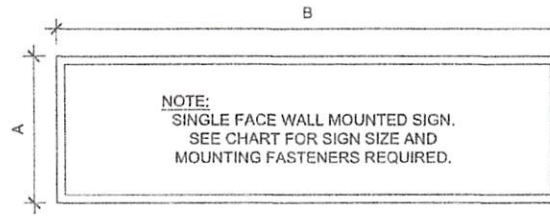
THIS DRAWING IS PROVIDED TO YOU BY AD CRAFT SIGNS, INC. AS AN AIDE TO YOUR SIGNAGE PROJECT. USE OF THIS DRAWING WITHOUT APPROVAL IS PROHIBITED

PH: (801)621-6840
FAX: (801)621-6841





ELEVATION LETTERS ON RACEWAY



NOTE:
SINGLE FACE WALL MOUNTED SIGN.
SEE CHART FOR SIGN SIZE AND
MOUNTING FASTENERS REQUIRED.

SQUARE FOOT AREA = A x B

SQUARE FOOTAGE SQ. FT= AXB	WALL SIGN							
	LAG SCREWS INTO WOOD STUDS		HILTI HIT HY 200 + HAS INTO CONCRETE		HILTI KWIK BOLT TZ INTO CONCRETE		HILTI KB3 INTO FULLY GROUTED CMU	
	NUMBER OF BOLTS & DIAMETER	EMBEDMENT	NUMBER OF BOLTS & DIAMETER	EMBEDMENT	NUMBER OF BOLTS & DIAMETER	EMBEDMENT	NUMBER OF BOLTS & DIAMETER	EMBEDMENT
UP TO 24	6-1/4"	1"	6-3/8"	2 5/8"	6-3/8"	2"	7-1/4"	1 1/2"
25 TO 49	6-1/4"	1 1/2"	6-3/8"	2 5/8"	6-3/8"	2"	7-3/8"	1 5/8"
50 TO 74	7-3/8"	1 1/2"	7-3/8"	2 5/8"	7-3/8"	2"	10-3/8"	1 5/8"
75 TO 99	6-1/2"	2"	6-3/8"	2 5/8"	6-3/8"	2"	12-3/8"	1 5/8"
100 TO 124	8-1/2"	2"	8-3/8"	2 5/8"	8-3/8"	2"	15-3/8"	1 5/8"
125 TO 149	10-1/2"	2"	10-3/8"	2 5/8"	10-3/8"	2"	19-3/8"	1 5/8"
150 TO 174	11-1/2"	2"	11-3/8"	2 5/8"	11-3/8"	2"	22-3/8"	1 5/8"
175 TO 199	12-1/2"	2"	12-3/8"	2 5/8"	12-3/8"	2"	23-3/8"	1 5/8"
200 TO 224	13-1/2"	2"	13-3/8"	2 5/8"	13-3/8"	2"	26-3/8"	1 5/8"

NOTES:

1. TYPE OF FASTENER WILL VARY WITH EACH MOUNTING SURFACE.
2. SOME APPLICATIONS MAY REQUIRE A STRUCTURAL BACKUP SUCH AS ANGLE IRON OR PLATES.
3. MAXIMUM HEIGHT ABOVE FINISHED GRADE IS 60 FEET.
4. FASTENERS SHALL BE EQUALLY SPACED WITHIN THE SIGN.
5. SIGNS OVER 224 SQUARE FEET REQUIRE SPECIAL ENGINEERING.

GENERAL NOTES:

1. VALUES BASED ON DOUGLAS FIR WOOD OR BETTER.
2. 8" MINIMUM DISTANCE FROM EDGE OF WALL.
3. MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNITS.
4. THE CMU BLOCK SHALL CONFORM TO ASTM C90 WITH STRENGTH $f_m = 1500$ PSI
5. HILTI KB3 ANCHORS MUST BE INSTALLED A MINIMUM OF 1 3/8" INCHES FROM ANY VERTICAL MORTAR JOINT
6. ANCHOR LOCATIONS ARE LIMITED TO ONE PER MASONRY CELL WITH A MINIMUM SPACING OF 8" ON CENTER
7. SHELLS SHALL BE FILLED SOLID WITH GROUT
8. CONCRETE 2500 PSI MIN.



SULLAWAY
ENGINEERING

10815 RANCHO BERNARDO RD., SUITE 200
SAN DIEGO, CA 92118
PROJECTMANAGER@SULLAWAYENG.COM
(858)-312-5150
www.sullawayeng.com

SIGN DESIGN
ENGINEERING
STANDARDS;
FOR THE STATE
OF UTAH

PROJECT NUMBER:
19359

DATE: 11-6-2018

SCALE: NO SCALE

DRAWN BY: MFS

DESIGNED BY: MFS

REVISIONS:
NO. DATE



THIS ELECTRONIC
SIGNATURE HAS BEEN
AUTHORIZED BY ME



V = 105 MPH SHEET TITLE: SHEET:
WALL /CHANNEL LETTER SIGN ATTACHMENTS S19

WEST ELEVATION



EAST ELEVATION



INSTALL CUSTOMER SUPPLIED SIGNS. (1) 4' X 6' SINGLE FACE ON WEST ELEVATION & (1) 4' X 16' SINGLE FACE ON EAST ELEVATION.

SUNSET KABOTA

3092 N 2000 W BLDG A
FARR WEST, UT

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