



FARR WEST CITY PLANNING COMMISSION AGENDA

November 10, 2022 at 6:00 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 6 pm work session and its regular meeting at 7:00 pm on Thursday, November 10, 2022

6:00 pm Work Session to discuss the general plan maps and the C-3 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. Recommend to the City Council preliminary approval of the Watson Estates Phase 2 Amended Subdivision located at 1634 West 1850 North (may recommend final approval)
 - c. Recommend to the City Council approval or denial of the request of a conditional use permit for an accessory building over 2,000 square feet for Jordan Watson at 1634 West 1850 North
 - d. Set a public hearing for December 8, 2022 to consider amendments to the C-3 zone ordinance
 - e. Set a public hearing for December 8, 2022 to consider approval of the general plan maps
 - f. Recommendation to the City Council approval or denial of a site plan for Rob Gibb located at 3236 North 2000 West
 - g. Cancel the November 24, 2022 and December 22, 2022 Planning Commission meetings
4. Consent Items
 - a. Approval of minutes dated October 27, 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 November 4, 2022.

Lindsay Afuvai
Recorder

Application for Subdivision



Date Submitted 10/24/2022

Developer's Name Jordan Watson

Developer's Mailing Address [REDACTED]

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

Subdivision Name Watson Estates Phase 2 Phase 2

Subdivision Address 1634 W 1850 No

Is this a Re-Subdivision y Current Property Zone R-1-15 Is Re-Zoning Required N

Acreage of property being divided 3.1 Acreage of entire land parcel 3.1

Number of proposed lots in Subdivision 2 In Phase 2 Number of Phases 1

Title Search Completed Y N *Attach Documentation

Available Utilities and Services:

Culinary Water	<u>Y</u>	<u>N</u>	
Secondary Water	<u>Y</u>	<u>N</u>	Company: <u>Pineview</u>
Secondary System	<u>Y</u>	<u>N</u>	
Adequate Storm Sewer/Drainage	<u>Y</u>	<u>N</u>	
Sewer	<u>Y</u>	<u>N</u>	
Electric Power	<u>Y</u>	<u>N</u>	
Natural Gas	<u>Y</u>	<u>N</u>	
Telephone Service	<u>Y</u>	<u>N</u>	
Broadband/Fiber Internet	<u>Y</u>	<u>N</u>	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	<u>Y</u>	<u>N</u>	Company:

Application for Subdivision



Property is in which Flood Zone: X Panel Number: 49057c0200e

Lowest Elevation of Property: 4264

Access Road above 4,215' Elevation: Yes Source: Survey

Does the property contain Wetlands: No Source: Wetlands Mapper

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

Parcels are owned by Jordan Watson and John Watson and we are wanting to adjust the common line between them.

which was platted on the original Watson Estates subdivision.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). N/A

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 \$ 300- Total \$ 400
Receipt # 9.002494 Date Paid 10/28/22 Received by McKinzie

MEMORANDUM



CONSULTING ENGINEERS

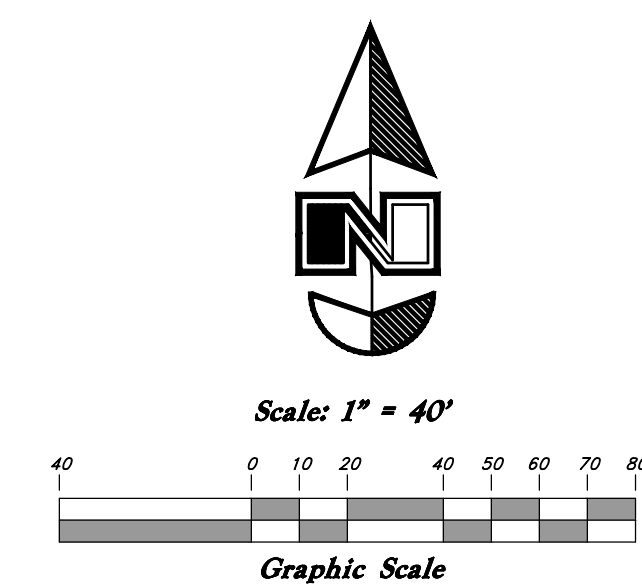
TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **WATSON ESTATES PH 2 SUBDIVISION 1ST AMENDMENT**
Final Plat Amendment

Date: November 4, 2022

Our office has completed a review of the plat for the Watson Estates Phase 2 First Amendment. The purpose of the amendment is to move the property line between the existing lots 7-R and 8-R. The change is minor and both lots still conform with existing zoning requirements. We have found the plat to be accurate and we recommend approval of the plat amendment at this time. Please let me know if you have any questions.



Legend

Section Corner Found

Section Corner Not Found

Street Monument

(Rad.) Radial Line
(N/R) Non-Radial Line
PU&DE Public Utility & Drainage Easement
W.C.S. Weber County Survey
Fence
Set Nail in Curb @
Extension of Property
Set 5/8"x 24" Long Rebar & Cap w/ Lathe

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	51°44'20"	15.00'	13.55'	13.09'	N 68°04'27" W
C2	93°27'18"	65.00'	106.02'	94.65'	N 88°55'57" W

John & Annette
Cardon Family
Trust
15-638-0002

S 89°10'32" E (Basis of Bearings)

Northwest Corner of Section 1,
T6N, R2W, SLB&M, U.S. Survey
(Found W.C.S. Brass Cap Monument)

Lot 18

Jason & Dana
Taylor
15-264-0018

1900 North Street

NOTES

1. All Lots with "R" Designation are Restricted as Follows:

All new home building permit applications shall have a restriction that the lowest finish floor elevation in the dwelling shall not be lower than the adjacent top back of curb elevation or if curb is not present, no lower than the existing ground surface.

