



FARR WEST CITY COUNCIL AGENDA

September 1, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

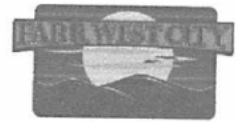
Notice is hereby given that the City Council of Farr West City will hold its regular meeting at 7:00 pm on Thursday, September 1, 2022

1. Call to Order – Mayor Ken Phippen
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
3. Comments/Reports/Presentations
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
4. Business Items
 - a. Approval of business licenses - Staker Custom Hats, Inc – Steven Staker
Peterson HVAC – Zachary Peterson
Rocky Mountain Aluminum Art (Temporary) – Jeab Ammar
 - b. First public hearing as advertised to consider approval of a donation/funding request for the Children's Justice Center up to the amount of \$22,352.32
 - c. Second public hearing as advertised 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
 - d. Close public hearings and proceed with the regular meeting
 - e. Consideration of donation/funding request for the Children's Justice Center up to the amount of \$22,352.32
 - f. Approval of the request of the 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
 - g. Approval of the request of the re-zone of the Farr West Point LLC property located at approximately 3000 North 1900 West, parcel number 19-016-0058, from the A-1 zone to the M-1 zone
5. Consent Items
 - a. Motion - Approval of minutes dated August 18, 2022
 - b. Motion – Approval of bills dated August 31, 2022
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 Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 26, 2022.

Lindsay Afuvai
Recorder

Application for Business License



Application Submitted: 8/12/2022

Owner Name: Steven Staker

Owner Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Staker Custom Hats, Inc. DBA:

Business Address: 3677 N Hwy 126 City: Farr West State: UT Zip: 84404

Mailing Address: 3677 N Hwy 126 Suite B City: Farr West State: UT Zip: 84404

Manager Name: Contact Phone: 801 452 8819

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: 750^{sq}

State Sales Tax I.D. # 12030743-003-WTH State License # 81-3477542

Number of Employees: 0

If Daycare or Preschool, # of own children: 0; Number of other children: 0

Describe your type of business in detail: Hat Shop. I make custom hats out of beaver fur felt.

Businesses that require Health Department inspection and permit: **Any** business that is selling food, Tattoo and piercing salons, Tanning salons, Day Care, Nursing and Assisted Living.

Health Department Permit # or check if not applicable ☒

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

Application for Business License



MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Home Occupation
\$100.00	\$50.00	\$30.00

Interstate Commerce	Temporary	Temporary (Refundable Deposit)
\$50.00	\$100.00	\$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an Alcohol License:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: commercial License fee due: 50

I, the Applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr West City for Business License Regulations (Title 5).

I also understand I shall need to attend a city council meeting to answer any questions prior to license approval.

Applicant's Signature: _____ Date: _____

Amount Paid: 50 Date Paid: 8-17-22 Receipt Number: 9-002120
 City Council Date: 9/1/22 Approved: _____ Disapproved: _____
 License Number _____ Date Issued: _____

Application for Business License



Application date: 06-26-22
Owner Name: Zachary Frank Peterson
Owner Address: [REDACTED] City: [REDACTED] State: UT Zip: [REDACTED]
Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Peterson HVAC DBA: [REDACTED]
Business Address: 2652 W 2275 N City: Farr West State: Ut Zip: 84404
Mailing Address: 2652 W 2275 N City: Farr West State: Ut Zip: 84404
Business Phone Number: 801-388-1913 Number of employees: 2
Manager Name: Zack Peterson Contact Phone: 801-388-1913

**If business is commercial or manufacturing/warehousing, please list square footage: _____

State Sales Tax ID # 88-1365447 State License # 12949935-5501

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: Installation, Repair and Servicing of Heating and Air Conditioning Equipment

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable _____

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$200.00	\$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? NO

Type of License Applying For: Contractor License fee due: \$ 100.00

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: [Signature] Date: 08-26-22

For office use only:

Amount paid: 50- Date paid: 8-26-22 Receipt Number: 9.002135
 City Council Date: 9/1/22 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

Application for TEMPORARY Business License



Application date: 8-25-22

Owner Name: Jeab Ammar

Owner Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Rocky Mountain Aluminum Art DBA: [REDACTED]

Temporary Business Address: 1819 N 2000 W Current zoning: [REDACTED]

*Per Farr West City Code Section 5.04.190, all temporary businesses must be located within commercial or manufacturing zones.

