



FARR WEST CITY PLANNING COMMISSION AGENDA

July 28, 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, July 28, 2022

6:00 pm – Work Session to discuss the General Plan open house

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. Discussion/Action – Adding connectivity with Pleasant View City to the commercial and industrial developments north of 2700 North to the Transportation Plan in the General Plan
 - c. Discussion/Action – Recommend to the City Council approval or denial of the request of the Remuda Subdivision Phase 4 – First Amendment located at 2658 West 3500 North – Zach Aland
 - d. Discussion/Action – Request to amend the general plan to allow for the M-1 manufacturing zone on parcel number 19-016-0058, located on the north Farr West City boundary, east of Interest 15
 - e. Set a public hearing to consider the request of a re-zone of the Ogden Cycle Association properties located at approximately 2390 West 4000 North, parcel numbers 19-011-0103 and 19-002-0004, from the C-2 Commercial zone to the A-1 zone
4. Consent Items
 - a. Approval of minutes dated July 14, 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 July 22, 2022.


Lindsay Afuvai
Recorder



520 W Elberta Drive
Pleasant View, UT 84414
(801) 782-8529
www.pleasantviewcity.com



1896 North 1800 West
Farr West, Utah 84404
(801) 731-4187
www.farrwestcity.net

July 11, 2022

Brooke Stewart, Community Development
Weber Area Council of Governments (WACOG)
Weber County Local Transportation Funds Sub-Committee

Dear Committee:

Pleasant View and Farr West cities have identified needed connectivity along the 2700 North corridor area that extends into both cities. New connecting roadways are critical to interconnectivity of our commercial and industrial corridors and will serve as a regional asset in allowing ready and safe access to current and newly developing uses. This will enhance public safety in accessing properties directly along 2700 North by allowing for use of signalized intersections for traffic flow.

We kindly request your consideration to provide \$10 Million funding for a joint transportation project through a coordinated effort with Farr West and Pleasant View cities. Funding requests include assistance with right-of-way acquisition and roadway construction.

Currently, 2700 North is a central corridor for both of communities with direct access to Interstate 15. The section of 2700 North directly east of I-15 serves as a single-access for many nearby businesses and industrial functions. UDOT data shows this as a major area of traffic flow with hazardous conditions present due to the magnitude of traffic and limited options for traffic flow. UDOT traffic data concludes this area is of safety concern with 143 crashes reported along the nearby strip of 2700 within a three-year period, with 29 of these crashes classified as severe. The proposed roadway project will provide connectivity that can alleviate these safety issues and provide full connectivity to a signalized intersection.

Multiple developers have expressed interest in increased connectivity surrounding the newly proposed roadway. Right-of-way acquisition is anticipated to be simplified with prospect of coordination with current and future developments.

We are confident this roadway will provide an important asset and a permanent and long-term benefit to Weber County. Please let us know if there is any further information that might be helpful at this time.

Respectfully,

Amy Sue Mabey, Pleasant View City Administrator

Cc. Pleasant View Mayor Call and City Council, Farr West Mayor Phippen

Enclosures:

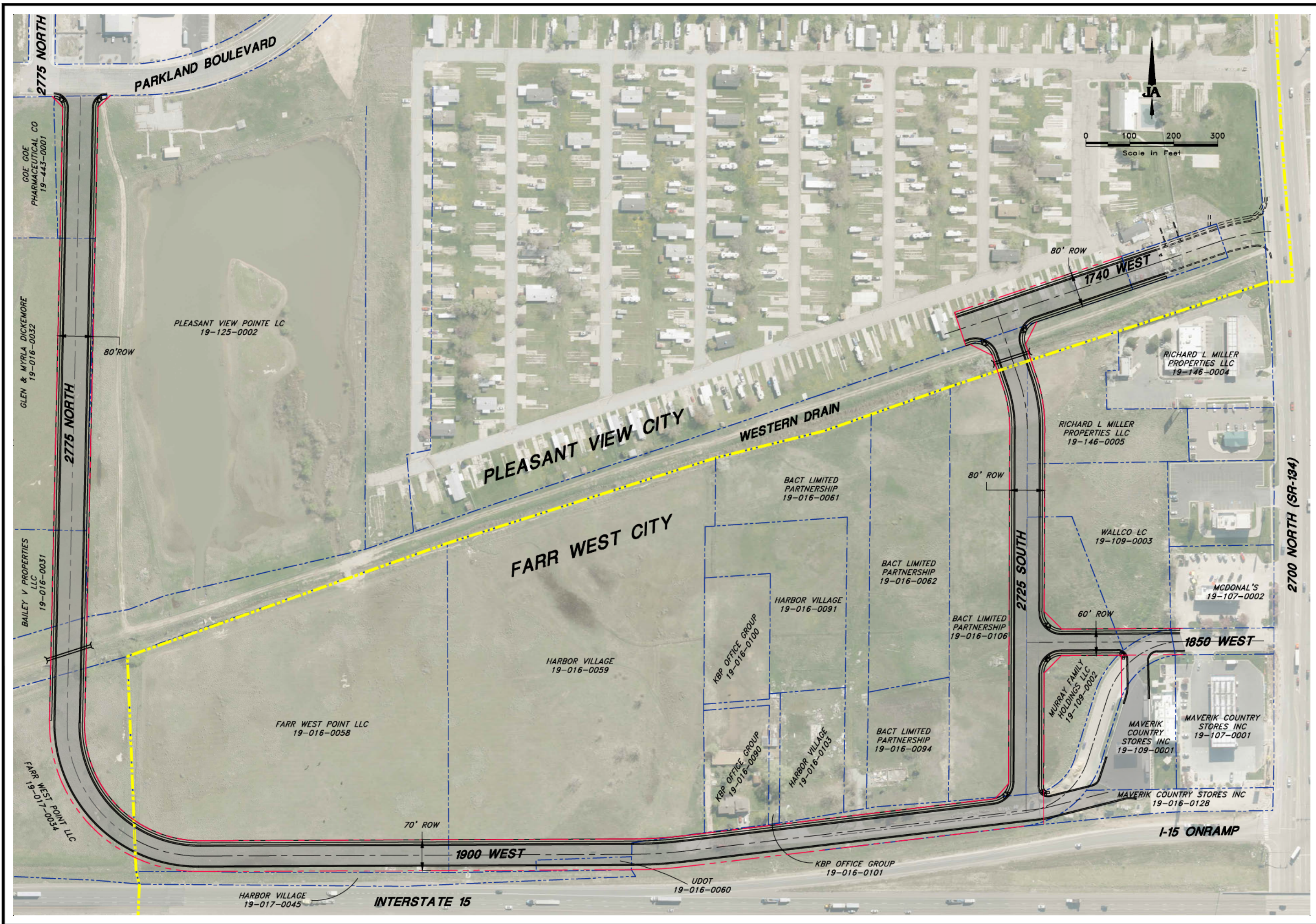
- WACOG Funding Application
- Project Purpose and Needs Statement
- Project Cost Estimates
- Photos of Project Areas
- Letter of Intent – Submitted June 3, 2022

Project Purpose and Needs Statement

2700 North Interconnective Roadway Project

The primary purpose of this project is to provide new roadways and connectivity to the commercial and industrial developments north of 2700 North. This includes new access along the rear of current commercial properties with access to a signalized intersection, the extension and completion of a frontage roadway parallel to Interstate 15, looping this roadway to extend across the northern portion of the Horseshoe Pond, which is currently being developed as a county-wide amenity, and ultimately connecting this into Parkland Drive joining into the newly developed Rulon Drive corridor.

Farr West and Pleasant View cities are working with developers to preserve right-of-way through coordinated efforts, but it is anticipated that funding will be required for property acquisition, navigation across utility and canal lines and roadway construction. To complete this project, substantial funding support is required.



CONSULTING
ENGINEERS
JONES & ASSOCIATES

6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

PLEASANT VIEW CITY CORPORATION
2700 NORTH INTERCONNECTIVITY PLAN

CONCEPT PLAN VIEW
WACOG APPLICATION

REV.	DATE	APPR.

SCALE:	DQS	TWE	DQS
24"x36" H:1"=100'	DESIGNED	DRAWN	CHECKED
11"x17" H:1"=200'			

SHEET:
1
OF 1 SHEETS

Application for Subdivision



Date Submitted 7/12/22

Developer's Name Zachary Aland

Developer's Mailing Address [REDACTED]

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

Subdivision Name Remuda Subdivision and Golf Course Phase 4 - First Amendment

Subdivision Address 2658 W 3500 N; Farr West UT 84404. Amending Lot 217

Is this a Re-Subdivision Current Property Zone A-1-R Is Re-Zoning Required N

Acreage of property being divided 0.025 Acreage of entire land parcel 0.253

Number of proposed lots in Subdivision 1 In Phase 4 Number of Phases 1

Title Search Completed (Y) N *Attach Documentation

Available Utilities and Services:

Culinary Water	(Y)	N	
Secondary Water	(Y)	N	Company: <u>Pineview</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:

Application for Subdivision



Property is in which Flood Zone: 0200 Panel Number: 0187E

Lowest Elevation of Property: _____

Access Road above 4,215' Elevation: _____ 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 a simple lot line adjustment to allow for a garage addition
on Lot 217, necessary for setback requirements.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). This amendment combines a sliver of the

golf course and puts it into the caretaker lot. Creating the necessary 24' of combined
setbacks necessary. This has negligible affect on the course and will look the same.

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 _____ Date _____

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 # 9.002092 Date Paid 7.20.2022 Received by McKinzie

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF LOT 217 REMUDA SUBDIVISION AND GOLF COURSE PHASE 4 BEING LOCATED SOUTH $00^{\circ}47'06''$ WEST 3911.61 FEET ALONG THE WEST LINE OF SAID SECTION 23 AND NORTH $90^{\circ}00'00''$ EAST 357.26 FEET AND SOUTH $89^{\circ}21'45''$ EAST 90.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH $89^{\circ}21'45''$ EAST 7.81 FEET; THENCE SOUTH $00^{\circ}40'22''$ WEST 111.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 3500 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 582.80 FOOT RADIUS CURVE TO THE RIGHT 7.74 FEET, HAVING A CENTRAL ANGLE OF $00^{\circ}45'38''$, CHORD BEARS NORTH $89^{\circ}44'38''$ WEST 7.74 FEET; THENCE NORTH $00^{\circ}38'15''$ EAST 112.00 FEET TO THE POINT OF BEGINNING. CONTAINING 870 SQUARE FEET.

REMUDA SUBDIVISION AND GOLF COURSE - PHASE 4
1ST AMENDMENT

AMENDING LOT 217
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH
APRIL 2022

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHEAST CORNER OF LOT 216 REMUDA SUBDIVISION AND GOLF COURSE PHASE 4 BEING LOCATED SOUTH 00°47'06" WEST 3911.61 FEET ALONG THE WEST LINE OF SAID SECTION 23 AND NORTH 90°00'00" EAST 357.26 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 89°21'45" EAST 97.81 FEET; THENCE SOUTH 00°40'22" WEST 111.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 3500 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 582.80 FOOT RADIUS CURVE TO THE RIGHT 7.74 FEET, HAVING A CENTRAL ANGLE OF 0°45'38", CHORD BEARS NORTH 89°44'38" WEST 7.74 FEET; (2) NORTH 89°21'45" WEST 90.00 FEET; THENCE NORTH 00°38'15" EAST 112.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,950 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS REMUDA SUBDIVISION AND GOLF COURSE PHASE 4 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

REMUDA SUBDIVISION AND GOLF COURSE PHASE 4, 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARR WEST CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

BY: ZACHARY J ALAND

BY: JENNIFER P ALAND

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, before me _____, A Notary Public, personally appeared ZACHARY J ALAND, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

