FARR WEST CITY COUNCIL AGENDA

February 16, 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, February 16, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
   a. Pledge of Allegiance
   b. Opening Prayer
2. Comments/Reports
   a. Public Comments (*2 minutes)*
   b. Report from the Planning Commission
3. Business Items
   a. Consider approval of business licenses – Shears 10, LLC
      Toni Wilson
   b. Consideration and action the request to re-zone the John Watson property located at approximately 1100 North 2000 West, parcel number 15-004-0118, from the R-1-15 zone to the C-2 Commercial zone
   c. Consideration and action on the Matt Montano Site Plan located at 3770 and 3762 North Higley Road
   d. Consideration and action on the reappointment of Ted Black to the Planning Commission
   e. Consideration and Action on the appointment of a Planning Commission Chairman and Vice Chairman
   f. Discussion – Personnel policies and procedures
4. Consent Items
   a. Motion - Approval of minutes dated February 2, 2023
   b. Motion – Approval of bills dated February 15, 2023
   c. Assignments and direction for Planning Commission
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 February 10, 2023.

Lindsay Afuvai

Lindsay Afuvai
Recorder

Application for Residential Business License

Application date: 01-12-2023

Owner Name: Kerstin Palmer

Owner Address: 2570 W 1800 N. City: Farr West State: UT Zip: 84404

Telephone: 801 809 7213 Fax: none Email: Pawz21@hotmail.com

Business Name: Shears 10, LLC DBA: _____

State Sales Tax ID # 92-2226077 State License # _____

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

Describe your type of business in detail: Dog grooming including bathing, brushing, nail trimming, hair/fur cuts.

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

Health Department Permit # _____ or check if not applicable X

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ **The business will not cause an increase in vehicular traffic.**
- ☒ **The business will not require additional off street parking beyond that normally required for residential uses.**
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- N/A ☐ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
$30.00

Residential businesses conducted entirely within the primary residence are not subject to the $30.00 fee.

Is this business conducted entirely within the primary residence? NO

If no, is it conducted in a garage and/or accessory building? yes

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: Kerstin Palm Date: 01.29.2023

For office use only:

Amount paid: 30 Date paid: 2/8/23 Receipt Number: 6.006610

City Council Date: 2/16/23 Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

Application for Residential Business License

FARR WEST CITY

Application date: 2-9-23

Owner Name: Toni Wilson

Owner Address: 2828 W. 3600 N. City: Ogden State: Ut Zip: 84404

Telephone: 435-222-4596 Fax: — Email: 7775tjw@gmail.com

Business Name: Toni Wilson DBA: Toni Wilson

State Sales Tax ID # 528-69-7647 State License # _____

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

Describe your type of business in detail: Brush & Bath dogs & cut their hair

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

Health Department Permit # _____ or check if not applicable X

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☑ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☑ The business shall not physically change or alter the exterior of the dwelling.
- ☑ No business signs or advertising will be on the premises.
- ☑ **The business will not cause an increase in vehicular traffic.**
- ☑ **The business will not require additional off street parking beyond that normally required for residential uses.**
- ☑ The business will meet all applicable safety, fire, building and health codes.
- ☑ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
$30.00

Residential businesses conducted entirely within the primary residence are not subject to the $30.00 fee.

Is this business conducted entirely within the primary residence? NO
If no, is it conducted in a garage and/or accessory building? Yes

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: Toni Wilson Date: 2-9-23

For office use only:

Amount paid: 30- Date paid: 2/9/23 Receipt Number: 9.002299
City Council Date: 2/16/23 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Rezoning
Real Property

Date Submitted 1/19/2023 Applicant's Name JOHN L. WATSON

Applicant's Address [redacted]

Applicant's Phone [redacted]

Fee Schedule (check one):

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

More than 5 acres.....$200.00 [✓]

Commercial or Manufacturing..... $250.00 [ ]

Fee received by Lindsay Date 1.19.2023

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):

15.004.0118

Be rezoned from (present zoning) RESIDENTIAL

To (desired zoning) COMMERCIAL

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [✓] BOYD FISHER, BRINKERHOFF, CAM WATSON WESTWOOD VILLAGE.

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?

   MEETS THE GENERAL PLAN EXACTLY

Application for Rezoning
Real Property

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

MEETS GENERAL PLAN FOR THIS PROPERTY TO BECOME COMMERCIAL AND IMPROVES CONDITION OF THE LAND

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

POTENTIAL JOB INCREASE, BETTER TAX BASE AND IMPROVE THE PROPERTY

Signature of Petitioner(s):	Address:
John L Watson	1623 FARR WEST DR FARR WEST, UTAH 84404

✓ Checklist:

[X] Fees Paid
[X] Legal Description
[X] Scale Drawing
[ ] Adjacent Property Owners List
[ ] Public Hearing Set
[ ] Adjacent Property Owners Notified

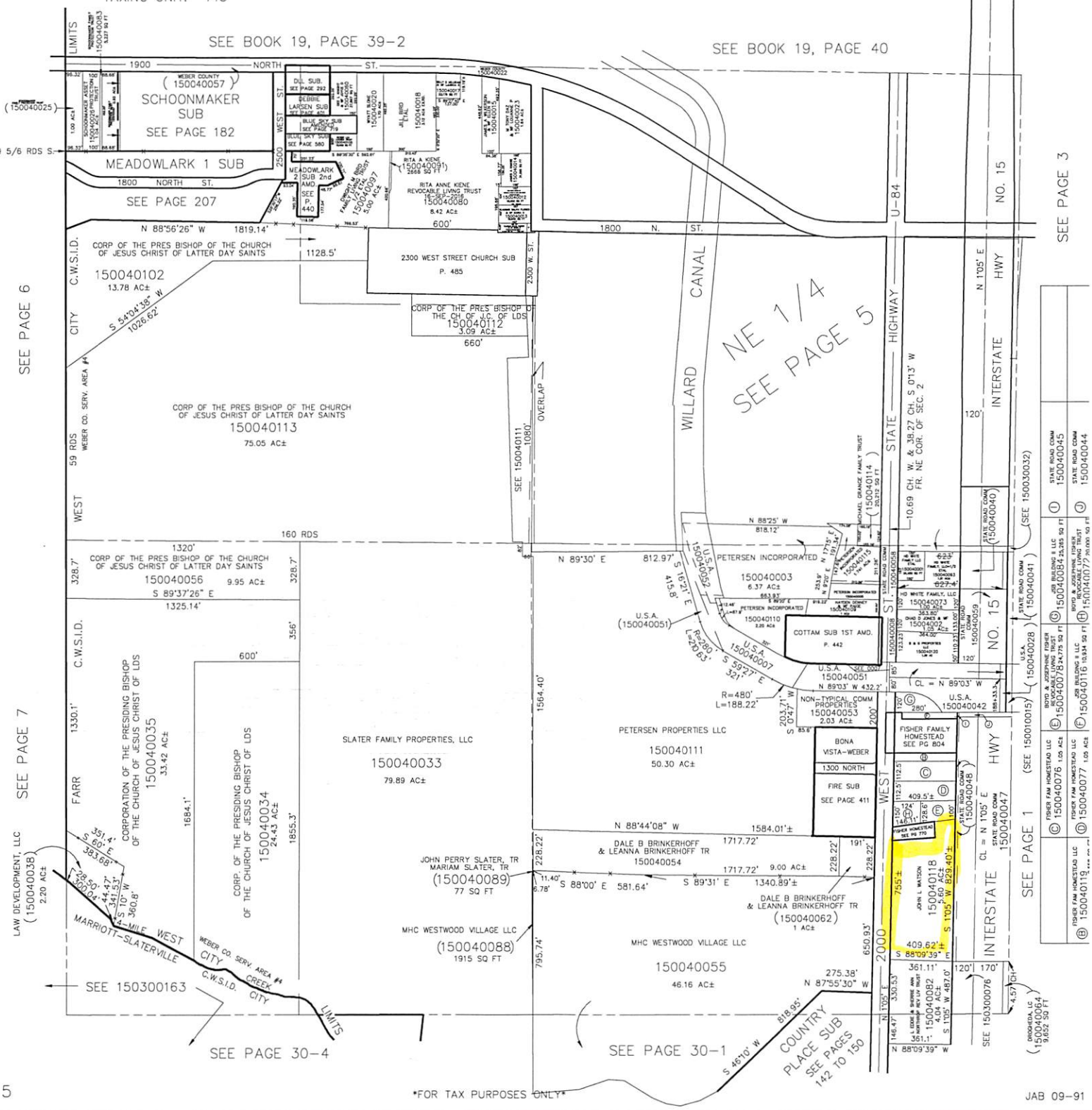
[ ] Notice Advertised on: _____
[ ] Public Hearing Held on: _____
PC Recommendation:
[ ] Approve [ ] Reject Date:_____
CC Action:
[ ] Approve [ ] Reject Date:_____

SECTION 2, T.6N., R.2W., S.L.B. & M.