Exception: New dwellings proposed to have the lowest finish floor elevation below the adjacent top back of curb elevation will be allowed provided that the new dwelling units have a City approved subsurface drainage system consisting of a subsurface ground water collection system as part of the dwelling construction, a sump pump station and discharge piping to an authorized or approved discharge location. The maximum finish floor depth in these dwellings shall not be greater than thirty (30) inches below the adjacent top back of curb elevation. Sump pumps shall not be connected to the sanitary sewer system in any manner. City building permits for these dwellings will not be issued until the sub-surface drainage system design has been reviewed and approved by the City Building Official. Final occupancy shall not be granted to any new home owner until the previously approved subsurface drainage collection system, sump pump and discharge line connections have been inspected and completed and are operational. The ownership, operation and maintenance of the entire subsurface drainage system shall be total responsibility of the individual property owner.

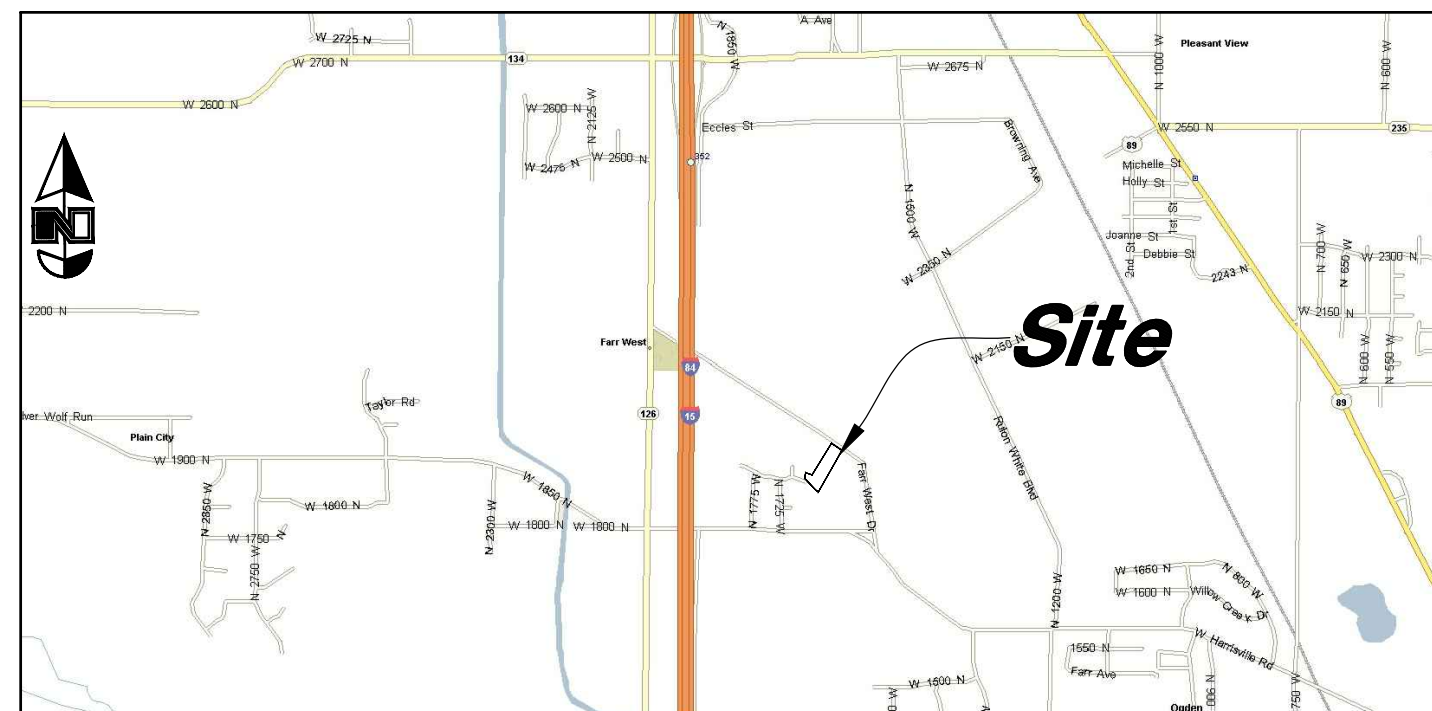
GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLD (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Watson Estates - Phase 2

First Amendment

A part of the Southwest Quarter of Section 36, T7N, R2W, SLB&M, U.S. Survey
Farr West City, Weber County, Utah
September 2022



VICINITY MAP
Not to Scale

North Quarter Corner of Section 1,
T6N, R2W, SLB&M, U.S. Survey
(Brass Cap Monument Not Found)

5287.17' Meas.
(5287.17' Rec.)

North East Corner of Section 1,
T6N, R2W, SLB&M, U.S. Survey
(Found W.C.S. Brass Cap Monument)

NARRATIVE

This Plat was requested by Mr. John Watson for the purpose of amending Lots 7-R and 8-R of Watson Estates - Phase 2.

A line between monuments found in the Northwest and the Northeast Corners of Section 1 with a bearing of S 89°10'32" E was used as the Basis of Bearings for this Plat.

The Southerly line was established using the North line of Taylor Farms Subdivision Phase 1. The Westerly lines were established along Watson Estates and Taylor Farm Estates Subdivision. The Northerly line deeded along established fence lines. The Easterly lines were established along Farr West Drive.

Property Corners were set as depicted on this Plat.

FARR WEST CITY ATTORNEY

Approved by the Farr West City Attorney
this ____ day of ____, 2022.

Signature

FARR WEST CITY PLANNING COMMISSION

Approved by the Farr West City Planning Commission
this ____ day of ____, 2022.

Chairman

FARR WEST CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Farr West City, Utah this ____ day of ____, 2022.

