



FARR WEST CITY PLANNING COMMISSION AGENDA

May 12, 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, May 12, 2022

6:00 pm – Discussion on water-wise ordinance and the general plan

1. Call to Order –Vice Chairman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Open public hearings
 - i. Consider the request to amend the general plan on properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, allowing the M-1 Manufacturing zone
 - ii. Consider the request of a re-zone of the Bonneville Development Group properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, from the A-1 zone to the M-1 Manufacturing zone
 - c. Close public hearings and proceed with the regular meeting
 - d. Recommend to the City Council approval or denial of the request to amending the general plan on properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, allowing the M-1 Manufacturing zone
 - e. Recommend to the City Council approval or denial of the request of a re-zone of the Bonneville Development Group properties located at approximately 2800 North 1900 West, parcel numbers 19-016-0058, 19-016,0059, 19-016-0090, 19-016-0061, 19-016-0091, 19-016-0103, 19-016-0062, 19-016-0094 and 19-016-0106, from the A-1 zone to the M-1 Manufacturing zone
 - f. Set a public hearing for May 26, 2022 to consider the request of a conditional use permit for Matt Montano located at 3770 and 3762 North Higley Road
 - g. Set a public hearing for May 26, 2022 to consider changes to the landscaping ordinances to incorporate water-wise requirements
4. Consent Items
 - a. Approval of minutes dated April 28, 2022
5. Chairman/Commission Follow-up
 - a. Report on Assignments
 - b. Joint work session on May 19, 2022 at 6 pm with the Planning Commission and City Council to consider the impact of HB462
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 May 6, 2022.

Lindsay Afuvai
Recorder

Planning and Zoning Commission Request Form



1896 North 1800 West
Farr West, Utah 84404
Phone (801)-731-4187
Fax (801)-731-7732

Name: John Tebbs

Address: Bonneville Development Group

[REDACTED]

Phone: [REDACTED]

Nature of Request: Looking to change the master plan in this area
from commercial to M1 for industrial warehouse use.

Location: Summary of parcels as noted in attachments

Justification: Economic demand and benefit to the community.

Impact whether approved or not: There is significant demand for
industrial projects along the Wasatch Front. This corridor
is an ideal use.

To make an appointment with the Planning Commission Chair and City Engineer, please contact the city office, 801-731-4187.

Application for Rezoning Real Property



Date Submitted 4/7/2022 Applicant's Name John Tebbs
Applicant's Address Bonneville Development Group
[REDACTED]
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

.....

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres.....\$200.00 []
Commercial or Manufacturing..... \$250.00 [x]

Fee received by McKinzie Date 4/22/2022

.....

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

Parcel Map showing traffic circulation

Legal Descriptions

Notices of Residents within 300 Feet

.....

Be rezoned from (present zoning) Agriculture - A1

To (desired zoning) Manufacturing - M1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [x]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

This Development improves AG1

.....

.....

.....

.....

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

Provides for a new business park providing jobs and income
to the community.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

The buildings are situated such that traffic to and from them
has a minimal impact on existing roads and infrastructure.

Signature of Petitioner(s):

Address:

[Signature]
BACT LP

Bonneville Development Group
[Redacted]

[Signature]
Harbour Village LLC

Bonneville Development Group
[Redacted]

[Signature] for GLH
Farr West Pointe LLC

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☒ Adjacent Property Owners List
- ☐ Public Hearing Set
- ☐ Adjacent Property Owners Notified

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: CAPSTONE TITLE & ESCROW, INC.

Issuing Office File Number: **206485** (Fourth Update)

SCHEDULE A

1. Commitment Date: March 14, 2022 @ 7:59 a.m.
2. Policy to be issued:

	Proposed Policy Amount	Premium Amount
(a) ALTA OWNER'S Policy	\$ 1,000.00	\$ 240.00
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.		
(b) ALTA Loan Policy 2006		
Proposed Insured:		
(c) Endorsements (if any)		
3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.
4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

PARCEL 1 & 2: FARR WEST POINTE, LLC
PARCEL 3, 4 & 5: HARBOUR VILLAGE, LLC
PARCEL 6, 7, 8 & 9: THE BACT LIMITED PARTNERSHIP

5. The Land is located in County, State of Utah and is described as follows:

See Attached Exhibit "A"

FOR INFORMATIONAL PURPOSES ONLY

Parcel TAX ID No. 19-017-0034, 19-016-0058, 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045,
 19-016-0061, 19-016-0062, 19-016-0094, & 19-016-0106

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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EXHIBIT "A" LEGAL