IN FARR WEST CITY & MARRIOTT–SLATERVILLE CITY

SCALE 1" = 400'

TAXING UNIT: 145



FOR TAX PURPOSES ONLY

JAB 09-91

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

Todays Date: 01/19/2023

<--Back to Search
<--Back to Search Results

Parcel # 15-004-0118

Ownership Info

Owner	WATSON, JOHN L
Property Address	
Mailing Address	3535 WALL AVE OGDEN UT 844014012
Tax Unit	145

View in Geo-Gizmo

Plat Map

15-004 View PDF
Updated: January 11 2023

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
3191407			19-OCT-21

Kind of Instrument
SP WARRANTY DEED

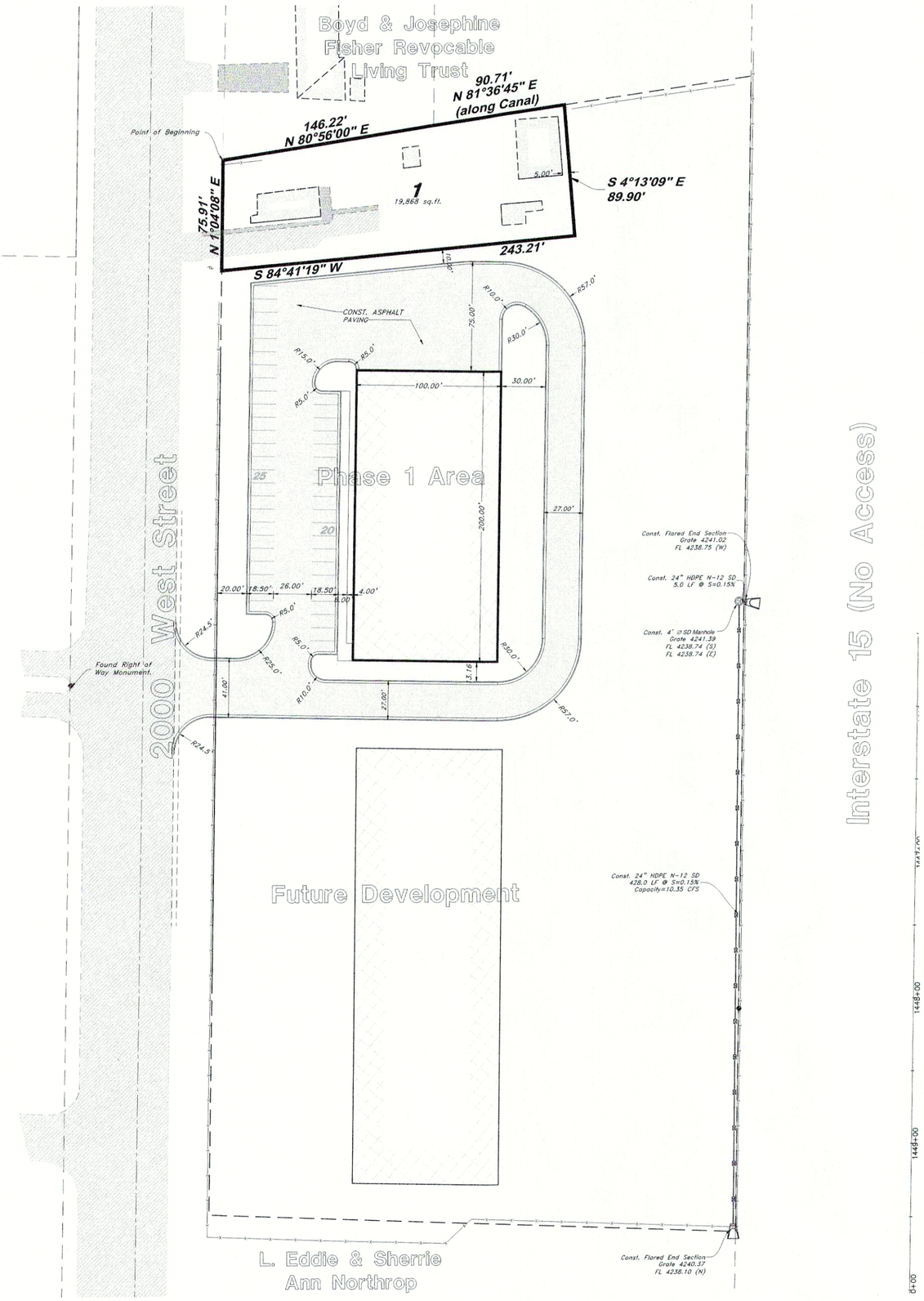
Prior Parcel Numbers

150040046 (Dead)

Legal Description

** For Tax Purposes Only **

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT 1583.73 FEET, MORE OR LESS, SOUTH AND 671.5 FEET, MOREOR LESS, WEST FROM THE NORTHEAST CORNER OF SAID QUARTERSECTION, SAID POINT BEING ON THE EAST LINE OF 2000 WEST STREETAND AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BOYD MFISHER AND WIFE BY DEED RECORDED IN BOOK 1340 OF RECORDS, PAGE538, AND RUNNING THENCE NORTH 80D56' EAST 146.11 FEET ALONGSAID FISHER PROPERTY; THENCE NORTHEASTERLY FOLLOWING THECENTER OF DITCH TO THE WEST LINE OF THE INTERSTATE HIGHWAY;THENCE SOUTH 1D05' WEST ALONG SAID WEST LINE TO THE NORTH LINEOF VALLEY WEST ESTATES NO. 2; THENCE WEST ALONG SAID NORTHLINE TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH ALONGSAID LINE 755 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. LESS AND EXCEPTING: FISHER HOMESTEAD PH 770. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]



Scale: 1" = 40'

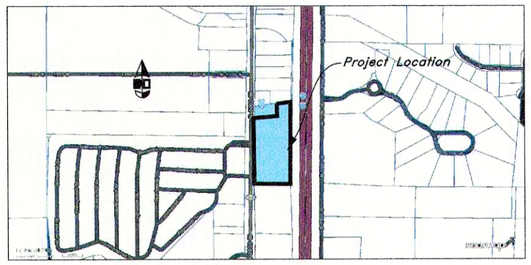
40 0 10 20 40 50 60 70 80

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	SS
Water Manhole	WM
Storm Drain Manhole	SD
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	WV
Water Valve	WV
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	



Vicinity Map
(Not to Scale)

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – HDPE, N-12

Preliminary
01/19/2023 10:02:52 AM

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

Watson Fisher Property

1246 N 2000 West
Farr West, Weber County, Utah
A part of Section 02, T6N, R2W, SLB&M, U.S. Survey

27 Sept, 2022

SHEET NO.

C1

21N744

Application for Site Plan Approval

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

Date Submitted: February 11, 2022

Applicant Name: Matt Montano Applicant Address: [redacted]

Phone: [redacted]

Business Name: Coldwater Holdings LLC Application Number:

Business Address: 3296 N 1250 W, Pleasant View, UT 84414 Phone: 801-823-9493

Address and description of site being considered: 3770 & 3762 North Higley Road, Farr West, Utah 84404

Tax ID number of site being considered: 1915500006 & 191550005

Current zoning of site: C-2 General Commercial Zone

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:
Approval letters from Weber Fire District & Bona Vista Water 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 consists of constructing a single 25,200 square foot building on a 2.10 acre lot as well as installing utility and paving improvements. The building will be used for warehousing with extremely minor retail.

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 building will be used for warehousing with extremely minor retail which matches the zoning uses & surrounding property uses. The project will provide a single access to Higley road and will not be a cause of major traffic along the road. All parking will be internal & will not affect any other site nearby. The existing canal on the East side will remain in its original state.

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.

Matt Montano — Matt Montano

Owner Signature — Print Name

_____ — _____

Owner Signature — Print Name

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

_____ — _____

Owner Signature — Print Name

_____ — _____

Owner Signature — Print Name

_____ — _____

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

State of Utah)
§
Count of Weber)

On this 4th day of April, in the year 2022, before me Natasha Windley, a notary public, personally appeared Matthew Montano, 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.