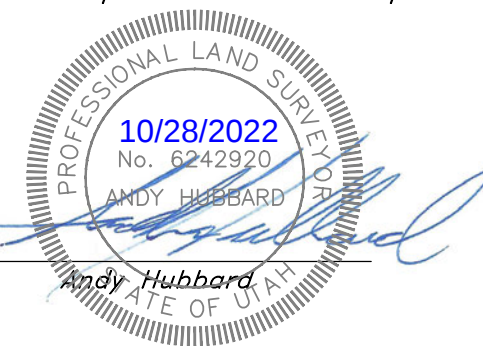
Mayor

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Watson Estates - Phase 2 First Amendment in Farr West City, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this ____ day of ____, 2022.

6242920
License No.



OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, as shown on this plat and name said tract of land Watson Estates - Phase 2 First Amendment and hereby dedicate, grant and convey to Farr West City, Weber County, Utah those certain strips designated as Public Utility Easements, and Detention Pond Easement for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Farr West, with no buildings or structures being erected within such easements.

Signed this ____ Day of ____, 2022.

John L. Watson - Owner

Sherrie A. Watson - Owner

Jordan Watson - Owner

Kami A Watson - Owner

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this ____ day of ____ 2022 by John & Sherrie Watson.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this ____ day of ____ 2022 by Jordan Watson & Kami A. Watson.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base & Meridian, Farr West City, Weber County, Utah:

Beginning the Northeast corner of Lot 18, Taylor Farms Estates Subdivision, in Farr West City, Weber County, Utah, said point being 1,478.62 feet South 89°10'32" East along the Section line and 107.47 feet South 0°49'28" West from the Northwest corner of said Section 1; and running thence South 66°26'33" East 101.65 feet; thence North 13°36'05" East 429.62 feet to the Southerly Line of Farr West Drive; thence along said Southerly Line South 57°16'52" East 165.89 feet; thence South 14°04'22" West 401.54 feet; thence South 72°14'55" East 81.75 feet; thence South 3°56'38" East 235.25 to the North line of 1850 North Street Right-of Way; thence along said Right-of-Way the following (3) three courses: (1) South 86°03'22" West 17.61 feet; (2) Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 13.55 feet (Delta equals 51°44'20" and Long Chord bears North 68°04'27" West 13.09 feet); (3) Northwesterly along the arc of a 65.00 foot radius curve to the left a distance of 106.02 feet (Delta equals 93°27'18" and Long Chord bears North 88°55'57" West 94.65 feet); thence North 45°39'36" West 354.16 feet; thence North 23°33'22" East 118.75 feet to the POINT OF BEGINNING.

Contains 3.193 Acres

FARR WEST CITY ENGINEER

Approved by the Farr West City Engineer
this ____ day of ____, 2022.

Signature

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY



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 10.7.2022 Applicant Name Jordan Watson

Mailing Address [REDACTED]

Phone Number [REDACTED]

Email [REDACTED]

Property address of proposed conditional use 1634 W. 1850 N. Current Zoning: R-1-15

Please list the requested conditional use as listed within the city zoning ordinance Accessory building over 2,000 SF.

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.

Detached garage will serve as storage for vehicles and allow for internal storage rather than external use of driveway. Property size is more than adequate to accommodate the size of garage while maintaining the city's requirements.

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 garage will be built by a reputable licensed general contractor. Aesthetics will be consistent and complimentary to my house. Professional landscaping will be completed upon completion of the garage.

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

The garage will meet the city's setback and coverage requirements for accessory buildings.

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 general plan allows for accessory buildings on residential lots in excess of 2,000 sf as long as they meet the required setbacks and coverage requirements and receive a conditional use permit. I am following that process.

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.

I am using a licensed general contractor to ensure the highest quality, aesthetics, and minimal impact to the environment during construction.

Jordan Walker
Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received Oct 7, 2022