PARCEL 1

A TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°11'42" EAST 526.73 FEET TO THE POINT OF A 5849.58 FOOT RADIUS TANGENT CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 1518.23 FEET THROUGH A CENTRAL ANGLE OF 14°52'15" (CHORD BEARS NORTH 07°14'26" WEST 1,513.97 FEET) TO THE WEST RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2119.40 FEET; THENCE SOUTH 88°10'30" WEST 472.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE NORTH 88°10'30" EAST 472.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 776.00 FEET; THENCE SOUTH 88°46'24" WEST 708.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 01°13'36" WEST 361.67 FEET, 2) NORTH 00°11'42" EAST 375.78 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(Continued)

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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EXHIBIT "A" LEGAL (CONTINUED)

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 738.44 FEET AND WEST 27.07 FEET, FROM THE WEST QUARTER OF SAID SECTION 25 AND RUNNING THENCE NORTH 88°46'24" EAST 708.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 595.81 FEET; THENCE WEST 830.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE 1900 WEST STREET AND POINT OF A 5704.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG SAID CURVE A DISTANCE OF 121.12 FEET THROUGH A CENTRAL ANGLE OF 01°13'00" (CHORD BEARS NORTH 01°49'17" WEST 121.12 FEET), 2) SOUTH 88°46'24" WEST 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE NORTH 01°13'36" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 431.01 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1611.80 FEET AND EAST 342.68 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE ALONG A FENCE LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°44'25" WEST 89.17 FEET, 2) SOUTH 89°05'16" WEST 194.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET AND POINT OF A 5704.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE A DISTANCE OF 151.54 FEET THROUGH A CENTRAL ANGLE OF 01°31'19" (CHORD BEARS NORTH 04°57'05" WEST 151.53 FEET) TO A FENCE LINE; THENCE EAST ALONG SAID FENCE A DISTANCE OF 296.48 FEET; THENCE SOUTH 147.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1611.80 FEET AND EAST 342.68 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE NORTH 172.47 FEET; THENCE EAST 278.15 FEET; THENCE NORTH 150.00 FEET; THENCE EAST 118.19 FEET; THENCE SOUTH 325.00 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES, 1) NORTH 89°40'34" WEST 186.95 FEET, 2) NORTH 89°16'47" WEST 141.70 FEET, 3) SOUTH 89°44'25" WEST 67.70 FEET TO THE POINT OF BEGINNING.

(Continued)

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27C1658

ALTA Commitment for Title Insurance 8-1-16

EXHIBIT "A" LEGAL (CONTINUED)

PARCEL 6 (19-016-0061)

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE SECTION LINE 1330.02 FEET NORTH AND 739.88 FEET, MORE OR LESS, EAST FROM THE SOUTHWEST CORNER OF SECTION 25, THENCE EAST 100.52 FEET TO THE WEST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, THENCE SOUTH 19°01' EAST 399.2 FEET ALONG SAID LINE, THENCE WEST 922.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HWY I-15, THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 60 FEET, MORE OR LESS, THENCE EAST 680 FEET, THENCE NORTH 325 FEET TO BEGINNING.

PARCEL 7 (19-016-0062)

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE SECTION LINE 771.02 FEET NORTH AND EAST 311 FEET, MORE OR LESS, OF THE SOUTHWEST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 176 FEET; THENCE EAST 664.7 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 19°01' EAST 184.68 FEET ALONG SAID LINE TO A POINT EAST OF BEGINNING; THENCE WEST 719.74 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 8 (19-016-0094)

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY I-15 771.02 FEET NORTH AND 73 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION 25, RUNNING THENCE NORTH 6°30' WEST 157 FEET, MORE OR LESS; THENCE NORTHERLY ALONG THE ARC OF A 5704.58 FOOT RADIUS CURVE TO THE RIGHT 20 FEET, MORE OR LESS; THENCE EAST 258 FEET, MORE OR LESS; THENCE SOUTH 176 FEET, MORE OR LESS, TO A POINT EAST OF BEGINNING; THENCE WEST 238 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 9 (19-016-0106)

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 301.45 FEET NORTH AND 1192.9 FEET EAST, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND 313.97 FEET NORTH 19°01' WEST FROM THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION, AND RUNNING THENCE NORTH 19°01' WEST ALONG SAID RAILROAD RIGHT OF WAY LINE 182.82 FEET, THENCE WEST 957.74 FEET, MORE OR LESS, TO A POINT WHICH IS 73 FEET FROM THE WEST LINE OF SAID QUARTER SECTION AND BEING ON THE EAST LINE OF FREEWAY, THENCE SOUTH 6°30' EAST ALONG FREEWAY EAST LINE 175 FEET, THENCE EAST TO THE POINT OF BEGINNING.