Natasha Windley
NOTARY PUBLIC

NATASHA WINDLEY
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 718376
COMM. EXP. 05/25/2025

S

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: Lindsay Date received: 4.4.2022
Receipt number: 6.006306 Cash/Check (circle one) Credit card
Date site plan received: _____ Received by: _____
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

MONTANO

PROJECT NOTES

PROJECT OVERVIEW:
PROJECT CONSISTS OF CONSTRUCTING A 25,200 SQUARE FOOT BUILDING ON A 2.10 ACRE LOT IN A C-2 COMMERCIAL USE ZONE, AND IS LOCATED BETWEEN HIGLEY ROAD AND 2000 WEST STREET (SR-126) JUST SOUTH OF THEIR NORTH INTERSECTION.

ACCESS:
SITE ACCESS IS TO BE LOCATED AT THE NORTHWEST END OF THE PROPERTY WHICH WILL CONNECT TO HIGLEY ROAD.

LANDSCAPING:
SITE LANDSCAPING CONSISTS OF TWO COBBLE-LINED DRAINAGE PONDS, ONE THAT BORDERS THE WEST SIDE OF THE PROPERTY, AND THE OTHER THE EAST SIDE OF THE PROPERTY. INTERIOR GREENSCAPE ISLANDS ARE NOT PRACTICAL ON THIS PROJECT.

FENCING:

LIGHTING:
THE PROJECT WILL UTILIZE LIGHTING ATTACHED TO THE BUILDING. THERE ARE NO PROPOSED LIGHT POLES

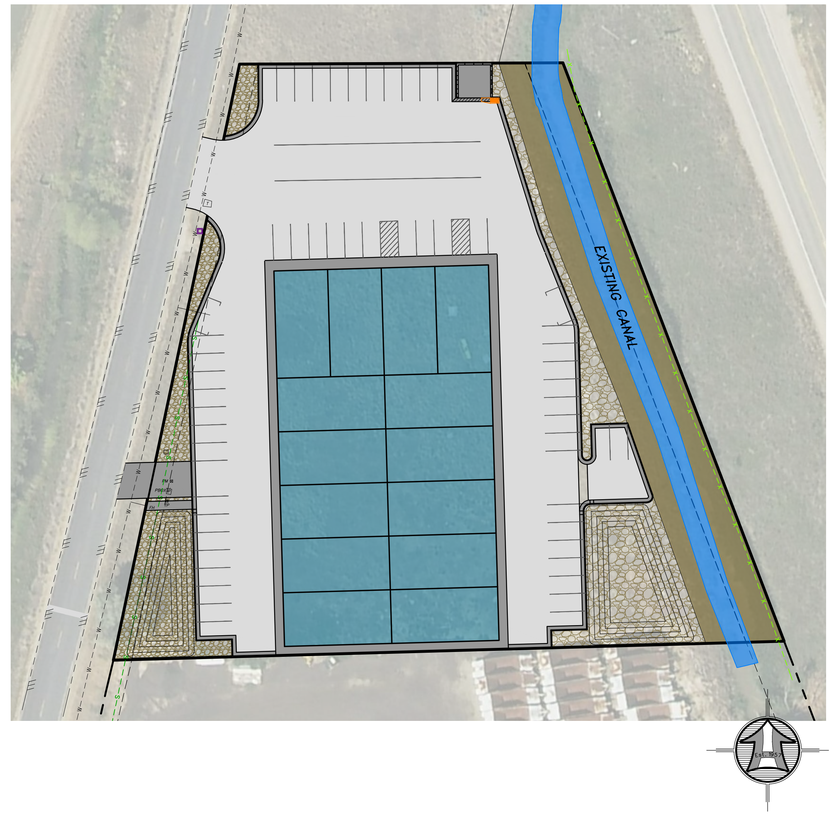
CONSTRUCTION NOTES:
ALL CONSTRUCTION TO BE TO FARR WEST CITY STANDARDS AND APPLICABLE UTILITY AGENCIES: CULINARY WATER - BONA VISTA WATER IMPROVEMENTS DISTRICT. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

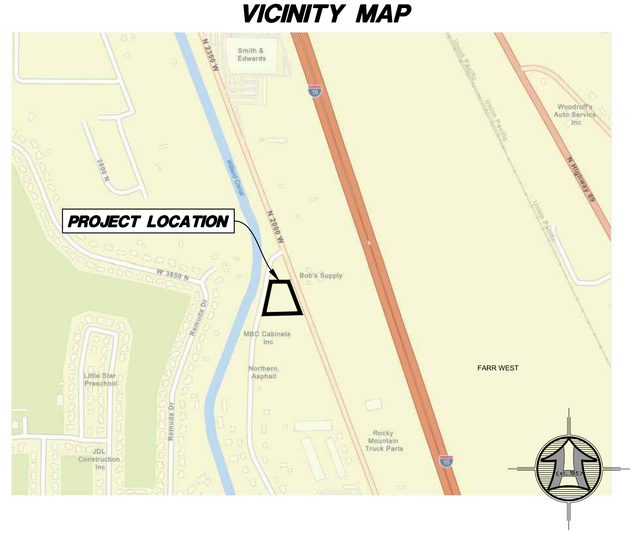
SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
ALL UTILITY TRENCHES TO BE COMPACTED TO 95%!



VICINITY MAP



WATER / FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT FARR WEST CITY / BONA VISTA WATER IMPROVEMENTS DISTRICT FOR DETAILS/USAGE.

THE PROJECT WILL INSTALL AN 8" WATERLINE WHICH WILL CONNECT THE PROPOSED FIRE HYDRANT TO THE EXISTING 6" WATERLINE ALONG HIGLEY ROAD. A 4" FIRELINE WILL ALSO CONNECT TO THE EXISTING 6" WATERLINE ALONG HIGLEY ROAD & BE RUN TO THE BUILDING FOR FIRE SPRINKLING PURPOSES. THE BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLERS.
A 2" SERVICE LINE WILL BE INSTALLED FROM THE EXISTING WATER MANHOLE TO THE BUILDING FOR CULINARY WATER USAGE.

WATER PROVIDER IS BONA VISTA WATER IMPROVEMENT DISTRICT - CONTACT BLAKE CARLIN PRIOR TO COMMENCEMENT OF WORK AT 801-621-0474. CULINARY WATER SERVICE LATERAL TO BE 2" DIAMETER WITH 2" DIAMETER SETTER PER BONA VISTA WATER STANDARDS & SPECIFICATIONS. FIRE HYDRANT LOCATIONS WILL BE PER WEBER FIRE DISTRICT DICTATES - CONTACT DAVID REED AT 801-782-3580.

BONA VISTA WATER NOTES / PARTICULARS:
(1) ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
(2) DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.
(3) BONA VISTA WATER WILL NOT PROVIDE SECONDARY WATER OF ANY KIND.

SECONDARY WATER:
NO SECONDARY WATER IS AVAILABLE AT THE SITE. THE PINEVIEW SYSTEM ENDS APPROX. 1,000' TO THE SOUTH.
DUE TO THIS, THE SITE HAS PROPOSED XERI/ROCKSCAPE AS ITS LANDSCAPING.

SEWER:
THE PROJECT WILL UTILIZE A 4" GRAVITY SEWER UNDER THE BUILDING WHICH WILL FLOW TO AN E-ONE GRINDER PUMP LOCATED NEAR THE EXISTING SEWER CLEANOUT. THE PUMP WILL THEN CONNECT TO THE EXISTING SEWER SYSTEM. FARR WEST CITY CONTACT IS NATE CARVER AT 801-731-4187 / 801-710-7095.

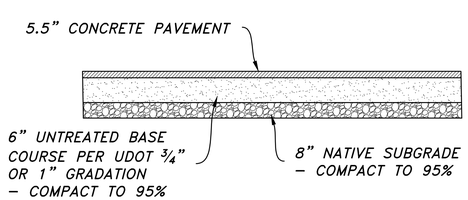
STORM DRAINAGE:
THE PROJECT WILL INSTALL TWO (2) STORM DRAINAGE BASINS. THE BASINS WILL BE CONNECTED WITH A 15"ø RCP SD PIPE & WILL OUTLET THROUGH AN OUTLET CONTROL DEVICE LOCATED AT THE EASTERLY EDGE OF POND B (SEE DETAIL SHEET 4).

ELECTRICAL:
UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWER'S PLAN.
CONTACT PERSON IS ROBERT THORSTEAD AT 801-629-4426.