Mailing Address: 9857 S 1000 W City: South Jordan State: UT Zip: 84095

Business Phone Number: 801-708-4562 Number of employees: 0

Manager Name: Jeab Ammar Contact Phone: 385 259 4424

State Sales Tax ID # 2268-22-0001 State License # [REDACTED]

Businesses that require Health Department inspection and permit: ie, any business selling food, etc.

Health Department Permit # [REDACTED] or check if not applicable ☒

Beginning and end dates of operation: 9-5 to 9-30 Hours of operation: 9:00am to 5:00pm

Description of goods offered for sale: Sale of Art / Statues

Please include with the required additional documents:

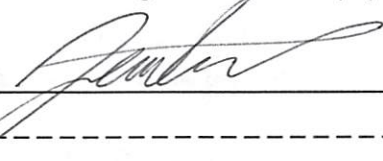
- Site Plan showing the type of building or shelter from which sales are to be made, as well as its location on the lot; location of ingress and egress to the site from the street, the location and size of all proposed signs and the number and size of off street parking stalls.
- If the business is conducted from a vehicle, its license number must be given. [REDACTED]
- A letter from the property owner granting permission to the temporary business to use their lot together with any conditions for approval.

Temporary License Fee	Refundable Deposit
\$100.00	\$50.00

**The refundable deposit shall accompany the license fee and shall be returned within fourteen days from the date of termination of the temporary business so long as the area is cleaned and placed in the pre-business conditional and order.*

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

I also understand that all temporary business licenses must be approved through the City Council and I am required to attend their meeting to answer any questions prior to license approval.

Applicant signature:  Date: 8-25-22

Temporary business licenses are subject to review and approval of the site prior to conducting any sale or rendering any service from the following departments:

Health Department (for the purpose of ensuring adequate sanitary facilities)

Signature for approval _____ Date: _____

Building Inspector (for the purpose of examining and approving the construction of temporary shelters, electrical, plumbing and heating installation, traffic flow and potential hazards, off street parking and general site standards)

Signature for approval _____ Date: _____

For office use only:

Amount paid: 100.00 Date paid: Aug 25, 2022 Receipt Number: 9.002130
City Council Date: Sept 1, 2022 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Rocky Mountain Aluminum Art

Permission Letter



Rocky Mountain Aluminum Art LLC.
(801)708-4562

I Paul Mockley, as the owner / agent of the property _____
located at 1810 N 2000 W, give permission for Rocky Mountain
Aluminum Art to operate their business in my lot at the above address for 30 days.

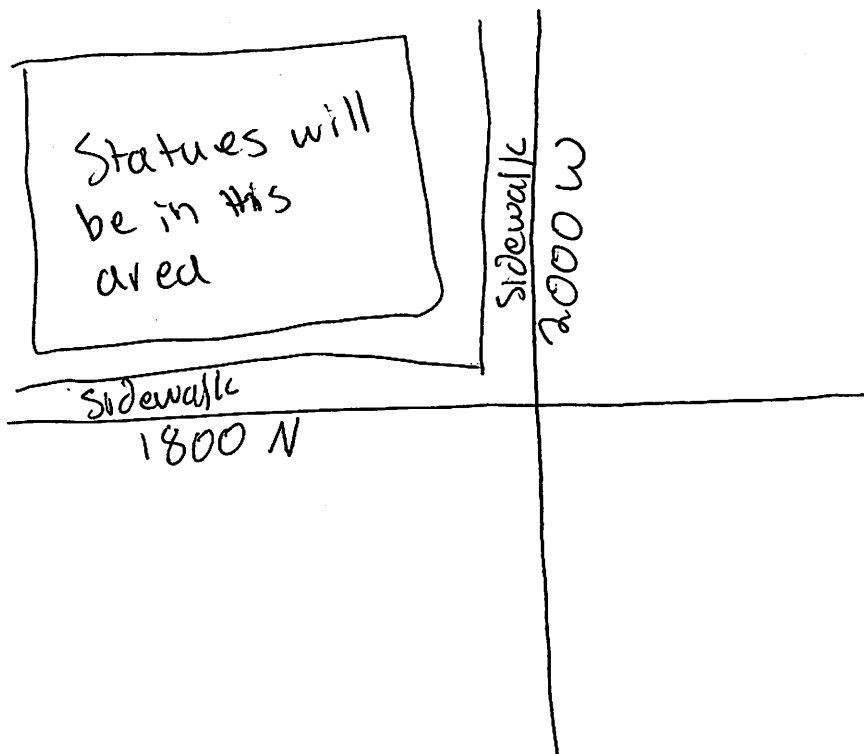
8-16-2022
Date _____
Signature of Owner / Agent Paul Mockley