Received by McKinzie

Date of public hearing: Oct 27, 2022

Date application was _____ Approved _____ Denied by Planning Commission _____

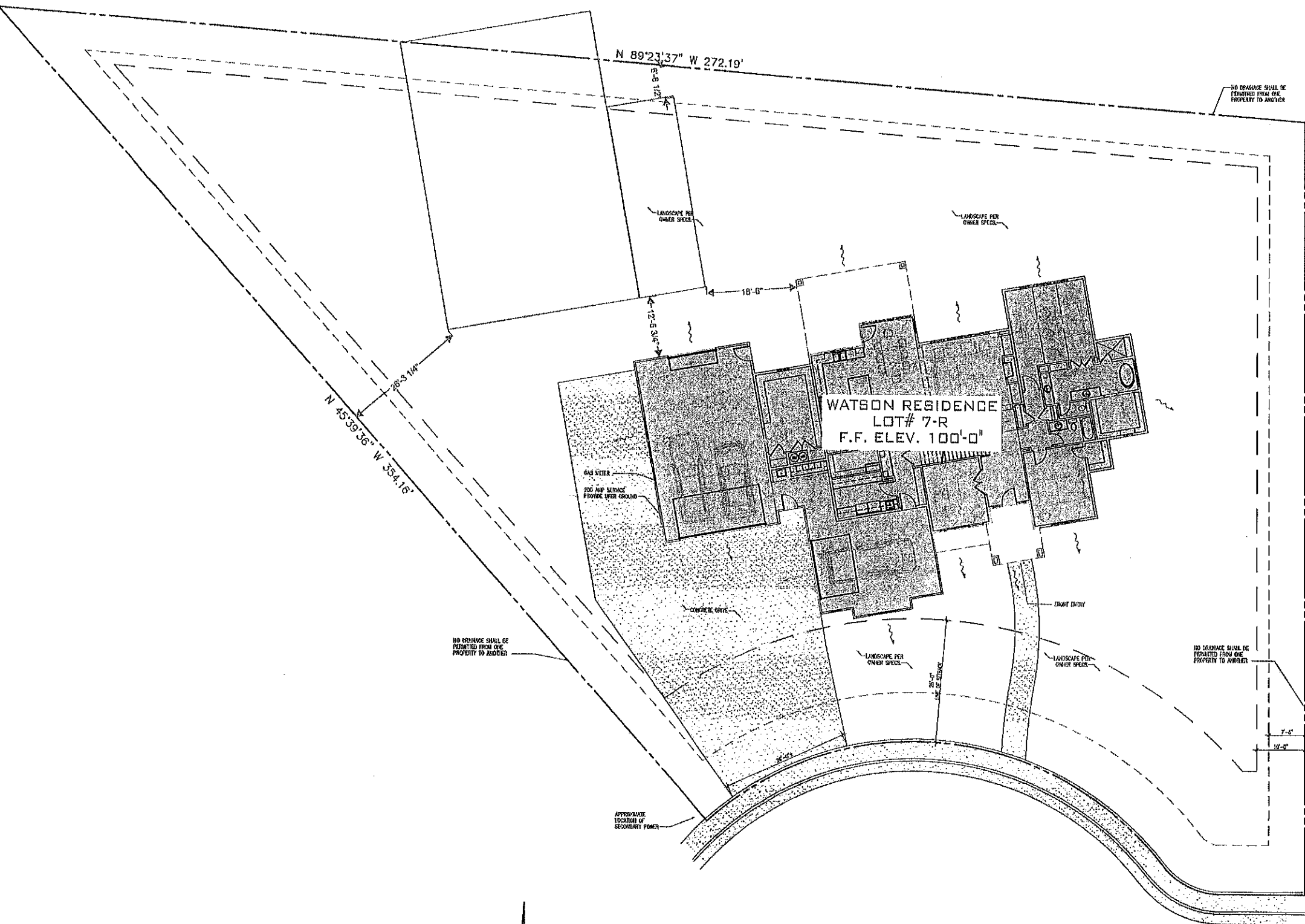
Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

Mayor



SITE PLAN
SCALE: 1/8"=1'-0"

SITE NOTES:

1. BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST THE PLAN DIMENSIONS.
2. COORDINATE, PROVIDE AND INSTALL WITH APPROPRIATE TIES AND OWNER UNDERSTANDING SEWER, POWER, TELEPHONE, CABLE TV, NATURAL GAS AND WATER LINES TO UTILITY MARKS.
3. PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.
4. DRAINAGE SHALL HAVE A MINIMUM SLOPE OF SIX INCHES PER HUNDRED FEET FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
5. ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL SLOPE COVERS SHALL BE SET ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
6. THESE SHALL BE CHECKED BY A PROFESSIONAL ENGINEER TO INSURE ACCURACY OF FOUNDATION.

PROPERTY LINE

SET BACK

EASEMENT

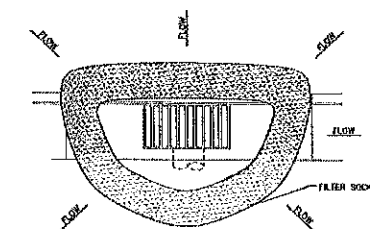
CONCRETE

BUILDING

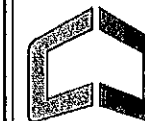
DRAINAGE DIRECTION MINIMUM OF SIX

EROSION CONTROL NOTES:

1. SOIL EXPOSED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED UNTIL A STABLE LOCATION HIT TO BE RESTORED.
2. PLACE FILTER ROCKS WITH CURB AND GUTTER ANGLES OF GRADIENT, AND/OR FILTER ROCKS WITH CURB ANGLES OF GRADIENT. THE FILTER ROCK WALL AND IN EXISTING STORM WATER PIPES THAT MAY CAUSE SEDIMENT TO BE TYPICAL FROM THE SITE, DRAINAGE SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
3. CONSTRUCTION TO MAINTAIN ALL DIPS.
4. INSTALL 18" IN DIA. AT NEAREST STORM DRAIN DRAIN DOWN DRAINAGE FROM SITE ALONG STREET.
5. CHECK DRAIN PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
6. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2-1/3 OF FILTER SOCK HEIGHT.



STORM DRAIN INLET PROTECTION
NOT TO SCALE



CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN

P.O. Box 217
St. George, UT 84771
(435) 866-2228
shawna@cdarch.com

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Release Date:

22 MAR 2018

Project Number:

1808

Plan Series:

CUSTOM

HOME FOR
MR. AND MRS. WATSON
WATSON ESTATES LOT #7-R

FARR WEST, UTAH

Sheet Title:
SITE PLAN

Sheet:

SD1.1

DRAWING NOTES

DESIGN CODE: 2018 IBC.
USE GROUP: U
CONSTRUCTION TYPE VB
DESIGN CATEGORY: RISK CATEGORY I – LOW RISK

SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
 $R = 2.5$ (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
 $SS = 0.0g$, $S1 = 0.0g$; $SDS = 0.0g$, $SD1 = 0.0g$
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR = 11,997 LBS

WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 115 MPH 3 SEC. GUST
TERRAIN EXPOSURE C