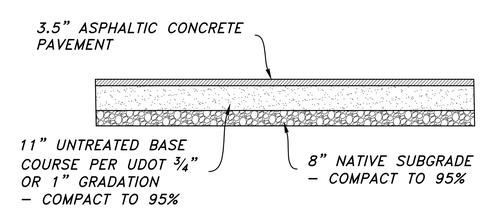
TELEPHONE / CABLE:
PROJECT TELECOMMUNICATIONS SERVICE TO BE DETERMINED, PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION.

GAS:
THE PROJECT WILL UTILIZE PROPANE DUE TO THE UNAVAILABILITY OF GAS AT THE SITE. THIS MATCHES THE TWO EXISTING PROPERTIES TO THE SOUTH.

STRUCTURAL SECTION:
SEE STRUCTURAL SECTION THIS SHEET



TYPICAL ON-SITE CONCRETE PAVEMENT SECTION



TYPICAL ON-SITE ASPHALT PAVEMENT SECTION

No.	Date	By	Revision

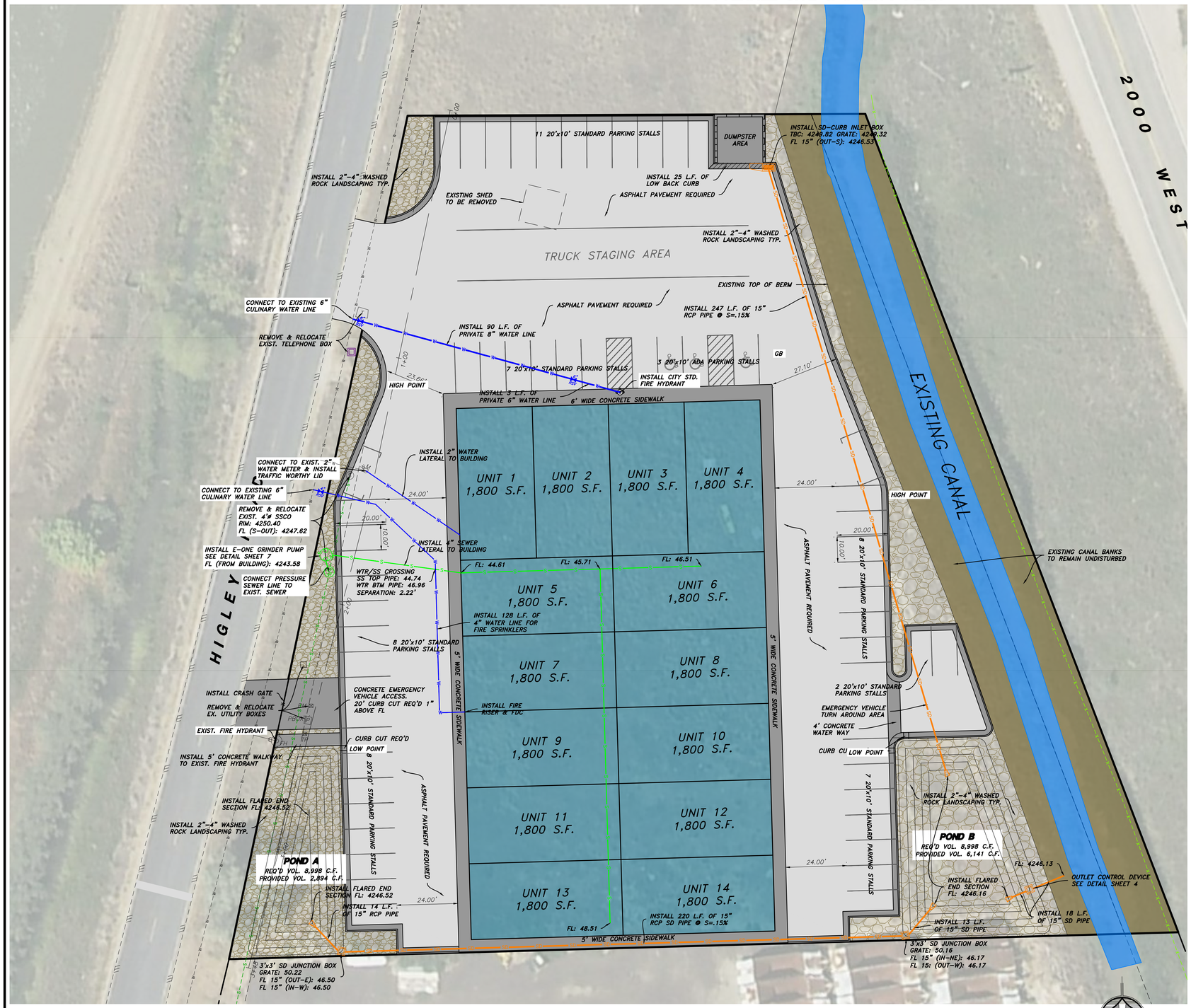
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

PROJECT NOTES FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet **1** of **7** Sheets

OVERALL SITE & UTILITY PLAN



PROJECT DATA

PARCEL ID #:	191550005 & 06
PARCEL AREA:	2.10 ACRES 91,384 S.F.
PROJECT AREAS:	
BUILDING UNITS (14):	25,200 S.F.
LANDSCAPE AREA 10% MIN:	26,568 S.F.
ASPHALT PAVEMENT:	34,454 S.F.
CONCRETE SIDEWALK:	3,530 S.F.
STD. CURB & GUTTER:	882 L.F.
DRAINAGE PONDS:	
REQUIRED VOLUME:	8,998 C.F.
PROVIDED VOLUME:	9,035 C.F.

PARKING STALL TABLE

UNITS:	14
TOTAL PARKING PROVIDED:	54 Stalls
REQUIRED PARKING:	
WAREHOUSE (75% OF BUILDING):	
1 SPACE/1000 S.F.:	19
RETAIL (25% OF BUILDING)	
5½ SPACES/1000 S.F.:	35
TOTAL REQUIRED:	54 STALLS

C-2 GENERAL COMMERCIAL ZONE

FRONT SETBACK FROM DEDICATED ROW..... 20'
SIDE YARD SETBACK ADJACENT TO C-2 PROPERTY..... NA
(EXCEPT AS REQUIRED IN BUILDING CODE.)
REAR YARD SETBACK ADJACENT TO C-2 PROPERTY..... NA
(EXCEPT AS REQUIRED IN BUILDING CODE.)
SIDE YARD SETBACK, ADJACENT TO RESIDENTIAL ZONE..... 10'
REAR YARD SETBACK, ADJACENT TO RESIDENTIAL ZONE..... 10'
LOT AREA AND WIDTH..... NA

L E G E N D:

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 GAS LINE
PROPOSED POWER LINE
PROPOSED TELEPHONE 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 CATCH CURB & GUTTER
PROPOSED LOW-BACK CURB & GUTTER
PROPOSED TRANSITION CURB & GUTTER
PROPOSED SIDEWALK
PROPOSED ASPHALT PAVEMENT
PROPOSED LANDSCAPING AREA (2"-4" WASHED ROCK)

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.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE

No.	Date	By	Revision

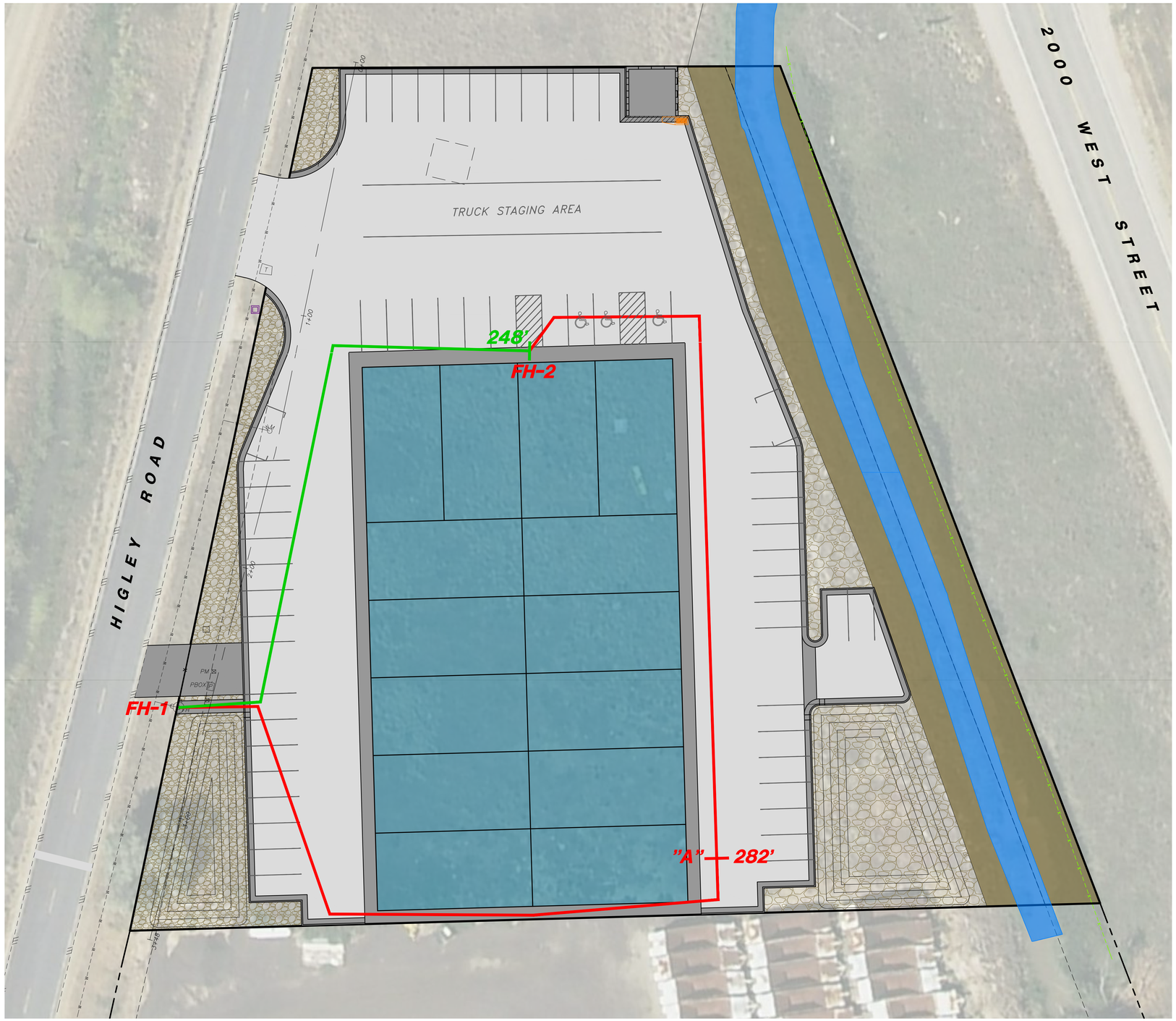
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = ##
Drawing File: 21-5-58\19 CP
JOB NUMBER: 21-5-58

OVERALL SITE & UTILITY PLAN FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet **2** of **7** Sheets

FIRE MARSHAL PLAN



FIRE HYDRANT TO LOCATION DISTANCE:

FH-1 TO FH-2: 248'
FH-1 TO "A": 282'
FH-2 TO "A": 282'

SCALE: 1" = 20'

0 20 40
Scale in Feet

L E G E N D:

- 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 GAS LINE
- PROPOSED POWER LINE
- PROPOSED TELEPHONE 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 CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA

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.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE

No.	Date	By	Revision

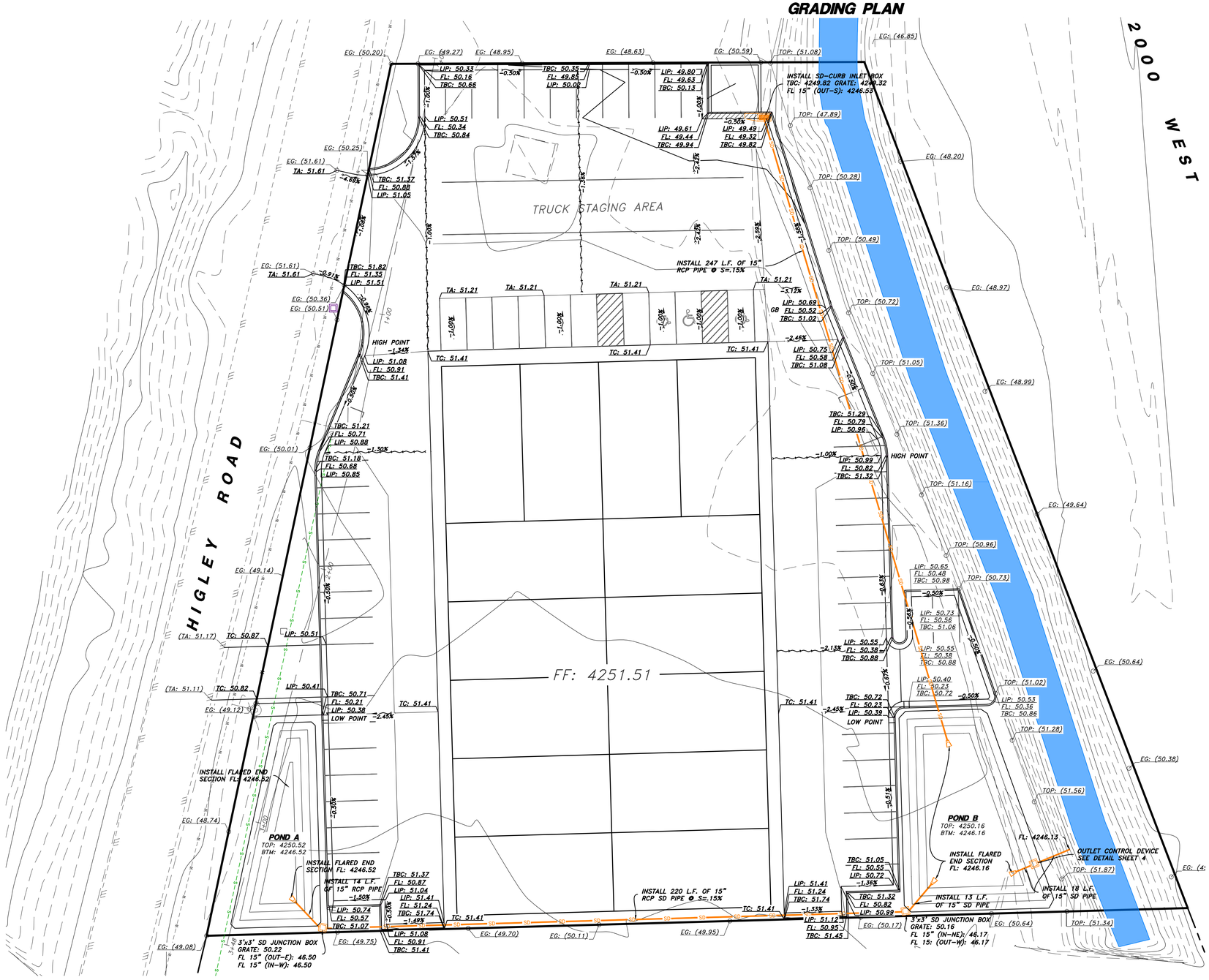
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

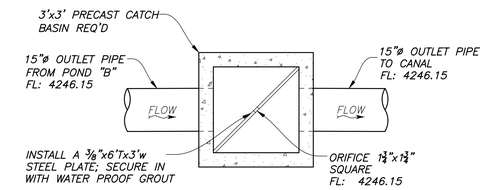
Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

FIRE MARSHAL PLAN FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

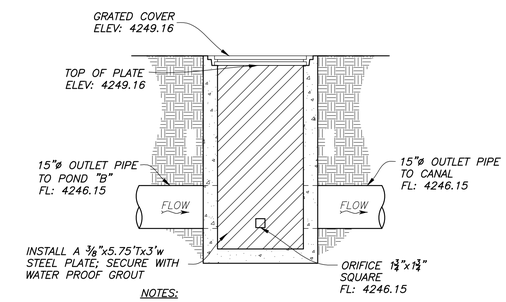
Sheet **3** of **7** Sheets

GRADING PLAN





PLAN VIEW



NOTES:

1. ALL PIPE CONNECTIONS TO BOX TO BE WATER TIGHT.

2. ALL CATCH BASINS TO HAVE A MIN. OF 12" FROM FL. TO BOTTOM OF BOX.

3'x3' OUTLET CONTROL DEVICE

NOT TO SCALE

L E G E N D:

- 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 GAS LINE
- PROPOSED POWER LINE
- PROPOSED TELEPHONE 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 CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA

SCALE: 1" = 20'

0 20 40

Scale in Feet

GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TG = TOP OF GRAVEL
NG = NATURAL GROUND
FL = FLOWLINE
(EG = EXISTING ELEVATION)

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 (801) 399-4905 Ogden (435) 752-8272 Logan
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