W3174130

File No.: 189818
Mail Tax Notices to:
KBP Office Group, L.C., A Utah Limited Liability
Company

E# 3174130 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
09-Aug-21 1046 AM FEE \$40.00 DEP DAC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Gilbert J. Parcher and Kris Ann Sherman,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

KBP Office Group, L.C., A Utah Limited Liability Company,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **Weber County, Utah:**

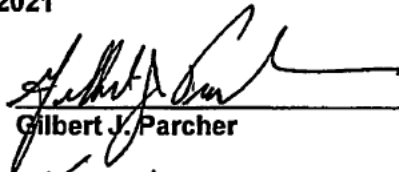
SEE EXHIBIT "A" ATTACHED HERETO

Serial Number: PARCEL 1: 19-016-0090, PARCEL 2: 19-016-0100, and PARCEL 3: 19-016-0101

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **August 05, 2021**

Signed in the presence of:



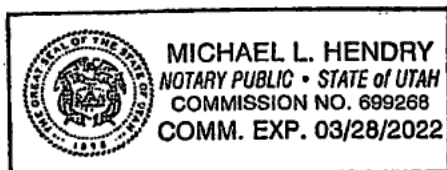
Gilbert J. Parcher

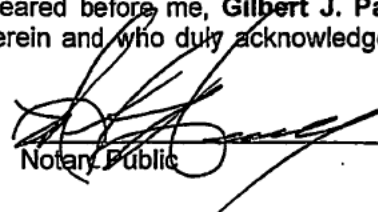


Kris Ann Sherman

State of **Utah**
County of **Weber**

On the **5th day of August, 2021**, personally appeared before me, **Gilbert J. Parcher and Kris Ann Sherman**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY NO. 15, SAID POINT BEING 1330.02 FEET NORTH ALONG THE SECTION LINE AND 17 FEET, MORE OR LESS, EAST FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE EAST 300.00 FEET, THENCE SOUTH 150.00 FEET, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 15, THENCE NORTHWESTERLY 150 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS 1330.02 FEET NORTH AND 331.19 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 25, RUNNING THENCE EAST 290.40 FEET, THENCE SOUTH 150.00 FEET, THENCE WEST 290.40 FEET, THENCE NORTH 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS 1330.02 FEET NORTH AND 317 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 25, RUNNING THENCE EAST 14.19 FEET, THENCE SOUTH 150 FEET, THENCE EAST 12.25 FEET, THENCE SOUTH 25 FEET, THENCE WEST 296.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HWY I-15, THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 16.95 FEET, MORE OR LESS, THENCE EAST 290 FEET, THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

Property owners within 300 feet of re-zone

1	Parcel: 191090002 Owner: MURRAY FAMILY HOLDINGS LLC Mailing Address: PO BOX 1303, CENTERVILLE UT 840145303 Mailing Address: PO BOX 1303, CENTERVILLE UT 840145303
2	Parcel: 191090001 Owner: MAVERIK COUNTRY STORES INC Mailing Address: 185 S STATE ST STE 800, SALT LAKE CITY UT 84111154
3	Parcel: 191090003 Owner: WALLCO L C Mailing Address: PO BOX 2000, LAYTON UT 84041
4	Parcel: 191460005 Owner: RICHARD L MILLER PROPERTIES LLC Mailing Address: 2455 W MAIN ST, TREMONTON UT 843379335
5	Parcel: 191460004 Owner: RICHARD L MILLER PROPERTIES LLC Mailing Address: 2455 W MAIN ST, TREMONTON UT 843379335
6	Parcel: 190160026 Owner: MHP #1 LLC Mailing Address: 16211 N SCOTTSDALE RD, SCOTTSDALE AZ 852591584
7	Parcel: 191250002 Owner: PLEASANT VIEW POINTE LC Mailing Address: 9450 S REDWOOD RD, SOUTH JORDAN UT 840969320

8	Parcel: 190160032 Owner: DICKEMORE, GLEN N & MYRLA K DICKEMORE TRUSTEES Mailing Address: 3800 N HIGHWAY 89, OGDEN UT 844041228
9	Parcel: 190160031 Owner: BUDGE, DIANE H TRUSTEE Mailing Address: 7585 S 520 W, WILLARD UT 843409528
10	Parcel: 190170037 Owner: BUDGE, DIANE H TRUSTEE Mailing Address: 571 E 2600 N, OGDEN UT 844142843
11	Parcel: 190170038 Owner: TESORO LOGISTICS NORTHWEST PIPELINE LLC Mailing Address: 19100 RIDGEWOOD PKWY, SAN ANTONIO TX 782591834



