



FARR WEST CITY COUNCIL AGENDA

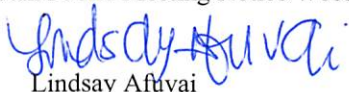
January 19, 2023 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold its regular meeting at 7:00 pm on Thursday, January 19, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
2. Comments/Reports
 - a. Introduction of new City Attorney and Prosecutor
 - b. Public Comments (*2 minutes*)
 - c. Report from the Planning Commission
3. Business Items
 - a. Approval of Resolution No. 2023-01, updating the consolidated fee schedule
 - b. Approval 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. Approval of a site plan for Rob Gibb located at 3236 North 2000 West
*Planning Commission recommends that the city council require a storm water maintenance agreement on this property as part of their approval
4. Consent Items
 - a. Motion - Approval of minutes dated January 5, 2023
 - b. Motion – Approval of bills dated January 18, 2023
 - c. 2023 City Council assignments
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. 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 emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 13, 2023.


Lindsay Aftivai
Recorder

Resolution 2023 - 01

A RESOLUTION AMENDING AND UPDATING THE FARR WEST CITY FEE SCHEDULE

WHEREAS, Farr West City has adopted a Farr West City Fee Schedule; and

WHEREAS, Farr West City desires to amend and update the Farr West City Fee Schedule to update fees for garbage and recycling.

THEREFORE, BE IT RESOLVED, the City Council of Farr West City, pursuant to Section 10-3-717, Utah Code Annotated 1953 as amended, does hereby amend the current Fee Schedule contained in the Farr West Municipal Code, §3.30.010 and adopts the following Farr West City Fee Schedule (attached).

Effective Date. This resolution shall take effect upon its passage.

Passed by the Farr West City Council on the ____ day of _____, 2023

MAYOR

Attest:

CITY RECORDER

Vote of City Council		
Yes	No	
___	___	Council Member Leatham
___	___	Council Member Blazzard
___	___	Council Member Ferrin
___	___	Council Member Chugg
___	___	Council Member Williams

FEE SCHEDULE

Code Section	Item	Fee	Effective Date
3.08.040	Sales and use tax violations	Less than \$300.00 and/or not more than 6 months' imprisonment	Sept-11
3.12.030 B	Sanitary sewer impact fee. Connection charge	\$603.00 per ERU (equivalent residential unit)	Oct-14
3.12.030 C	Stormwater, drainage and flood control impact fee for residential units	\$2,387.00 per ERU (equivalent residential unit)	Oct-14
3.12.030 C	Parks and open space impact fee	\$1,694.00 per residential dwelling (residence)	Oct-14
3.12.030 D	Stormwater, drainage and flood control impact fee for nonresidential land uses	\$0.65 per square foot of impervious surface	Oct-14
5.04.080	Business license fee:		Sept-08
	Commercial:		
	Small (under 10,000 sq. ft.)	\$100.00	
	Medium (10,000 to 50,000 sq. ft.)	\$200.00	
	Large (over 50,000 sq. ft.)	\$300.00	
	Manufacturing/warehouse:		
	Small (under 10,000 sq. ft.)	\$100.00	
	Medium (10,000 to 50,000 sq. ft.)	\$150.00	
	Large (over 50,000 sq. ft.)	\$200.00	
	Contractor	\$100.00	
	Professional	\$50.00	
	Residential Business	\$30.00 – (If conducted in any accessory building) No Charge - (if conducted wholly in the primary residence)	
	Interstate commerce	\$50.00	
	Temporary:	\$100.00	
	Temporary business refundable deposit	\$50.00	
5.04.090	Business license fee for late payment	\$25.00	Oct-14
5.04.100	Business license fee for multiple businesses	Highest applicable license fee	Sept-08
5.10.180	Sexually oriented businesses	<u>See section 5.04.080 of this code</u>	Sept-08
5.12.050	Alcoholic beverage license	\$200.00	Sept-08
5.20.020	Solicitor Surety bond	\$5,000.00 minimum bond	
5.20.030	Solicitor license fee	100.00/business 10.00/person	Oct-14
8.04.080	Residential garbage container rates:	Actual cost of can plus \$25	Jan-23
	First or additional container(s)	Cost of can plus \$10/month	Jan-23
	Replacement container	\$25.00 each replacement	Apr-21
	Residential recycle container rates: each container	free one time plus \$6/month	Jan-23
12.04.050	Excavation bonding and permit fee	\$10,000.00 min bond/\$200.00 min. permit fee	Oct-14