GRADING PLAN FOR

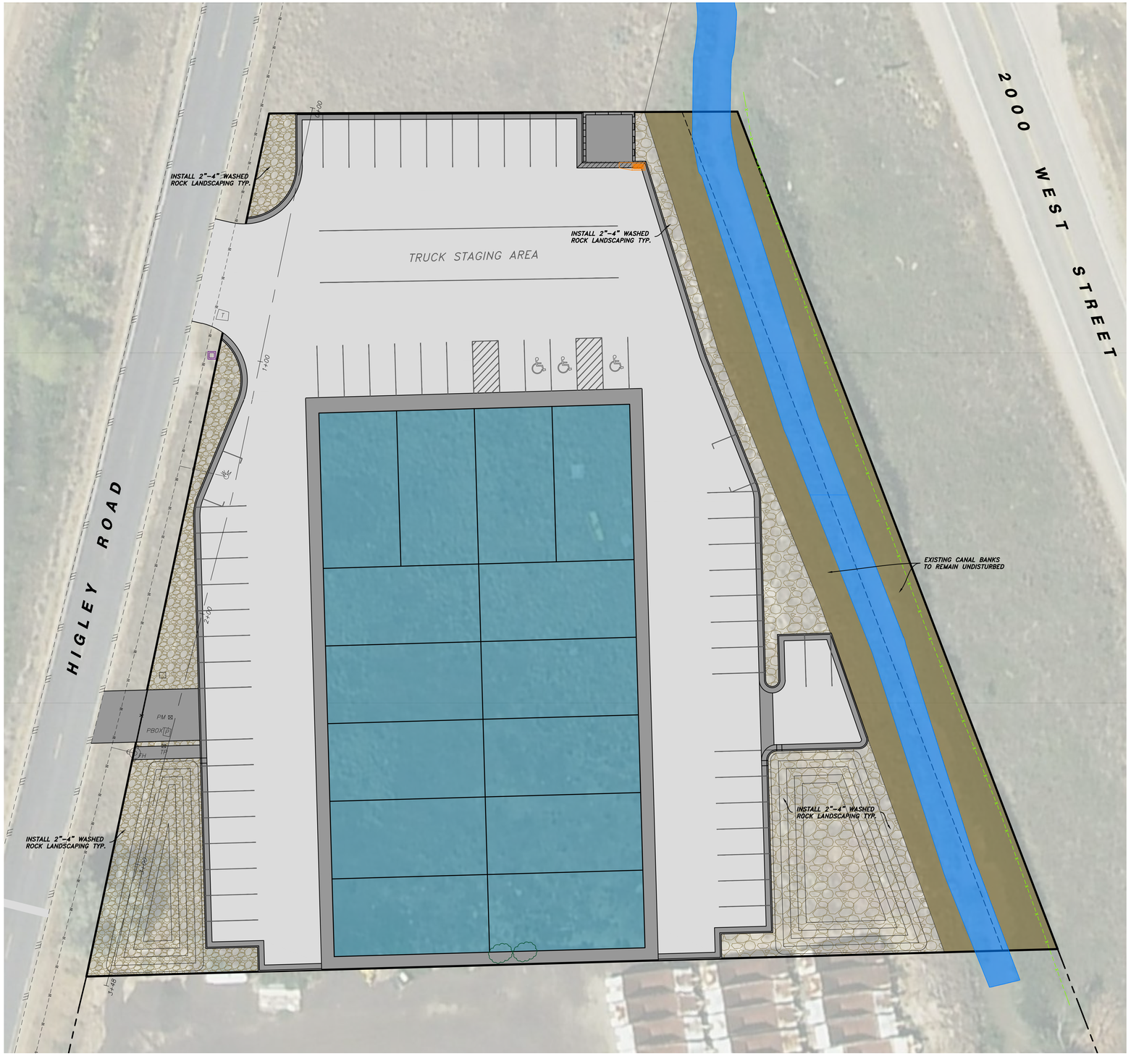
MONTANO

3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404

A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet **4** of **7** Sheets

LANDSCAPING PLAN



SCALE: 1" = 20'

0 20 40
Scale in Feet

No.	Date	By	Revision

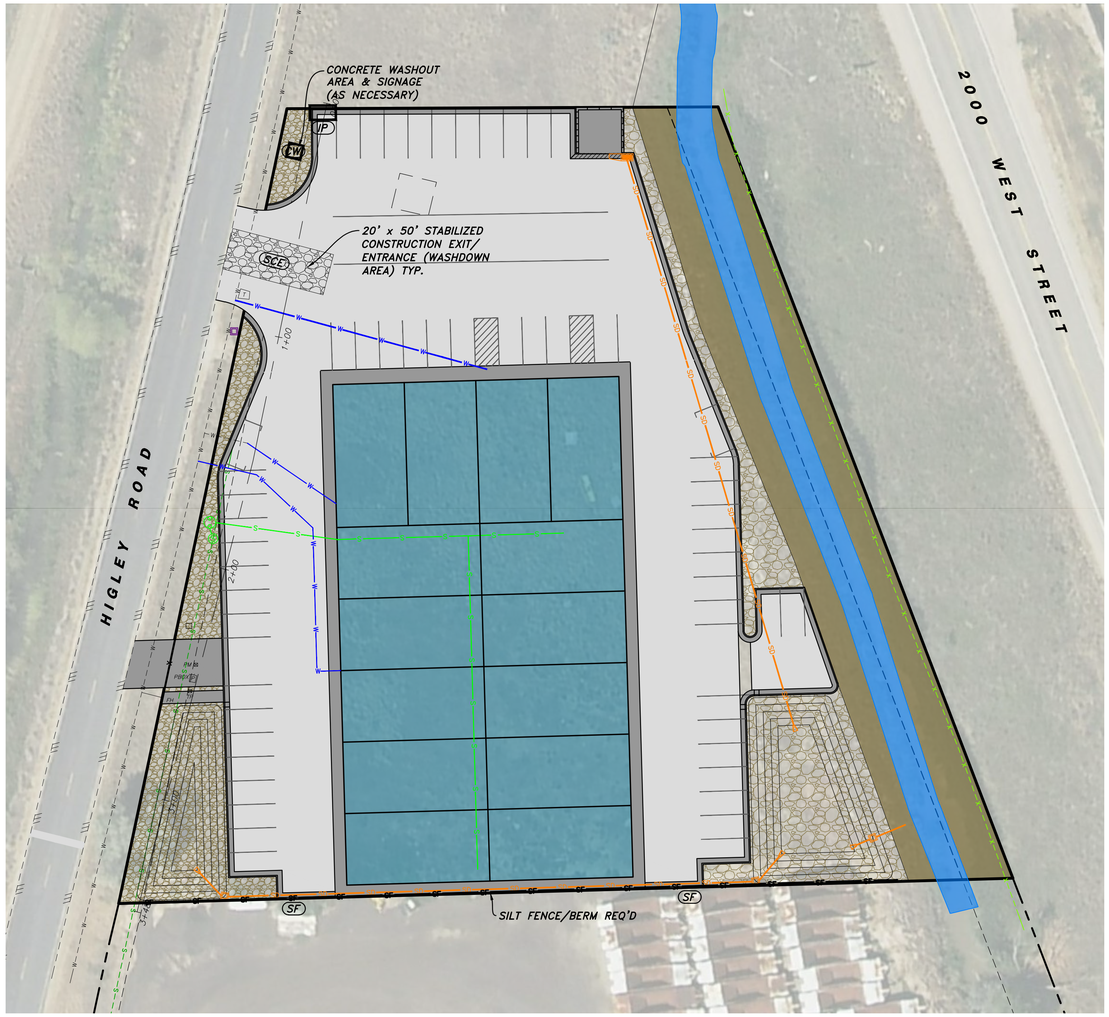
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

LANDSCAPING PLAN FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet **5** of **7** Sheets

SWPPP PLAN



LOCATION:

LOCATION: FARR WEST, WEBER COUNTY, UTAH
SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°19'42" N LONGITUDE: 112°02'04" W
APPROXIMATE ELEVATION: 4252'

PROJECT DATA:

TAX ID #: 191550005 & 06
PARCEL ACREAGE: 2.10 ACRES

BRENT BAILEY
2738 NORTH RULON WHITE BLVD
FARR WEST, UTAH

OVERVIEW:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF 1 BUILDING AND A PARKING LOT. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN DETENTION AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTH BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