Proposed
new road for
traffic flow

Parcels for re-zone

Pleasant View City
[M1 - zoning]



2000 WEST (SR 126)

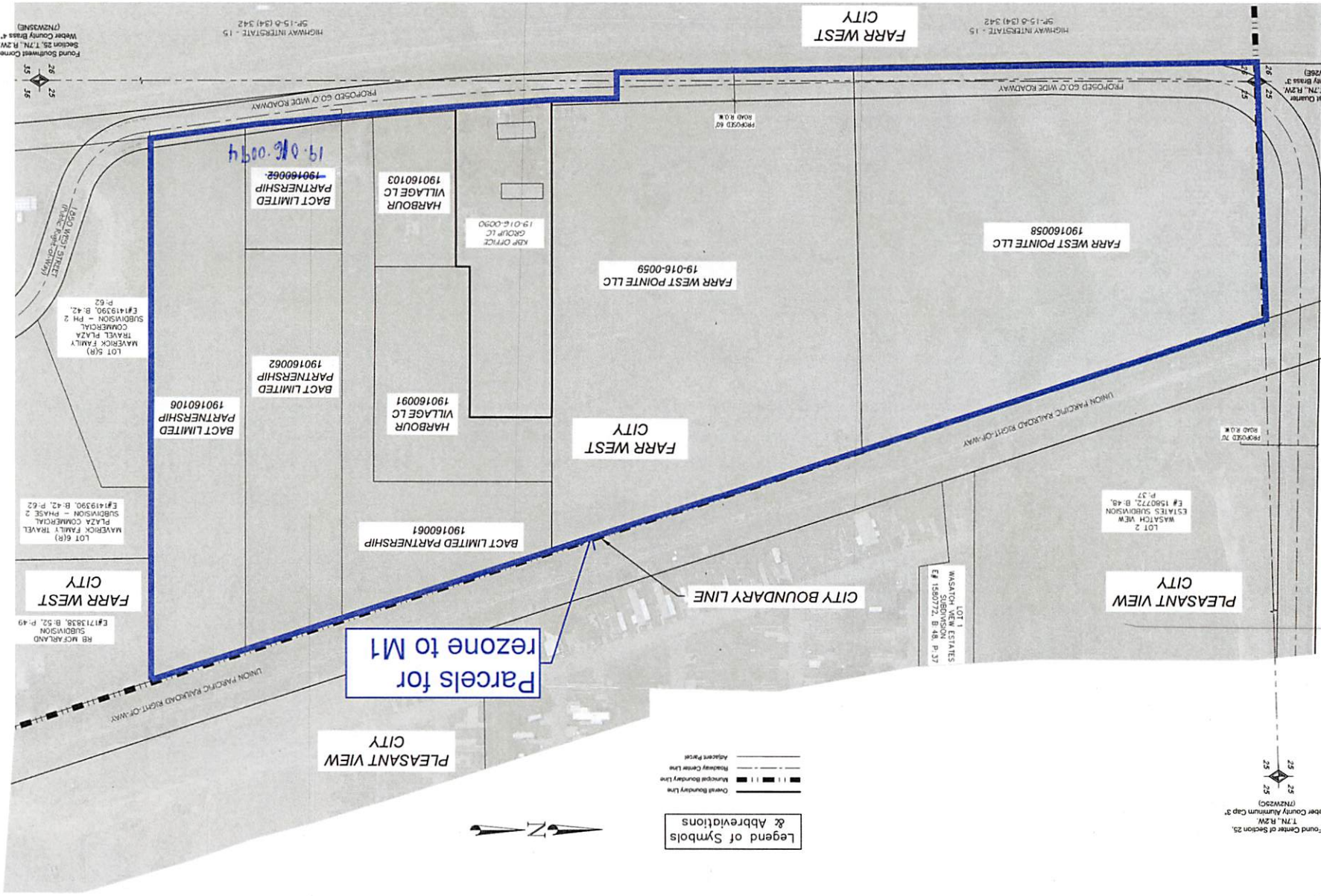
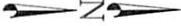
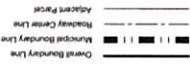
Farr West Industrial Park

FARR WEST, UTAH

Found Center of Section 25,
T. 7N., R. 2W.,
Weber County, Utah, Cap. 3"
(7N2W25C)



Legend of Symbols
& Abbreviations



PROJECT @
XXXXX
DATE
04/06/2022

FILE NAME
SVY

GRAPHIC SCALE
0 100 200
(IN FEET)
1"=60'