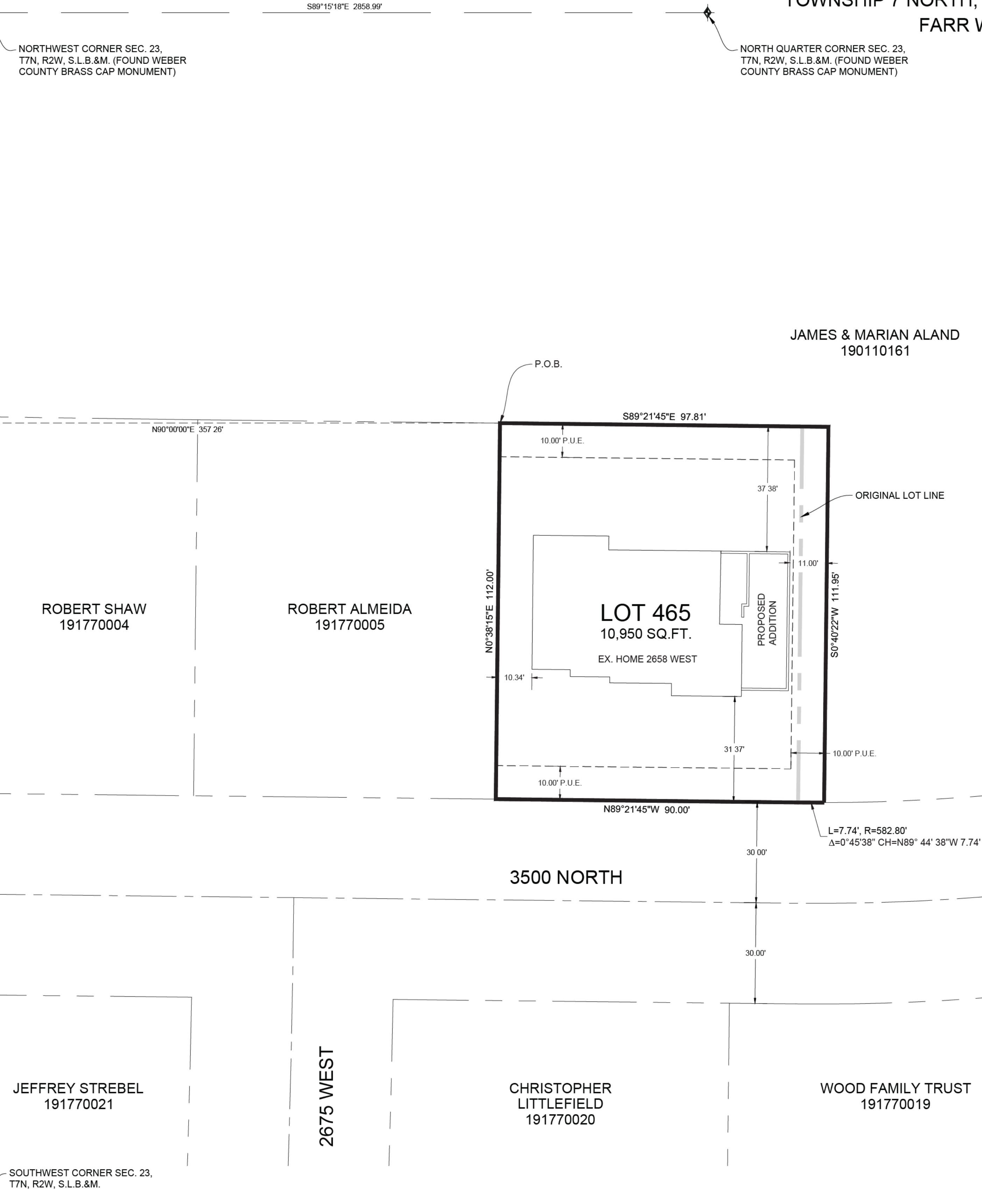
STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

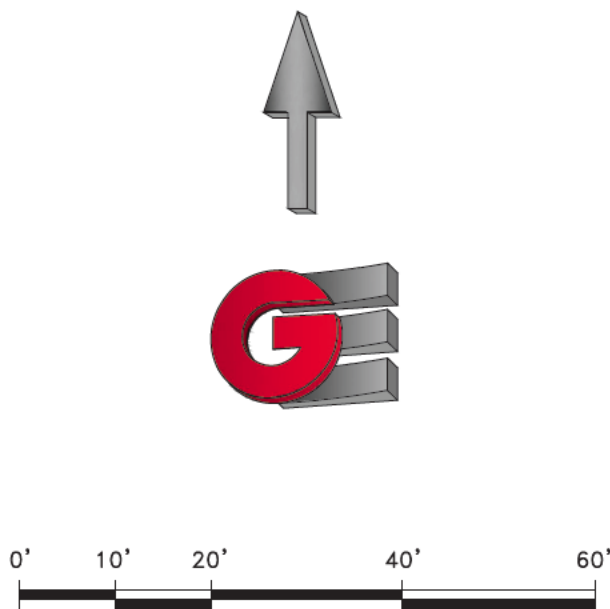
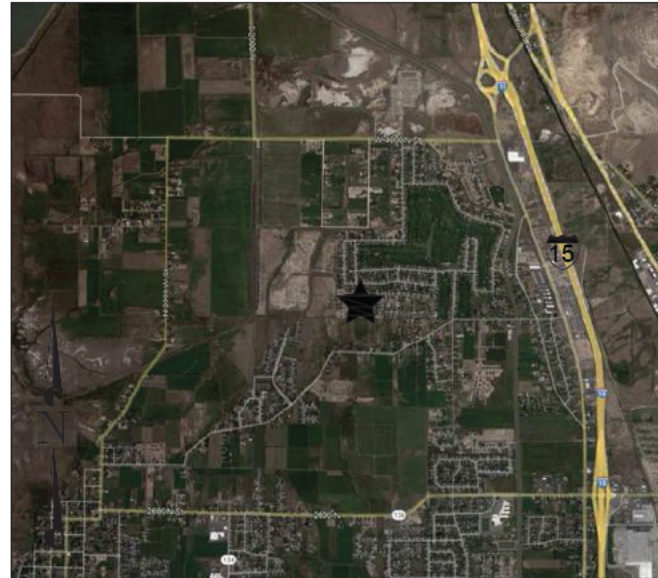
STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, before me _____, A Notary Public, personally appeared JENNIFER P ALAND, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 217 OF THE REMUDA SUBDIVISION AND GOLF COURSE PHASE 4 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ZACH ALAND. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°15'18" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NOTES