Address of Owner / Agent

Phone number of Owner / Agent

Site plan

there is no building located
on the corner



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 Wendy Fivchi 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):

[Signature]

[Redacted]

Joseph K Bennett

[Redacted]

Address:

[Redacted]

[Redacted]

✓ 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

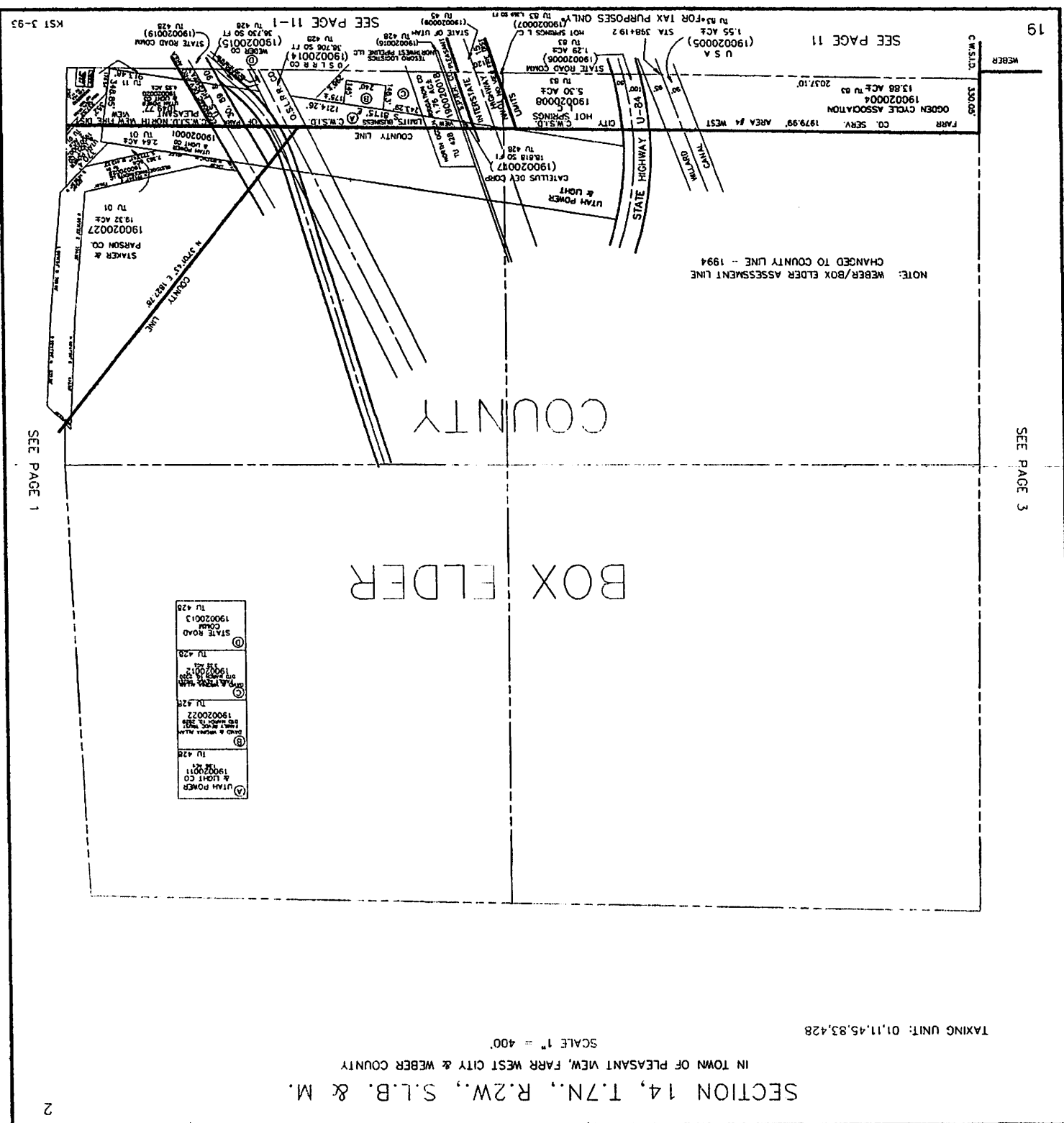
A TRACT OF LAND SITUATED IN THE SOUTH 1/2 SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 330.05 FEET TO THE WEBER-BOX ELDER COUNTY LINE; THENCE EAST 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).