RE-ZONE EXHIBIT
FARR WEST INDUSTRIAL PARK
Prepared for

PREPARED BY
**CIVIL ENGINEERING
+ SURVEYING**
1018 SOUTH RECREATION LANE, STE 102 SOUTH OGDEN, UT 84403

NO. | DATE | DESCRIPTION OF REVISION | INITIAL

Prepared By: BTW
Date: 04/01/2022

Surveyed By: GDC
Date: 03/09/2022

Checked By: BTW
Date: 04/01/2022

SHEET NO. 1 OF 2

PROJECT @
XXXXX
DATE
04/06/2022



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 04/26/22 Applicant Name Matt Montano

Mailing Address [REDACTED]

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 3770 & 3762 North Higley Road Current Zoning: C-2

Please list the requested conditional use as listed within the city zoning ordinance _____

Warehousing, with at least twenty five percent (25%) of floor space for office use.

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 project is located in an area which deals with shipping, manufacturing, and warehousing already. The addition of this building would match the existing surroundings and provide a necessary warehousing service to the area. This new building will also provide an increase in job availability to the surrounding community allowing more people a chance to work closer to home.

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.

All precautions have been taken to assure that they construction of this building will not in any way affect the health, safety, or general welfare of any person. The property will be improved both aesthetically and functionally and will match the surrounding buildings & property usages already existing in the area.

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

The building will match the existing requirements for a C-2 commercial zone by providing the required parking, setbacks, landscaping, and storm water detention specifications. Sufficient space will be provided for fire prevention measures, & utilities will be installed per city standards.

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

This project aligns well with the existing general plan as it is being constructed in an already industrial area and will match well with the surrounding land uses. The first goal of Farr West City, according to the General Plan, is to establish land uses that promote employment. This project/land use would provide more jobs to the surrounding community thus furthering the goals & ambitions of the City.

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.

The project has made an effort to leave as much of the existing ecology & environment of the property as is. The entire east bank of the canal, and the canal itself has been preserved in its natural state. The project has completed a geotechnical survey to assure it does not disturb or contaminate any existing ground water in the area. The project will install all utilities, especially sanitary sewer, to city standards to avoid any contamination of the site or community.

Math Montano

Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received mdy 2, 2022

Received by McKinzie

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

Suggestions following the work session April 28, 2022

Landscaping Requirements:

I. COMMERCIAL AND MANUFACTURING ZONES

A. Beginning July 1, 2022 the required setbacks and areas not used for a building, parking or access are required to be landscaped before occupancy of the building or site is allowed. If occupancy is approved after October 1st, then the landscaping must be installed before July 1st of the following year.

B. Beginning July 1, 2022 turf is not permitted in parking strips, on slopes greater than 25%, or in areas less than eight feet wide. Turf area shall not exceed 15% of the total landscaped area. Turf shall not be installed between June 15 and September 1. Drought tolerant landscaping and a reduction of the use of turf is encouraged.

II. RESIDENTIAL ZONES

A. Beginning July 1, 2022 the front yard area is required to be landscaped within 12 months of the approval of occupancy.

B. Beginning July 1, 2022, turf is not permitted in parking strips, on slopes greater than 25%, or in areas less than eight feet wide. Turf area shall not exceed 35% of the front and side yard landscape area.

C. Vegetable garden plots should be irrigated in a manner suitable to the crop being watered. Exercising prudence in water conservation and abiding by city and/or Water Conservation District recommendations is encouraged.

III. COMMERCIAL/MANUFACTURING AND RESIDENTIAL ZONES

A. All commercial, manufacturing and residential development and construction approved after July 1, 2022, shall comply with the following landscaping requirements:

1. Drip irrigation must be used outside of turf areas excluding vegetable gardens.
2. Irrigation zones shall be established in order to irrigate landscapes with similar site, slope, and plant materials with similar watering needs and watering times (i.e., lawn and planting beds shall be irrigated in separate zones). Drip irrigation systems and sprinklers shall not be located on the same irrigation zone. Combinations of differing sprinkler heads shall not be located on the same irrigation zone.

3. WaterSense labeled smart irrigation controllers, equipped with rain delay, shall be installed.

4. Mulch or other natural material is encouraged in planting beds.

IV. EXISTING COMMERCIAL/MANUFACTURING AND RESIDENTIAL PROPERTIES.

1. Farr West City encourages all existing properties to:
 - a. Install WaterSense labeled smart irrigation controllers, equipped with rain delay.
 - b. Remove turf from park strip.
 - c. Only irrigate between the hours of 6:00 PM and 10:00 AM.
 - d. Follow all recommendations for water conservation.

Requirements for HOA's and multifamily development have been purposely left out as we currently do not allow these types of development.