- SEE ORIGINAL DEDICATED SUBDIVISION PLAT RECORDED AT BOOK 56, PAGE 35, OF THE WEBER COUNTY RECORDERS OFFICE FOR SPECIFIC NOTES REGARDING THIS DEVELOPMENT.

FARR WEST CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2022.

CITY ATTORNEY

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 2022.

MAYOR, FARR WEST CITY
ATTEST: _____
CITY RECORDER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

Planning and Zoning Commission Request Form

Name: Jared Boyer/David Fjeldsted

Address: [REDACTED]

Phone: 2 [REDACTED]

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

Location: See attached parcel, over 2000' North of 2700 North

Justification: Economic demand and benefit to the community. To match adjoining property in Pleasant View City.

Impact whether approved or not: There is significant demand for industrial projects along this corridor.

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

EXHIBIT "A" LEGAL

PARCEL 1 - Pleasant View City

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 Fair West City

Parcel
Subject
to
Rezone
Request

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.

Approx. 10.071 Acres

Application for Rezoning Real Property



Date Submitted July 21, 2022 Applicant's Name Ogden Cycle Association
Applicant's Address [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 [X]
Commercial or Manufacturing..... \$250.00 []

Fee received by Undersigned Date _____

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):

Please see attached

19.011.0103, 19.002.0004

Be rezoned from (present zoning) Commercial
To (desired zoning) A1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezoning 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 is consistent with Farr West City's general planning as discussed with the mayor and the assistant mayor.

Application for Rezoning Real Property



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

Since 1956, OCA has been providing a safe recreational and one of a kind experience for the cycling community.

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

OCA is a non-profit motocross training and racing facility located in Farr West, Utah. The facility is owned, operated, and maintained by OCA members, many of which are members of the local community.

Signature of Petitioner(s):

Braid Sweet
OCA Board VP

Jeanette K. Bennett
Jeanette K. Bennett
OCA Treasurer

Address:

P.O. Box 13066
Ogden, UT 84412

PO Box 13066
Ogden, UT 84412

✓ 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: _____

19-011-0103

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 89°32' EAST 1818.62 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLARD CANAL, THENCE SOUTH 20°45' EAST 151.25 FEET TO THE SOUTH LINE OF 4000 NORTH STREET, THENCE NORTH 89°32' WEST 1872.21 FEET ALONG SAID SOUTH LINE OF 4000 NORTH STREET TO THE WEST LINE OF SAID SECTION 23, THENCE NORTH 141.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.97 ACRES, MORE OR LESS.

19-002-0004

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 330.05 FEET TO THE WEBER-BOX ELDER COUNTY LINE; THENCE EAST 1979.99 FEET ALONG SAID COUNTY LINE TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY KNOWN AS F.A. PROJECT NO. 214; THENCE SOUTHERLY ALONG RIGHT-OF-WAY LINE TO THE SOUTHBOUNDARY LINE OF SAID SECTION 14; THENCE WEST 2037.10 FEET TO THE POINT OF BEGINNING. (SEE COUNTY LINE MAPS BOOK 33, PAGE 91 AND 92). EXCEPT 1.55 ACRES, MORE OR LESS, IN WILLARD CANAL U.S.A. (838-484).





(1 of 2)

Parcel: 190110103

Owner: OGDEN CYCLE ASSOCIATION

Mailing Address:

~~4064 N 3500 W CLINTON, UT 84015~~

Property Address:

*P.O. Box 13066
Ogden, UT 84412*

Tax Unit: 145

Acres: 3.97

[More Parcel Info](#)

[Zoom to](#)

Mailing Address:

P.O. Box 13066
Cody, UT
84412

DD 11

SECTION 14, T.7N., R.2W., S.1.B. & M.