FROST DEPTH: 30 IN
SITE ELEVATION: 4260 FT

SNOW LOAD:
GROUND SNOW LOAD: 50 PSF
ROOF DESIGN SNOW LOAD: 30 PSF

DEAD LOADS:
ROOF 4 PSF
WALLS 4 PSF

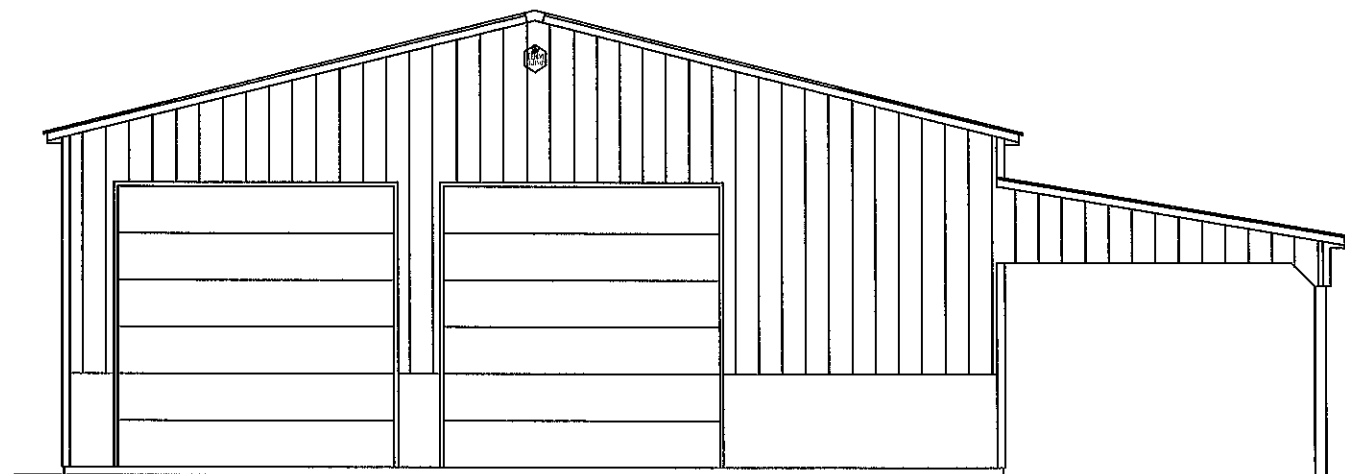
ROOF LIVE LOAD: 20 PSF

CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
1.1. FOOTINGS: 2500 PSI
1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:
6. NO SOILS REPORT PROVIDED – STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
7. ALLOWABLE BEARING PRESSURE: 1500 PSF
8. NATIVE MATERIAL SURROUNDING FOOTINGS TO BE DISTURBED MINIMALLY DURING EXCAVATION.
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS.
10. ALL BACKFILLING SHALL BE DONE WITH GRANULAR FREE-DRAINING MATERIAL. EXISTING SITE MATERIAL MAY BE USED IF FREE FROM CLAY SOILS AND ANY CONSTRUCTION DEBRIS. COMPACT ALL BACKFILL MATERIAL IN 8 INCH LIFTS TO 95% OF MODIFIED PROCTOR DENSITY.
11. SLOPE FINISHED GROUND AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES VERTICAL IN 10 FEET HORIZONTAL.

BEEHIVE BUILDINGS

JORDAN WATSON BUILDING



BUILDING INFORMATION

SITE INFORMATION:

ADDRESS:
1634 W 1850 N
FARR WEST, UTAH

BUILDING INFORMATION:

DIMENSIONS: 40' x 60' x 14'-6"
TOTAL SQUARE FOOTAGE: 2960 S.F.
MAIN BUILDING: 2400 S.F.
LEANS: 560 S.F.