12.16.010	Senior Center (Four (4) hour maximum rental. Only one event per day allowed.		Jul-22
	Auditorium	Resident - \$250.00 Non-resident - \$500.00	Jul-22
	Kitchen	Resident - \$50.00 Non-resident - \$100.00	Jul-22
	Cleaning/Security Deposit	\$100.00 (Resident and Non-resident)	Jul-22
13.04.050C1	Penalty for failure to connect to sewer as required	\$50.00/day	April-12
13.04.050C4	Minimum sewer rate	29.07/month	Jul-22
13.04.050L	Late fee for monthly accounts over 60 days past due	5.00/month	April-12
13.04.050N	Contiguous nonresident sanitary sewer connection surcharge	100% of the normal connection fee	April-12
15.22.050D	Stormwater utility fee	\$6.00 per ERU/month	Jul-22
16.12.010A	Subdivision plan processing fees:		Nov-06
	1 to 4 lots	\$100 .00	
	5 to 9 lots	\$100.00 plus \$10.00/lot	
	10 to 24 lots	\$150.00 plus \$10.00/lot	
	25 lots and up	\$250.00 plus \$10.00/lot	
16.12.010B	Fee for overall preliminary plan for phase developments	\$100 .00	
16.12.010C	Appeal authority action fee	\$200 .00	July-13
16.12.010D	Plan revisions requiring planning commission action	\$100 .00	Nov-06
16.12.020	Engineering review fees:		Oct-14
	Subdivision developments	\$125 .00 per lot per phase	
	Site plan reviews	\$1000 .00	

	Storm water inspection for new development/construction	\$500.00	Apr -21
16.28.020(f)	Application to Vacate Public Road or Public Utility Easement	\$150.00	Nov-20
17.12.020 G	Rezone Fees:		Oct-14
	Up to five (5) acres	\$150.00	
	More than five (5) acres	\$200.00	
	Commercial & Manufacturing	\$250.00	
	Conditional Use Application Fee	\$100.00	
	Commercial Site Plan Application Fee	\$100.00	
	Sign Site Plan Application Fee	\$25.00	
17.12.030	Base Residential Valuations		Jan-19
	Main Level - 85% of the International Code Council (ICC) Building Valuation Data (BVD) table (Feb 2018)	\$112.53 per sq.ft.	
	Upper Level - 85% of BVD (Feb 2018)	\$112.53 per sq.ft.	
	Finished Basement - 40% of BVD (Feb 2018)	\$47.38 per sq.ft.	
	Unfinished Basement - As per BVD note d (Feb 2018)	\$21.00 per sq.ft.	
	Basement Remodel - 30% of BVD (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$35.54 per sq.ft.	
	Attached Garage - 35% of BVD (Feb 2018)	\$41.46 per sq.ft.	
	Detached Garage - 90% of BVD Group U, Type V-B (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$43.02 per sq.ft.	
	Accessory Building - 90% of BVD Group U, Type V-B (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$43.02 per sq.ft.	