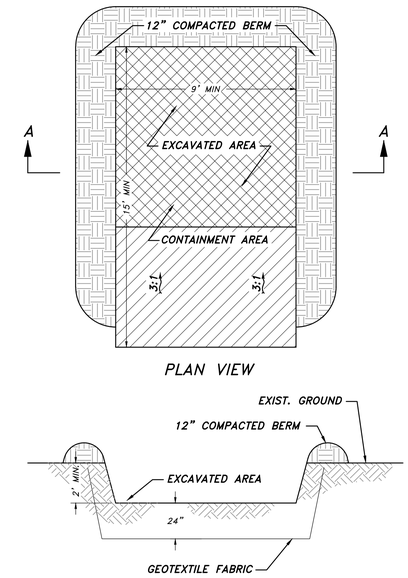
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITED BUT PARTICULARLY UNDER THE AUSPICES OF FARR WEST CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY FARR WEST. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS FARR WEST CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING FARR WEST CITY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



CROSS SECTION A-A

CONCRETE WASHOUT AREA

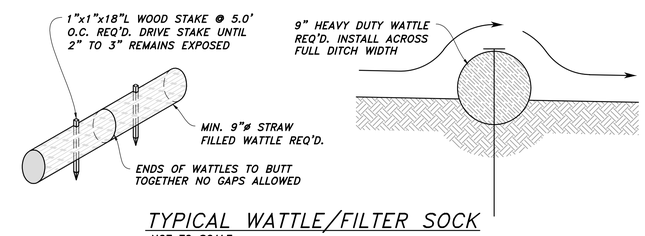
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



TYPICAL WATTLE/FILTER SOCK

NOT TO SCALE

LABELS

- (SF) - SILT FENCE OR BERM
- (SCE) - STABILIZATION CONSTRUCTION ENTRANCE
- (IP) - INLET PROTECTION
- (CW) - CONCRETE WASHOUT

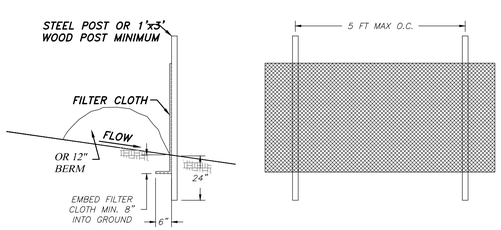
QUANTITIES

- SILT FENCE/BERM - 330 LF
- STABILIZED CONSTRUCTION ENTRANCE - 1
- INLET PROTECTION - 1
- CONCRETE WASHOUT - 1

L E G E N D

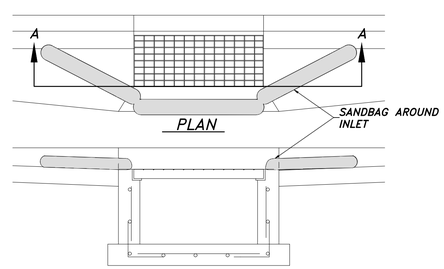
- PROPERTY BOUNDARY LINE
- SF SF SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE
- INLET PROTECTION

SCALE: 1" = 30'
0 30 60
Scale in Feet



SILT FENCE DETAIL

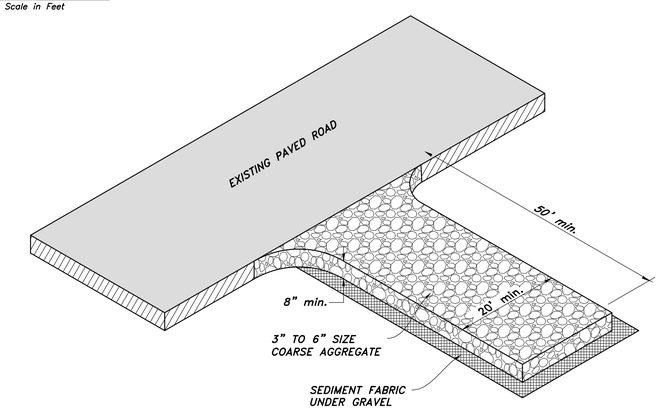
NOT TO SCALE



SECTION A

CURB INLET PROTECTION DETAIL

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.

2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)

3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.

2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.

2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.

3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.

4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

No.	Date	By	Revision

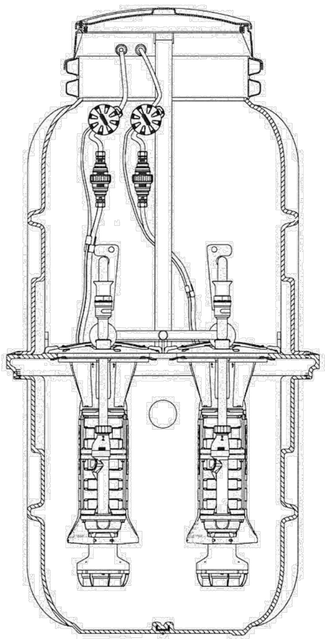
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

SWPPP FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

E/ONE EXTREME SERIES

DH152/DR152



General Features

The model DH152 or DR152 grinder pump station is a complete unit that includes: two grinder pumps, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH152 or DR152 is ideal for up to four, average single-family homes and can also be used for up to 12 average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 3000 gpd (11,356 lpd)
- 150 gallons (568 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 93 inches to 160 inches

The DH152 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR152 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

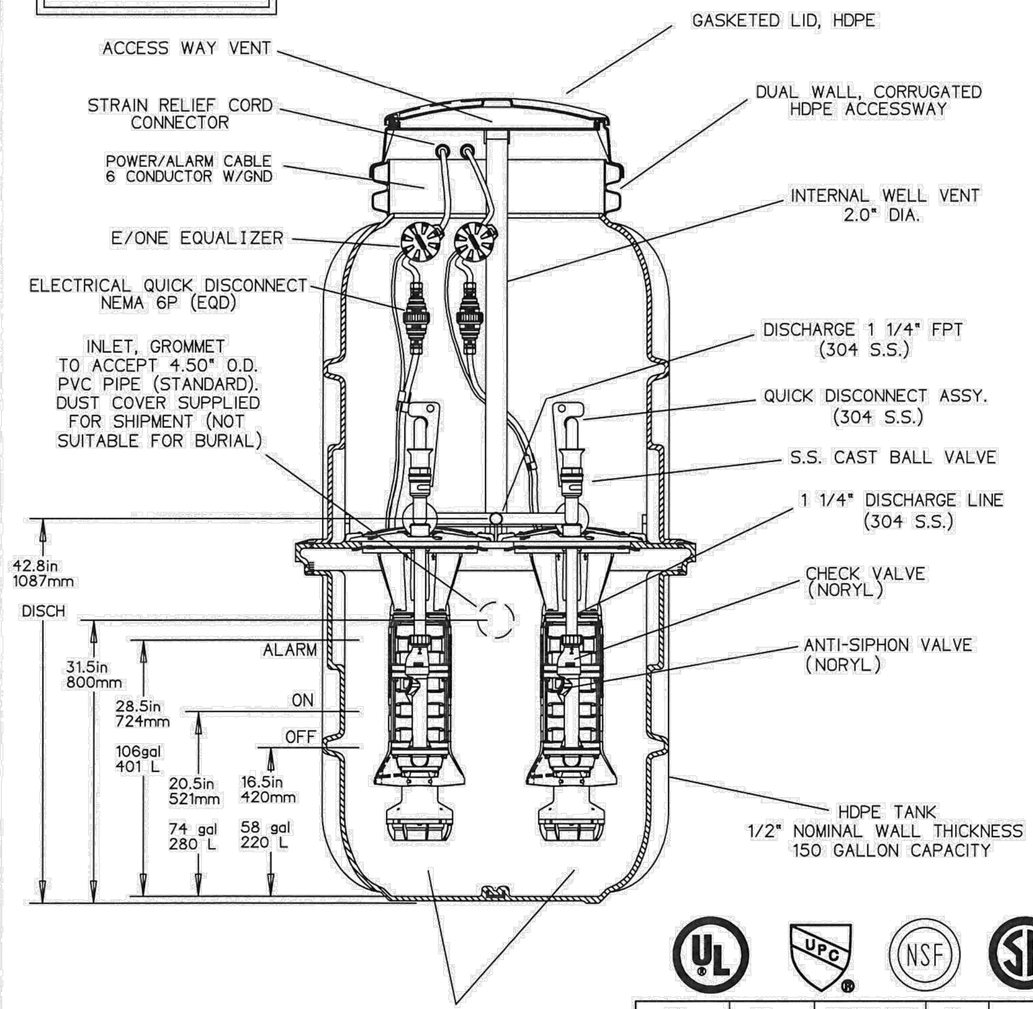
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315
5,562,254 5,439,180