CONTRACTOR

BEEHIVE BUILDINGS

CONTACT: GARRETT NICHOLS
GARRETT@BEEHIVEBUILDINGS.COM
PHONE: 801-529-4222



DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING

CONTACT: DEREK LLOYD
DEREK@MOUNTAINPOINTENGINEERING.COM
PHONE: 801-450-5332



DRAWING INDEX

SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS

PRELIMINARY
NOT FOR PERMIT

ENGINEER STAMP

DATE

09/26/2022

PRELIMINARY
NOT FOR PERMIT

ENGINEER STAMP



ELEVATIONS

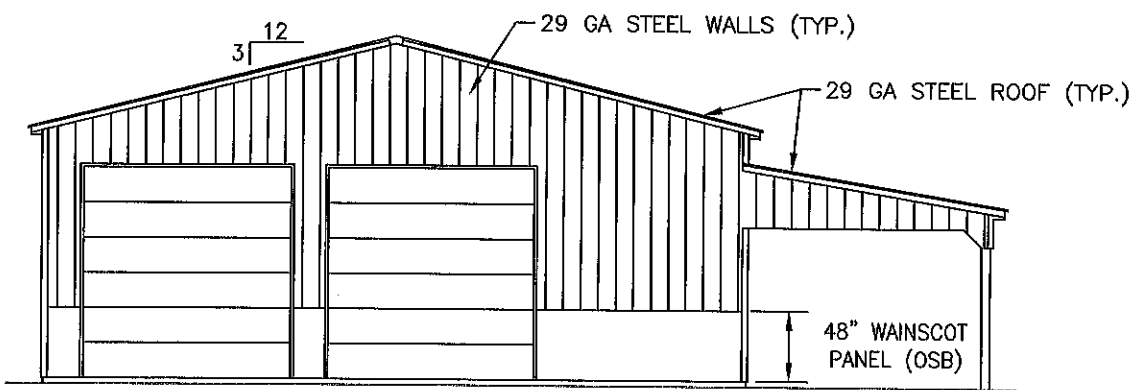
JORDAN WATSON BUILDING
FARR WEST, UTAH

PROJECT
B340

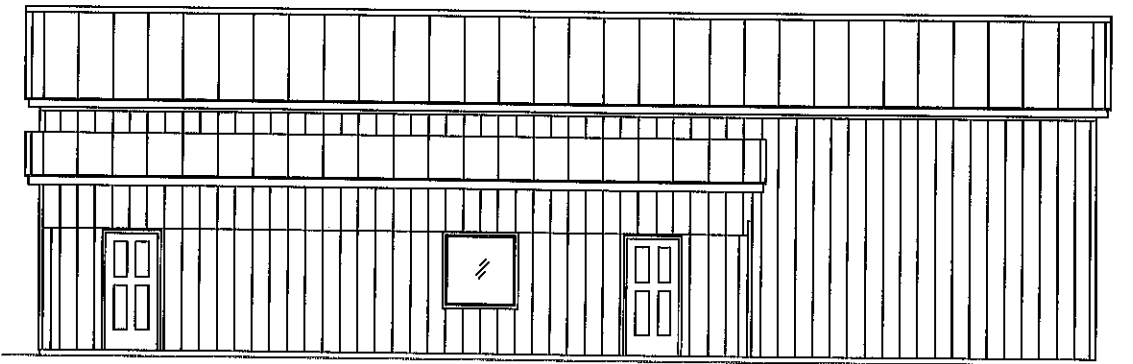
SCALE
3/32" = 1'-0"