	Covered Deck - 25% of BVD (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$29.61 per sq.ft.	
	Carport - 65% of BVD Group U, Type V-B (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$31.07 per sq.ft.	
	Deck - 25% of BVD (Feb 2018), or Applicant provided Valuation. Whichever is higher	\$29.61 per sq.ft.	
	Solar - Flat fee	\$100.00	
17.16.070	Filing fee for appeal or application to appeal authority	200 .00	July-13
17.56.020	Sign erection or relocation permit fee	\$25.00	Oct-14
16.28.020(f)	Application to Vacate Public Road or Public Utility Easement	\$150.00	Nov-20

Special Event Fees			
	Application Fee (Refundable)	\$25.00	Jul-22
	Standard Event	\$75.00	Jul-22
	Large Event	\$150.00	Jul-22
	Cleaning/Damage Deposit	\$100.00	Jul-22

Smith Family Park					
		# Available	Resident	Non-Resident	
Pavilion	Full Day (9 a.m. - 9 p.m.)	3	\$50.00	\$100.00	Jul-22
North Field (2)	Per Field, Per Hour	1	\$50.00	\$50.00	Jul-22
South Field (2)	Per Field, Per Hour	1	\$50.00	\$50.00	Jul-22
Tournament	Full day, per field (9 a.m. - 9 p.m.)	2	\$200.00	\$200.00	Jul-22
Rodeo Arena	Per Hour (2 Hour Minimum)	1	\$25.00	\$25.00	Jul-22
Stock Charge	Per event		\$50.00	\$50.00	Jul-22
Special Event	Per Day (9 a.m. - 9 p.m.)		\$250.00	\$250.00	Jul-22
Mountain View Park					
		# Available	Resident	Non-Resident	
Pavilion	Full Day (9 a.m. - 9 p.m.)	1	\$50.00	\$100.00	Jul-22

West Field	Per Field, Per Hour	1	\$50.00	\$50.00	Jul-22
East Field	Per Field, Per Hour	1	\$50.00	\$50.00	Jul-22
Fields- Full Day Use (per field)	Full Day (9 a.m. - 9 p.m.)	2	\$250.00	\$250.00	Jul-22

Farr West Park					
		# Available	Resident	Non-Resident	
Pavilion	Full Day (9 a.m. - 9 p.m.)	1	\$50.00	\$100.00	Jul-22
Fields	Per Field, Per Hour	1	\$50.00	\$50.00	Jul-22
Fields- Tournament	Full Day (9 a.m. - 9 p.m.)	1	\$250.00	\$250.00	Jul-22

Civic Center Park					
		# Available	Resident	Non-Resident	Jul-22
Pavilion	Full Day (9 a.m. - 9 p.m.)	1	\$50.00	\$100.00	Jul-22

North Park					
		# Available	Resident	Non-Resident	
Pavilion	Full Day (9 a.m. - 9 p.m.)	1	\$50.00	\$100.00	Jul-22

Rec Center					
	Per month	Per year	Per month	Per year	
	Resident		Non-Resident		
Individual	\$15.00	\$150.00	\$25.00	\$250.00	Jul-22
Family (4)	\$55.00	\$550.00	\$90.00	\$980.00	Jul-22
Senior (55 +) *Must purchase key fob	0	0			Jul-22
Other charges					
Day pass	\$5.00				Jul-22
Day pass (purchase with credit card)	\$6.50				Jul-22
Key fob (new or replacement)	\$8.00				Jul-22
Full court rental	\$50.00 Per hour				Jul-22
Pickleball open play	\$5.00				Jul-22
Pickleball punch pass (12 open play sessions. Passes are valid for current calendar year only)	\$60.00				Jul-22
Card service charge (up to \$50)	\$1.50				Jul-22

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 [REDACTED]

Fee Schedule (check one):

Up to 5 acres..... \$150.00 [X]
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

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)
[Print this page](#)
[Current Taxes](#)
[Ownership Info](#)
[Tax History](#)
[Property Characteristics](#)
[Delinquent Taxes](#)

Today's Date: 12/01/2022

[<--Back to Search](#)

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).