IN TOWN OF PLEASANT MEW, FARR WEST CITY & WEBER COUNTY

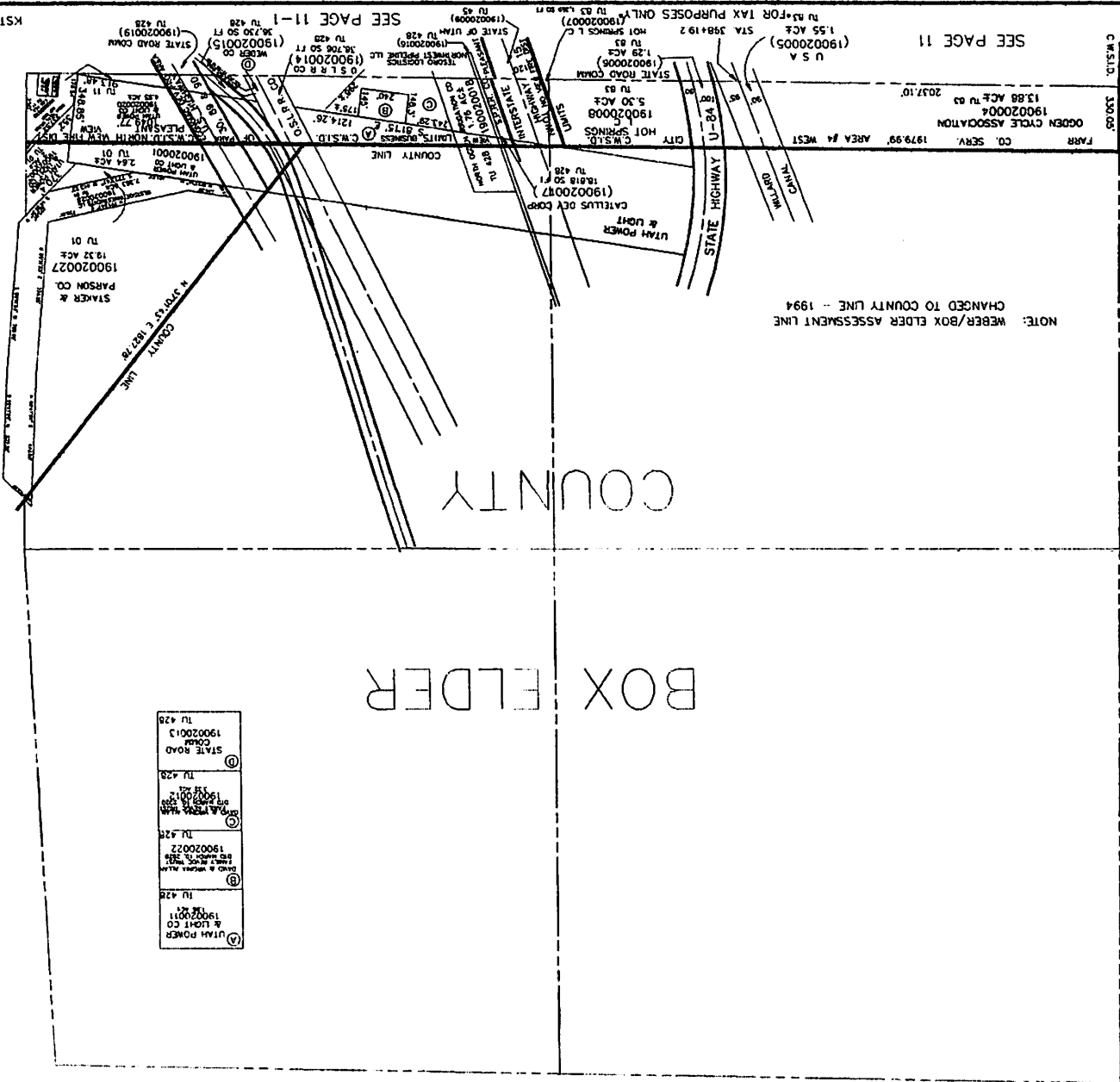
SCALE 1" = 400'

TAXING UNIT: 01,11,45,83,428

BOX ELDER

COUNTY

NOTE: WEBER/BOX ELDER ASSESSMENT LINE
CHANGED TO COUNTY LINE -- 1994



SEE PAGE 3

SEE PAGE 1

