



## FARR WEST CITY PLANNING COMMISSION AGENDA

January 12, 2023 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 their regular meeting at 7:00 pm on Thursday, January 12, 2023

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Prayer
3. Business Items
  - a. Report from City Council
  - b. Open a public hearing to consider the request of a re-zone of the Dwight Bird and Steve Bird properties, parcel numbers 15-004-0018 and 15-004-0097, located at 1806 North 2500 West and 2395 West 1900 North, from the R-1-15 zone to the A-1 zone
  - c. Close public hearings and proceed with the regular meeting
  - d. Recommendation to the City Council approval or denial of the re-zone of the Dwight Bird and Steve Bird properties, parcel numbers 15-004-0018 and 15-004-0097, located at 1806 North 2500 West and 2395 West 1900 North, from the R-1-15 zone to the A-1 zone
4. Consent Items
  - a. Approval of minutes dated December 8, 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 January 6, 2023.

Lindsay Afuvai  
Recorder

# Application for Rezoning Real Property



Date Submitted Nov 4, 2022 Applicant's Name Dwight Bird and Steve Bird  
Applicant's Address 1806 N 2500 W, Farr West City, Utah 2395 W 1900 N, Farr West

Applicant's Phone \_\_\_\_\_

Fee Schedule (check one):

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

Fee received by undedy Date 11/8/2022

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):

Attached

# 15-004-0018  
15-004-0097

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

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

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 request is consistent with the Farr West City plan by making an attractive stable and economically sustainable business. Which provides local jobs and creates an environmentally friendly, beautiful product, which gladdens the heart and brings joy and smiles to our citizens.

# Application for Rezoning Real Property



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

This zoning change will allow us to fulfill our vision statement which is to "Experience the Joy and Convenience of having flowers to beautify our community "One Flower At A Time."

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

We will provide flowers, shrubs and vegetables to beautify our homes and feed our citizens  
With locally grown plants for their gardens.

Signature of Petitioner(s):

  
Dwight M. Bird

  
Steve Bird

Address:

1806 N 2500 W, Farr West City, Utah

2395 W 1900 N, Farr West City, Utah

### ✓ 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: \_\_\_\_\_



# Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

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Parcel # 15-004-0018

## Ownership Info

Owner BIRD, JILL ETAL

Property Address 2395 W 1900 N  
FARR WEST 84404

Mailing Address 2395 W 1900 N  
FARR WEST UT 844049793

Tax Unit 145

[View in Geo-Gizmo](#)

### Plat Map

15-004 [View PDF](#)

Updated: November 21 2022

### Prior Year Plats

Plats as of Dec 31st of each year

2017 - 15-004 [View PDF](#)2016 - 15-004 [View PDF](#)2015 - 15-004 [View PDF](#)2014 - 15-004 [View PDF](#)

### Dedication Plat

No Dedication Plats found

## Current References

Entry #  
3153460

Book

Page

Recorded Date  
17-MAY-21Kind of Instrument  
WARRANTY DEED JT

## Prior Parcel Numbers

150040019 (Dead)

## Legal Description

\* For Tax Purposes Only \*

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: COMMENCING AT A POINT WEST 575 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 492.25 FEET; THENCE WEST 300 FEET; THENCE NORTH 492.25 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST 300 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT COUNTY ROAD (682-78).

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Today's Date: 12/01/2022

**Parcel # 15-004-0097**

## Ownership Info

Owner DWIGHT M BIRD TRUST 1/2 ETAL

Property Address

Mailing Address 1806 N 2500 W  
FARR WEST UT 844048559

Tax Unit 145

[View in Geo-Gizmo](#)

### Plat Map

15-004 [View PDF](#)  
Updated: November 21 2022

### Prior Year Plats

Plats as of Dec 31st of each year

2017 - 15-004 [View PDF](#)

2016 - 15-004 [View PDF](#)

2015 - 15-004 [View PDF](#)

2014 - 15-004 [View PDF](#)

### Dedication Plat

No Dedication Plats found

## Current References

| Entry # | Book | Page               | Recorded Date |
|---------|------|--------------------|---------------|
| 2535836 |      |                    | 29-JUL-11     |
|         |      | Kind of Instrument |               |
|         |      | QUIT CLAIM DEED    |               |
| Entry # | Book | Page               | Recorded Date |
| 2256037 |      |                    | 13-APR-07     |
|         |      | Kind of Instrument |               |
|         |      | QUIT CLAIM DEED    |               |

## Prior Parcel Numbers

150040011 (Dead)  
152130002 (Dead)

## Legal Description

\* For Tax Purposes Only \*

PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 89D53'30" EAST ALONG THE SECTION LINE 1245.93 FEET SOUTH 00D23'34" WEST 492.24 FEET AND SOUTH 89D35'30" EAST 30.02 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 89D35'30" EAST 592.61 FEET, THENCE SOUTH 01D08'01" WEST 420.66 FEET, THENCE NORTH 89D09'21" WEST 766.52 FEET TO THE SOUTHEAST CORNER OF MEADOWLARK 1 SUBDIVISION, THENCE NORTH 28D30'17" EAST 256.22 FEET, THENCE ALONG THE BOUNDARY OF MEADOWLARK 2 SUBDIVISION 2ND AMENDMENT SOUTH 89D35'30" EAST 93.04 FEET SOUTH 00D35'40" WEST 190.35 FEET, SOUTH 88D54'47" EAST 119.58 FEET, NORTH 1D05'13" EAST 177.54 FEET SOUTH 89D35'30" EAST 48.77 FEET NORTH 65D26'51" EAST 98.61 FEET, NORTH 24D39'09" WEST 100.71 FEET, NORTH 89D35'30" WEST 251.23 FEET, THENCE NORTH 00D35'40" EAST 70.00 FEET, TO THE POINT OF BEGINNING.

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