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)
[Print this page](#)
[Current Taxes](#)
[Ownership Info](#)
[Tax History](#)
[Property Characteristics](#)
[Delinquent Taxes](#)
[<--Back to Search](#)

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.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401

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: 3236 N 2000 W Farr West, UT 84404

Phone: [REDACTED]

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
L

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

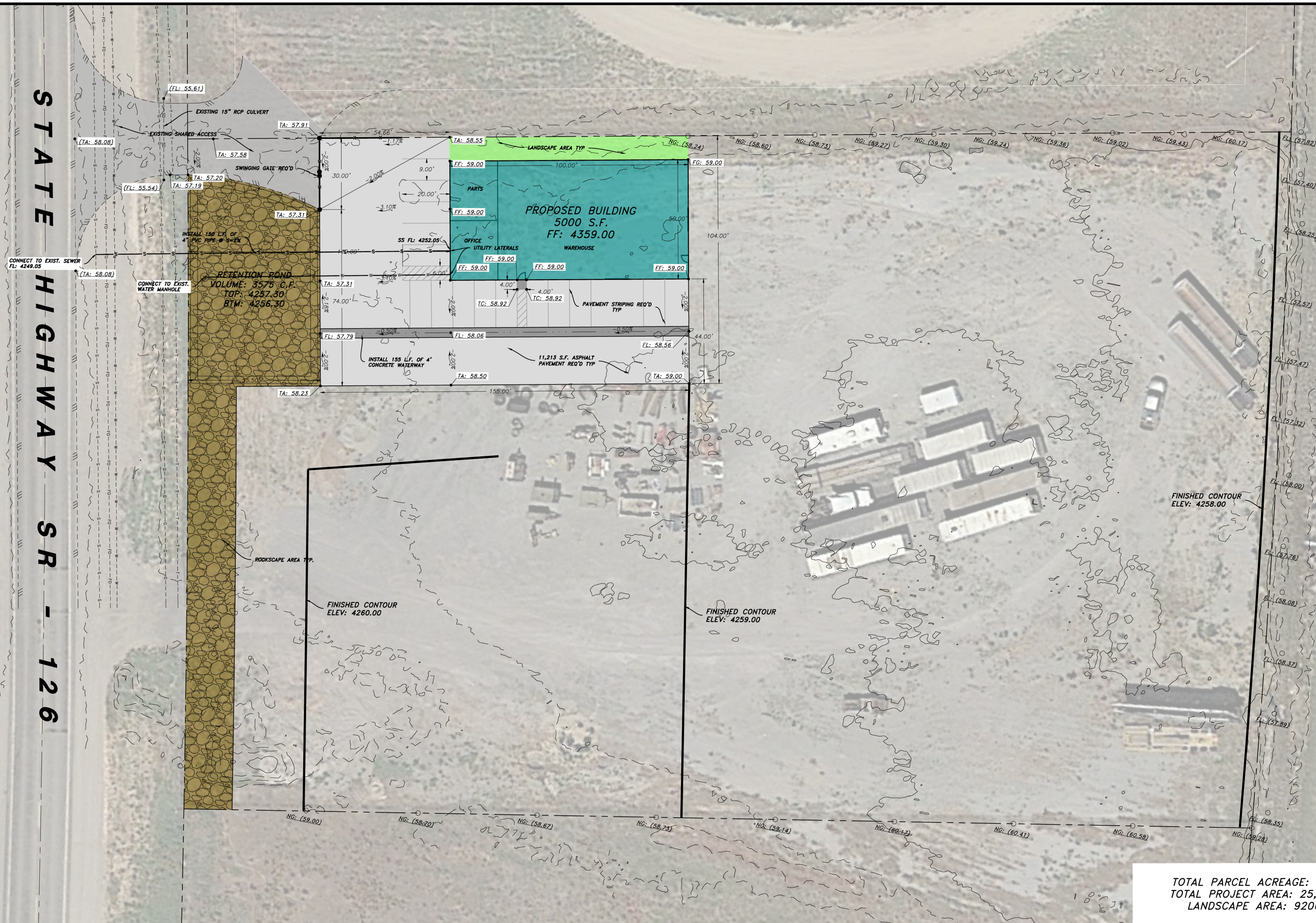
FROM: Matt Robertson, P.E.
City Engineer