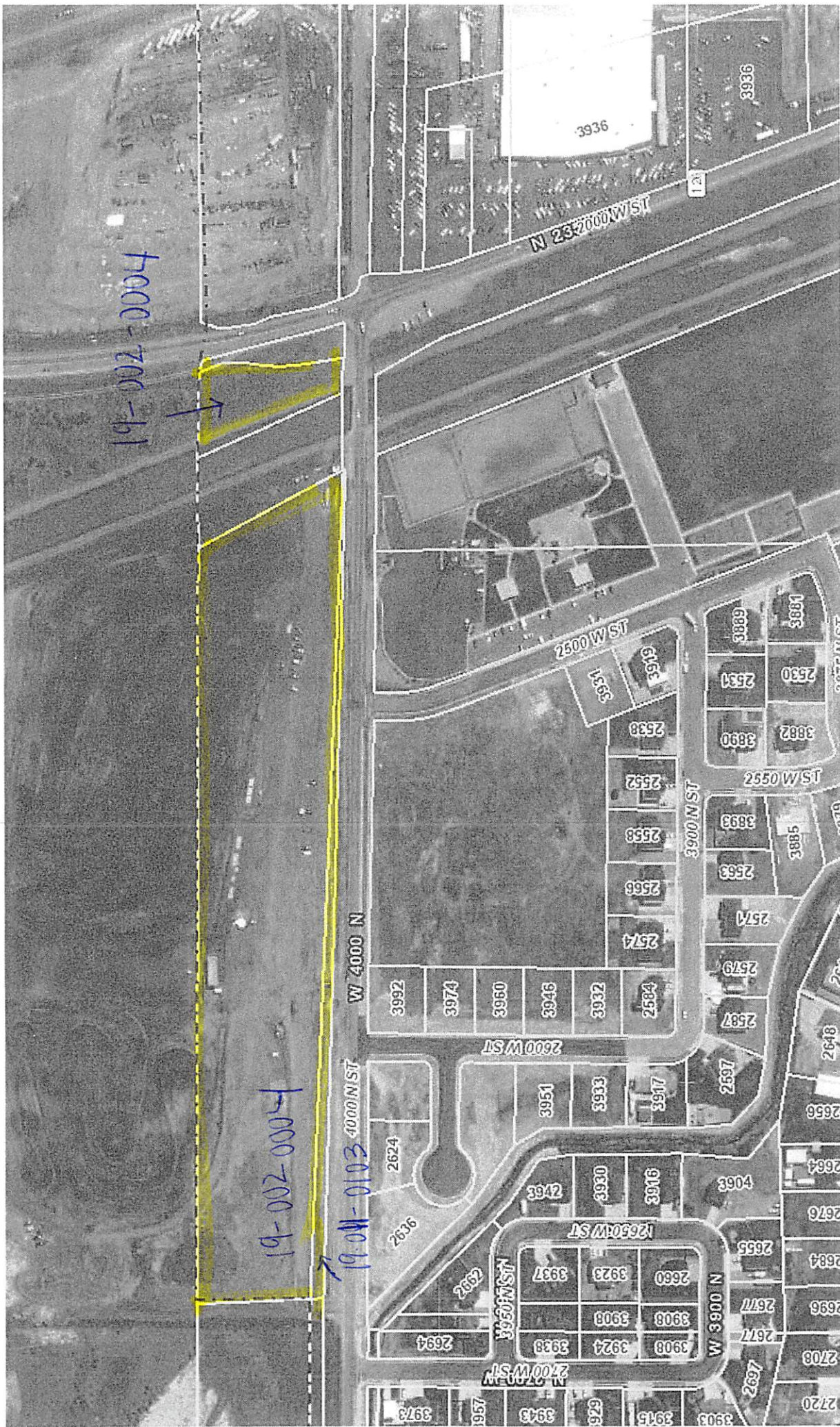


SCALE 1" = 400'

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

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





Application for Rezoning Real Property



Date Submitted 07/18/2022 Applicant's Name Jared Boyer/ David Fjeldsted
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 []
Commercial or Manufacturing..... \$250.00 [X]

Fee received by McKinzie Date 8.5.2022

.....

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):

See Attached

Be rezoned from (present zoning) A-1
To (desired zoning) M-1

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

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?
Allows for improvement of the current property in coherence with adjacent land uses.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?
This will allow for the construction of new employment centers which brings jobs and income.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?
This use will minimize impact to existing infrastructure and improve connectivity and access for all adjacent property owners.

Signature of Petitioner(s):

[Handwritten Signature]

Address:

9450 S Redwood Road
South Jordan, UT 84095

✓ Checklist:

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

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