DATE
09/26/2022

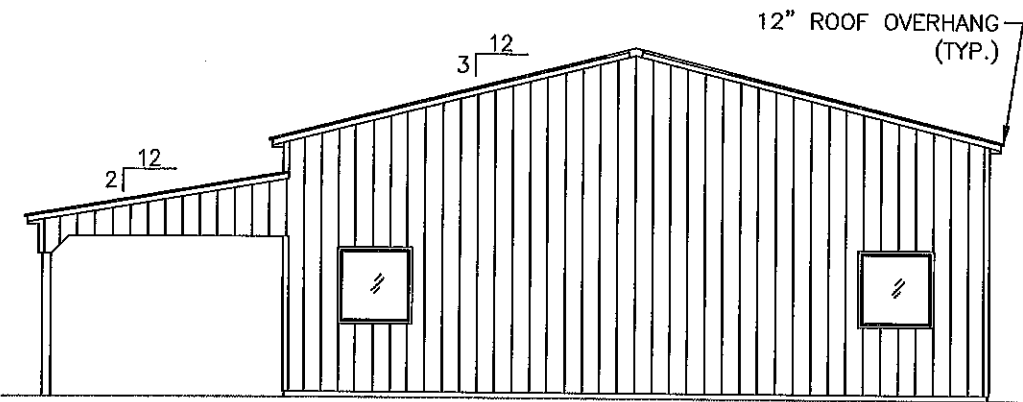
SHEET
04



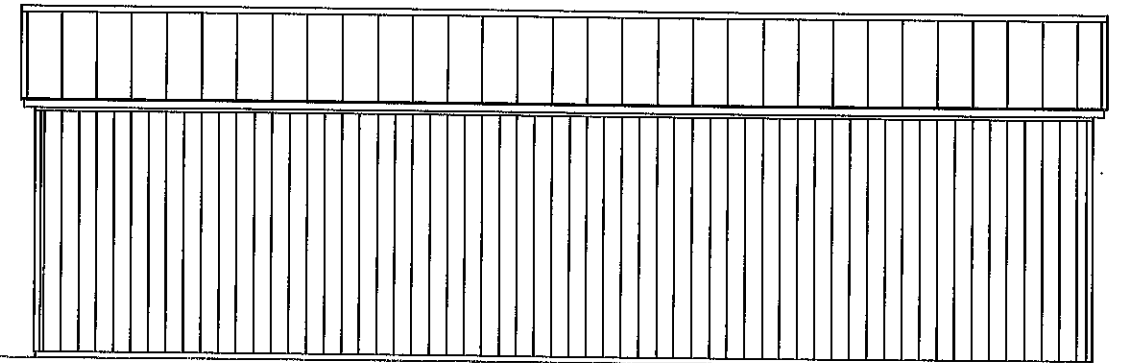
GABLE END ELEVATION - SOUTH



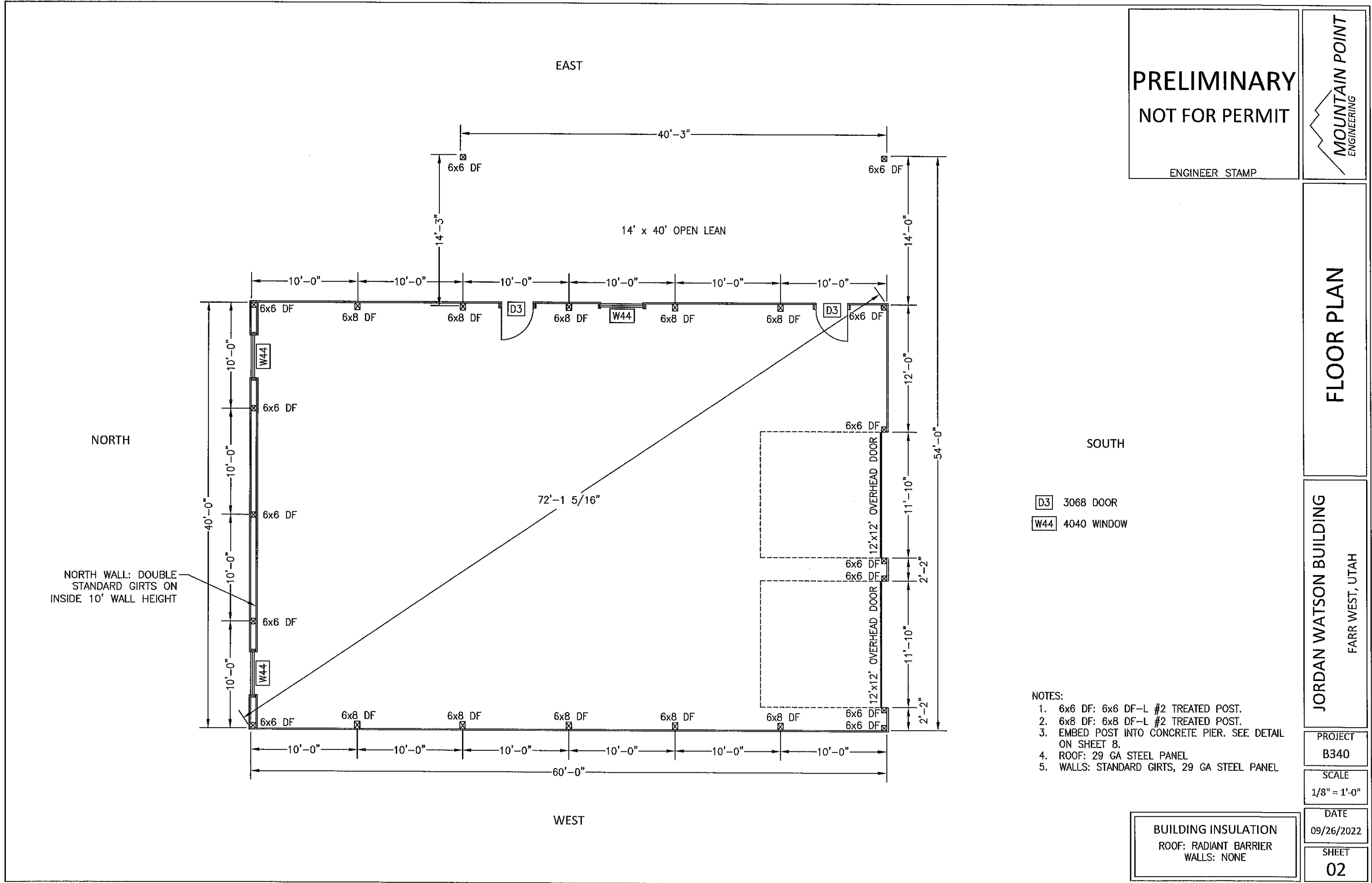
SIDE ELEVATION - EAST

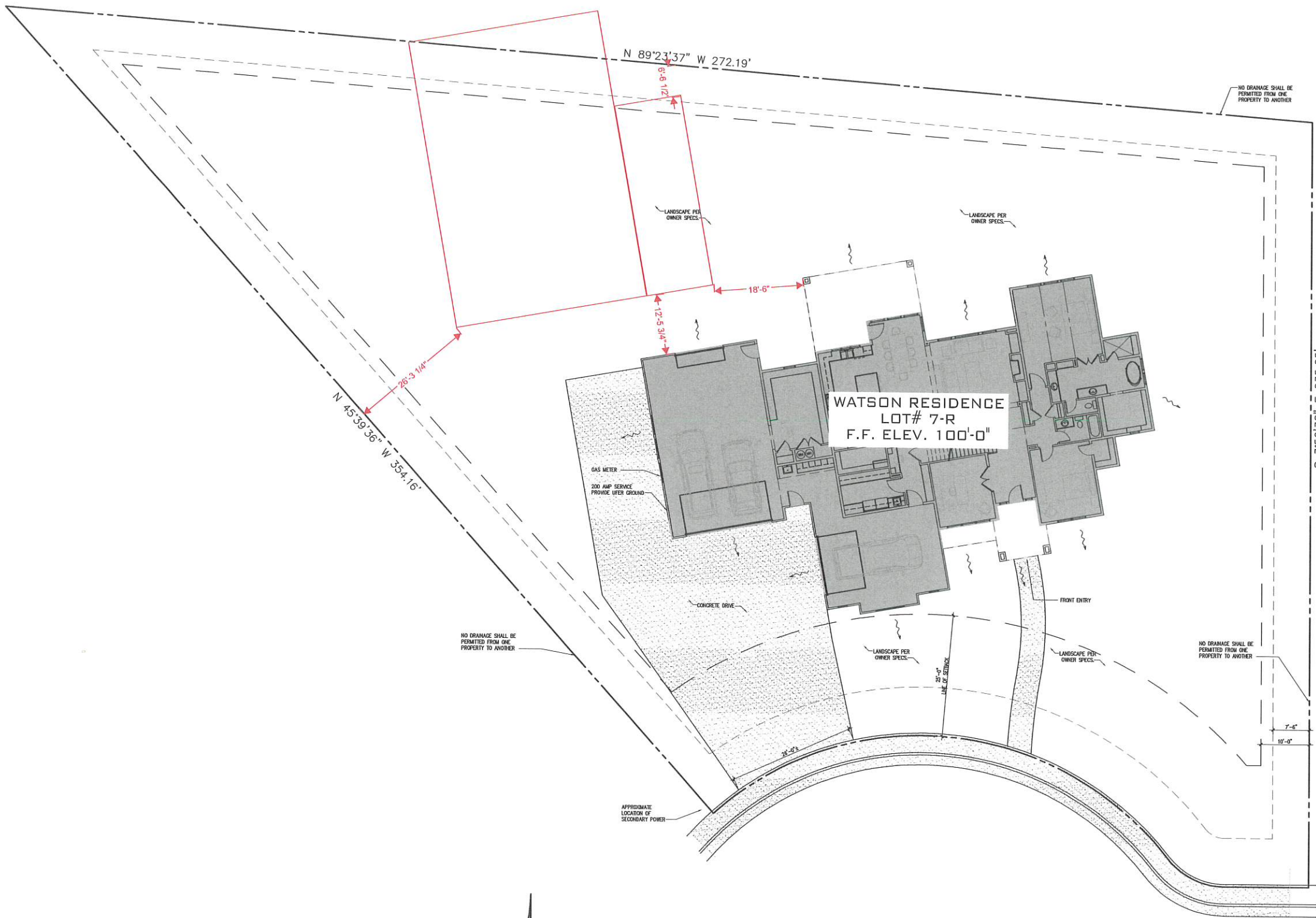


GABLE END ELEVATION - NORTH



SIDE ELEVATION - WEST

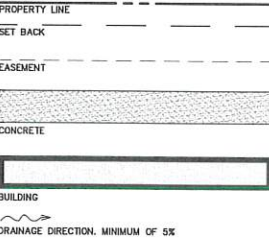




SITE PLAN
SCALE: 1/8"=1'-0"