**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.

STATE HIGHWAY SR - 126

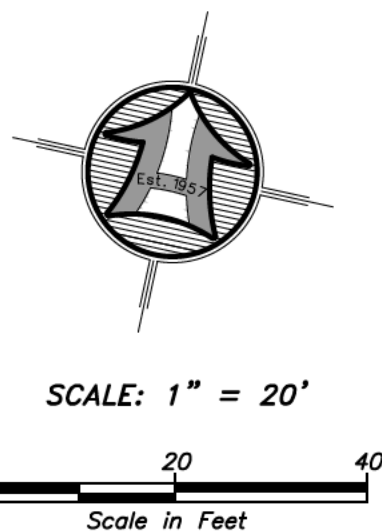


TOTAL PARCEL ACREAGE: 3.00 AC
TOTAL PROJECT AREA: 25,428 S.F.
LANDSCAPE AREA: 9206 S.F.

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT



Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



OVERALL SITE & UTILITY PLAN FOR

ROB GIBB

3236 NORTH 2000 WEST
FARR WEST

A Part of the Southeast Quarter of Section 2
Township 7 North, Range 2 West, S.L.B.&M.

Sheet

1

of

1

Sheets

Drawn By: BTC Date: 11/01/22

Designed By:

Checked By:

Approved By:

Scale: 1" = 20'

Drawing File: 21-S-8v19 cp 051221

JOB NUMBER: 21-5-8

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Brigham City Ogden
(435) 723-3491 (801) 389-4905 (435) 752-8272
Celebrating over 60 Years of Business



No. By Date

Revision

CHAPTER 8: MODERATE INCOME HOUSING

I. INTRODUCTION

Farr West City recognizes the need for moderate income housing to meet the needs of our citizens both now and in the future. Farr West will meet all statutory requirements of moderate-income housing, and consider additional options to provide additional moderate-income housing.

II. GOALS & STRATEGIES

Section 10-9a-402(2)(b)(iii) of the Utah Code notes that cities shall include a recommendation to implement three or more of the moderate-income housing strategies. HB 462, passed in 2022, included substantive changes to the strategies requiring communities to update their general plans with the new language. Farr West City has chosen five strategies, three of which are already implemented. The chosen strategies, implementations, and timelines are listed below:

- (A) Rezone for densities necessary to assure the production of moderate-income housing
 - Implementation: Farr West City has updated the R-1-15 Zone (17.28.050) to allow up to 20% smaller lots with specific requirements to provide for moderate income housing. An additional 10% is allowed when incorporating open space per the general plan.
 - Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021).
- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
 - Implementation: Farr West City allows internal accessory dwelling units in residential zones with the minimum required regulation. 17.44.210 was created to address this and is allowed in all residential zones. A permit is required and will enable the city to measure success.
 - Timeline: Complete. This implementation was codified by Ord. 21-10 (January 7, 2021).
- (F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
 - Implementation: Farr West City has reduced the required acreage for the mixed-use zone (17.34.030) that allows higher density residential development in commercial and mixed-use zones, commercial centers, or employment centers.
 - Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021).

- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
 - Implementation: Allow for a variety of land uses (residential, commercial, office and public spaces) in the C-3 Zone located within one half mile of a transportation hub. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project. Townhouses are permitted when *no* more than four (4) units are attached and the height does not exceed two levels above grade level. Townhouses shall not exceed fifty percent (50%) of the total dwelling units.
 - Timeline: The proposed changes to the zone have been completed by the planning commission, with a public hearing held Dec. 2022. The approval was recommended to the city council and expected to approved no later than January 30, 2023.

- (U) Develop a moderate-income housing project for residents who are disabled or 55 years old or older.
 - Implementation: Farr West City allows the development of a moderate-income housing project for residents who are disabled or 55 years old or older. The planning commission will also consider creating a new zone for these communities or a planned development overlay.
 - Timeline: These proposals will take some discussion and decisions will be made during the first quarter of 2023; any changes will be implemented during the second quarter of 2023.