NA0052P01 Rev C

OPTIONS : ☐ DH152 (HARD WIRED LEVEL CONTROLS)
☐ DR152 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS



SEMI-POSITIVE DISPLACEMENT TYPE PUMP EACH DIRECTLY DRIVEN BY A 1 HP MOTOR

CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	E	
DR BY	CHK'D	DATE	ISSUE	SCALE

e one SEWER SYSTEMS

MODEL DH152 / DR152 DETAIL SHEET

NA0052P02

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3481 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: BTC Date: 01/09/23
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-5-58v19 CP
JOB NUMBER: 21-5-58

DETAILS FOR
MONTANO
3770 & 3762 N. HIGLEY ROAD
FARR WEST, UTAH 84404
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet 7 of 7 Sheets

M E M O R A N D U M

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: MONTANO SUBDIVISION & SITE PLAN (Willard Bay Ph 2 Subdivision 1st Amendment) Final Improvement Drawings

Date: January 20, 2023

Our office has completed a review of the plat amendment and site plan for the proposed Montano site located at 3762 N Higley Rd. They are proposing to combine two lots into one and construct a new commercial building (tradesman shops) in this existing C-2 zone. We have worked with their engineer on multiple reviews and they have addressed all comments and received necessary agency approvals. The plans generally conform with City Standards, and we recommend final approval of the plat amendment and site plan at this time. The following are items that will need to be taken care of prior to beginning construction:

1. Prepare a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State prior to beginning any construction.
2. Enter into a long-term storm water maintenance agreement with the City to insure that the storm water facilities will be adequately maintained and to give the City the right to inspect the facilities annually. Coordinate with the City's Storm Water Manager.
3. A pre-construction conference with the Developer and their Contractor should be held with the City and utility providers prior to beginning any construction.

Please let me know if you have any further questions.

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474 Fax (801) 621-0475

August 4, 2022

TO: FarrWest City
RE: WILL SERVE LETTER – Montano

The project located at 3770 North Higley Road in FarrWest is in the boundaries of the Bona Vista Water Improvement District. The commercial project utility plans have been reviewed by the District and changes, if any, have been made and corrected.

This letter serves as verification that the corrected plans have been approved for the above-named project. Only the phase in consideration is guaranteed service. The plan review is good for a period of one year from the date of this letter. If not constructed within that time frame, the review process will start again including additional fees.

Culinary water will be made available once the following criteria are met:

- All water mains, service lines, fire hydrants, etc. must be constructed according to the district's specifications. Those specifications can be found on the district's website: https://www.bonavistawater.com/construction-standards
- Fire line fees are paid, if applicable.
- Proof of secondary water will need to accompany the connection fee for *each* connection inside the development. The connection receipt will serve as verification from the district for building permit purposes.
    - Allowable proof of secondary water is a connection receipt from a pressurized secondary water provider or a letter clearly stating that there are 3-acre feet of water available for each acre of undeveloped property (water shares must be in owners name).

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors
Michelle Tait, Chairwoman - Harrisville
Jon Beesley, Vice Chairman – Plain City
Ronald Stratford – Unincorporated Area
Scott Van Leeuwen – Marriott/Slaterville
Ken Phippen – Farr West

Management
Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Administrative Manager

2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: February 24, 2022
Project Name: Montano
Project Address: 3770 N Higley Road, Farr West
Contractor/Contact: Jim Flint, 801-399-4905, HAI
Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Commercial		25,200	$200.00
Impact Fee	Commercial	$600.00	25,200	$15,120.00
			Total Due	$15,320.00

Fee Notice:
Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:
Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
   a. Building Construction Type
   b. Available Water for fire-fighting purposes
      i. Static Flow Rates
      ii. Residual Flow Rates
      iii. Flowing GPM
      iv. Duration of flowing GPM available.
   c. Statement of conformance/non-conformance to 2018 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See

Resolution 04-2014 at http://weberfiredistrict.com/services/fire-prevention).

d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.

S2. Fire Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 1500 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2).

S3. Fire Flow Reduction: A 75% reduction in fire flow has been granted for this project due to the building being equipped with a fire suppression system.

S4. Fire Hydrant(s): As per approved plans.

S5. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

S6. Fire Suppression Systems: Building will require a fire sprinkler system and an alarm system; both can be deferred submittals.

S7. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

S8. Electronic Supervision and Alarms: Fire suppression system shall be electronically monitored. Monitoring shall include Valves; pumps; tanks; water levels and temperatures; critical air pressures; waterflow. Monitoring shall be electrically supervised by a *listed* fire alarm control unit (See IFC 903.4).

S9. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building or above the FDC as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2)

S10. Fire Department Connections:

a. Locking Knox Fire Department Connection (FDC) caps are required for the FDC. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 912.4.1)

b. There shall be a cement pad measuring 3 ft. x 3 ft. under the FDC (coordinate with fire inspector regarding this). (See IFC 102.9)

c. Location: FDC connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. FDC locations shall be approved by the AHJ. (IFC

912.2)

d. Access: Immediate access to FDC shall be maintained always without obstruction from fences, trees, walls or other fixed or moveable object. (IFC 912.4)
e. Signs: A metal sign with raised letters not less than 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pumps. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION". (IFC 912.5)

S11. Kitchen Hood Systems: Type I kitchen hood systems shall have the plans approved by the fire department prior installation and a test of the system shall be performed for the fire department for approval. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

Fire Department Access:

S12. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).

S13. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).

S14. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)

S15. Gates:

a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

S16. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meets the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites

shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

S17. Provide a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height in front of electrical service equipment. If the electrical equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. There shall be no storage within the designated working space. (See IFC 605.3)

S18. Doors into electrical control panel rooms shall be marked with plainly visible and legible sign stating, "ELECTRICAL ROOM". (See IFC 605.3.1)

S19. Fire Protection and Utility Equipment Rooms:
   a. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, fire detection or suppression shall be identified with a plainly visible and legible sign. (See IFC 509.1)

S20. Gas meters shall be protected from vehicular damage. Above ground gas meters, regulators, and piping subject to damage shall be protected by bollards or barriers. (See IFC 603.9 and 312).

S21. Fire doors shall have a permanent sign with 1-inch-high letters stating, "FIRE DOOR-DO NOT BLOCK". (See IFC 703.2.1)

S22. Fire Extinguishers:
   a. Extinguishers shall be provided so that the travel distance to any extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating of 2A10BC. The fire inspector may require additional extinguishers or higher rated extinguishers. (See IFC 906).
   b. Extinguishers weighing less than 40 pounds shall be mounted so that the top is not more than 5 feet above the floor. Extinguishers over 40 pounds shall be mounted so that the top is not more than 3.5 feet above the ground. (See IFC 906.9.1 and 906.9.2)

S23. Storage:
   a. Ceiling clearance. Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas or not less than 18 inches below sprinkler head deflectors in sprinklered areas. (See IFC 315.3.1)
   b. Equipment Rooms. Combustible storage shall not be stored in boiler rooms, mechanical rooms, or electrical rooms. (See IFC 315.3.3)

S24. Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place near the main exit. The sign shall be clearly legible.

S25. A Knox Key Box is required for this building if it is alarmed. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. Only 3200 Series boxes shall be used. (See IFC 506.1)

S26. Underground fire lines shall be flushed using a minimum 4-inch line. The end of the line shall be secured as to prevent injury or damage to person or property. The fire department shall witness the flush.

S27. Underground thrust blocks shall be inspected prior to burial. Thrust blocks must meet the load bearing requirements of NFPA 24. Bag mix is not acceptable. Documentation from the supplier shall be submitted indicating the load bearing PSI rating of the concrete.

2023 West 1300 North
Farr West Utah, 84404

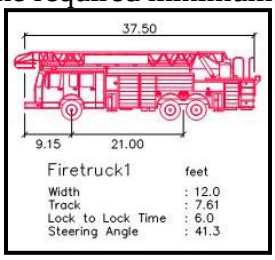
General Comments:

G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2018 International Fire Code as adopted by Weber Fire District).

G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification*.

G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:



a. Width: 12.0 Ft
b. Track: 7.61
c. Lock to Lock Time: 6.0
d. Steering Angle: 41.3

G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

G9. Cul-de-sacs shall be a minimum of <u>96 feet in diameter</u>, from the <u>face of curb to the face of curb</u>, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)

G10. Fire Prevention During Construction: The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the

project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed, Fire Marshal
Weber Fire District
801-782-3580