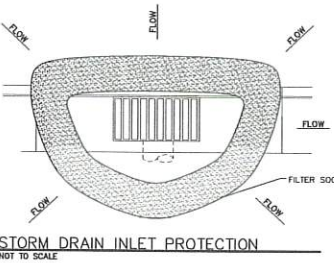
SITE NOTES:

1. BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
2. COORDINATE, PROVIDE AND INSTALL WITH APPROPRIATE TRADES AND OWNER UNDERSTANDING SEWER, POWER, TELEPHONE, CABLE TV, NATURAL GAS AND WATER LINES TO UTILITY MARKS.
3. PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.
4. DRAINAGE SHALL HAVE A MINIMUM SLOPE OF SIX AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
5. ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
6. HOME SHALL BE STAKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.



EROSION CONTROL NOTES:

1. SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ONCE AT A SECURE LOCATION NOT TO BE DISTURBED.
2. PLACE FILTER SOCKS WITHIN CURB AND GUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SANDING OF EACH END. THE FILLED SOCK WILL ADD IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKING SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
3. CONTRACTOR TO MAINTAIN ALL BMP'S.
4. INSTALL IP-W BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
5. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
6. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.



CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN
P.O. Box 217
St. George, UT 84771
(435) 668-2228
shawm@srpacth.com

Release Date:
22 MAR 2018
Project Number:
1808
Plan Series:
CUSTOM

HOME FOR
MR. AND MRS. WATSON
WATSON ESTATES LOT #7-R

Sheet Title:
SITE PLAN

Sheet:
SD1.1

Application for Site Plan Approval



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

Date Submitted: _____

Applicant Name: Rob Gibb

Applicant Address: _____

Phone: _____

Email: _____

Business Name: N/A

Application Number: N/A

Business Address: N/A

Phone: N/A

Address and description of site being considered: 3236 N 2000 W Farr West, UT 84404

The site is an existing construction equipment storage area. The project will install a paved parking area and a new building. The remaining site would be graded toward the rear of the property & would flow into the existing drainage ditch along the rear property line.

Tax ID number of site being considered: 191240004

Current zoning of site: M-1

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☐ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☐ Issuance of a conditional use permit for new construction.
- ☐ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☐ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, **and** in an electronic PDF format.
- ☐ Lot dimensions and orientations: North arrow, etc.
- ☐ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☐ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☐ Indication of proposed use of buildings.
- ☐ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☐ Height of all existing and proposed walls and fences and type of construction.
- ☐ Location and type of landscaping.
- ☐ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☐ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☐ Location, type, lighting and size of proposed and existing signs.
- ☐ Location, type and size of proposed and existing light poles.
- ☐ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☐ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580).
- ☐ Approval letter from Bona Vista Water (801-621-0474).

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

Weber Fire District & Bona Vista letters are forthcoming.

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? _____

The project will install a paved parking area and a new building. The remaining site would be graded toward the rear of the property & would flow into the existing drainage ditch along the rear property line.

The proposed access permit has been obtained from UDOT previously.

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

The project will fit well with the surrounding uses, just north of this project are multiple construction parking areas and other car/truck pick-apart areas. UDOT has approved the existing shared access location, the project will not adversely affect the traffic flow along the highway. The project will install a landscape strip along the highway frontage.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

Robert Gibb

Owner Signature

Rob Gibb

Print Name

Robert Gibb

Owner Signature

Rob Gibb

Print Name

I/We authorize Hansen & Associates to act as my/our agent in all matters relating to this application.
(Print name)

Robert Gibb

Owner Signature

Rob Gibb

Print Name

Robert Gibb

Owner Signature

Rob Gibb

Print Name

Authorized Agent Signature

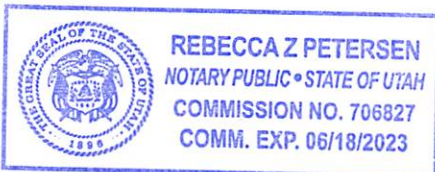
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Weber)

On this 7 day of September, in the year 2022, before me Rebecca Z Petersen,
a notary public, personally appeared Robert Gibb, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



Rebecca Z Petersen
NOTARY PUBLIC

E
A
L

State of Utah)

§

County of _____)

On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

S
E
A
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For City Use:

Fee received by: McKinzie Date received: 9/8/2022
Receipt number: 9.002154 Cash/Check (circle one) Check
Date site plan received: 9/8/2022 Received by: McKinzie
Date met with city engineer: NOV 4, 2022 Signed: Matt Robertson
Date engineer approved plan: NOV 4, 2022 Signed: Matt Robertson
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **ROB GIBB SITE – 3236 N 2000 W**
Site Plan Review

Date: November 4, 2022

Our office has completed a review of the site plan for the Rob Gibb site improvements located at 3236 North 2000 West. The improvements include a new building on the existing site, a parking lot, and stormwater retention area. The plans generally conform to City Standards, and we recommend approval of the site plan. The Contractor will need to obtain an encroachment permit from UDOT before installing the sewer connection in the State right-of-way. Please let me know if you have any further questions.



1