



**FARR WEST CITY  
PLANNING COMMISSION  
AMENDED AGENDA**

May 11, 2023 at 6:00 p.m.  
City Council Chambers  
1896 North 1800 West  
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, May 11, 2023

6 pm Work Session – Discuss the attorney’s review on commercial landscaping ordinance updates and revisit the permitted and conditional uses in the M-1 zone

Regular Meeting

1. Call to Order –Chairwoman Genneva Blanchard
2. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Prayer
3. Comments/Reports
  - a. Public Comments (2 minutes)
  - b. Report from City Council
4. Business Items
  - a. Public hearing to consider the request of a conditional use permit in the M-1 zone for The Black Pine Group located at 1500 West 2350 North for assembling, light indoor manufacturing, packaging, processing, research, development and warehousing – Daniel Stephens
  - b. Recommendation to the City Council approval or denial of the request of a conditional use permit in the M-1 zone for The Black Pine Group located at 1500 West 2350 North for assembling, light indoor manufacturing, packaging, processing, research, development and warehousing
  - c. Recommendation to the City Council preliminary approval or denial of the Ben Lomond Business Park subdivision located at 1500 West 2350 North
  - d. Public hearing to consider the request of a conditional use permit in the C-2 zone for Triad Land Development located at 1246 North 2000 West for light indoor manufacturing with associated retail sales and warehousing
  - e. Recommendation to the City Council approval or denial of the request of a conditional use permit in the C-2 zone for Triad Land Development located at 1246 North 2000 West for light indoor manufacturing with associated retail sales and warehousing
  - f. Set a public hearing for May 25, 2023 to consider the request of a re-zone of the Dennis Brown property located at approximately 1800 North 1200 West, a portion of parcel number 15-540-0001, from the A-1 zone to the C-2 Commercial zone
5. Consent Items
  - a. Approval of minutes dated April 27, 2023
6. Chairman/Commission Follow-up
  - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on May 5, 2023.

Lindsay Afuvai, Recorder



## Farr West City

### APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

*The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.*

Application Date: **4/11/2023**

Applicant Name: **Daniel Stephens**

Mailing Address:

Phone Number: (8

Property address of proposed conditional use: **1500 W 2350 N Farr West UT 84404** Current Zoning: **M-1**

Please list the requested conditional use as listed within the city zoning ordinance:

**Assembling, light indoor manufacturing, packaging, processing, research and development, and warehousing**

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A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community

**The project is located within an existing M-1 zone and has its primary access through the Weber Industrial Park. The project will provide the community with benefits through property tax increment, economic output and well-paying jobs.**

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

**The project is located within an existing M-1 zone and has its primary access through the Weber Industrial Park. The project will comply with applicable standards set forth in the city zoning ordinance. Further, the project is surrounded by M-1 uses on 3 sides so the requested uses are consistent with the neighboring properties. The project will be built and operated with Class-A standards and constructed by a licensed general contractor with a proven track record.**

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


**The proposed use will adhere to all standards, regulations, and conditions outlined in Farr West City's M-1 code title 17.40, including the city code standards pertaining to site development, including general setbacks and lot and building heights and widths, landscaping, screening, sound and lighting restrictions, and standards applicable to borders with residential and agricultural zones, as may be applicable. More specifically, the use intends to comply with the conditions already placed on the property with the rezone which will be further defined during site plan approval. Conditions including the setbacks adjacent to any residential zone shall be equal to or greater than the highest point of the building with a minimum setback of 20 feet; outside storage is not allowed between any structure in the M-1 zone and any adjacent residential zone; outside lighting at or near the property line between the M-1 zone and any residential zone shall be shielded and directed away from the residential zone, lighting at the adjacent residential zone shall comply with measurable levels set by the city, interior or reflective light from any structure in the M-1 zone shall not adversely impact the adjacent residential zone; noise shall not exceed 55db at the property line between a M-1 zone and any residential zone between the hours of 9:00 pm and 6:00 am; and a minimum 8 feet tall solid visual barrier is required between the M-1 zone and any residential zone.**

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

**The proposed use falls in line with intended M-1 uses outlined in Farr West City's General Plan.**

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

**The project has completed environmental, geotechnical and wetland studies and has found no existing environmental or wetlands issues. Geotechnical recommendations will be adhered to during the construction process and all city standards will be used when installing public infrastructure. A SWPPP will be strictly adhered to during construction as well. Applicable federal, state, and local law will apply as protections in this regard as well.**

 Property Owner? Y  N   
Signature of Applicant

Date Application & \$100.00 Processing Fee received 4/13/2023

Received by Mckinzie

Date of public hearing: \_\_\_\_\_

Date application was \_\_\_\_\_ Approved \_\_\_\_\_ Denied by Planning Commission \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date application was \_\_\_\_\_ Approved \_\_\_\_\_ Denied by City Council: \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Mayor



## Farr West City

### APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 4/18/2023 Applicant Name Triad Land Development

Mailing Address

Phone Number

Property address of proposed conditional use 1246 N 2000 W Current Zoning: C2

Please list the requested conditional use as listed within the city zoning ordinance Light indoor Manufacturing  
with associated retail sales, Warehousing

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

The proposed use and location follow the general plan and are complementary to the community and surrounding ~~businesses~~ businesses and residents. There is need in the community for this type of product, with much interest in this location.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

This project will be "like" and complementary to the existing businesses in the area. The development will also provide attractive aesthetics to the community. It will also bring additional jobs into the community.

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

The proposed project will comply with conditions outlined in the C2 zone. We will be constructing buildings to be used for light indoor manufacturing and warehousing.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

The project conforms with the general plan and surrounding/adjacent zones in place. This property being on 2000 W will serve as a place of employment for community residents.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

The proposed project will provide a quality and sustainable project that conform with the general plan conditions and landscaping to improve and beautify the area. The project will provide an aesthetically pleasing development people will enjoy and work from.

*John Watson*  
Signature of Applicant

*John Watson* Property owner   
Property Owner? Y

Date Application & \$100.00 Processing Fee received 4/20/2023

Received by Mckinzie

Date of public hearing: \_\_\_\_\_

Date application was \_\_\_ Approved \_\_\_ Denied by Planning Commission \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

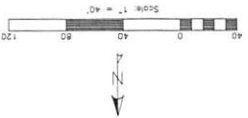
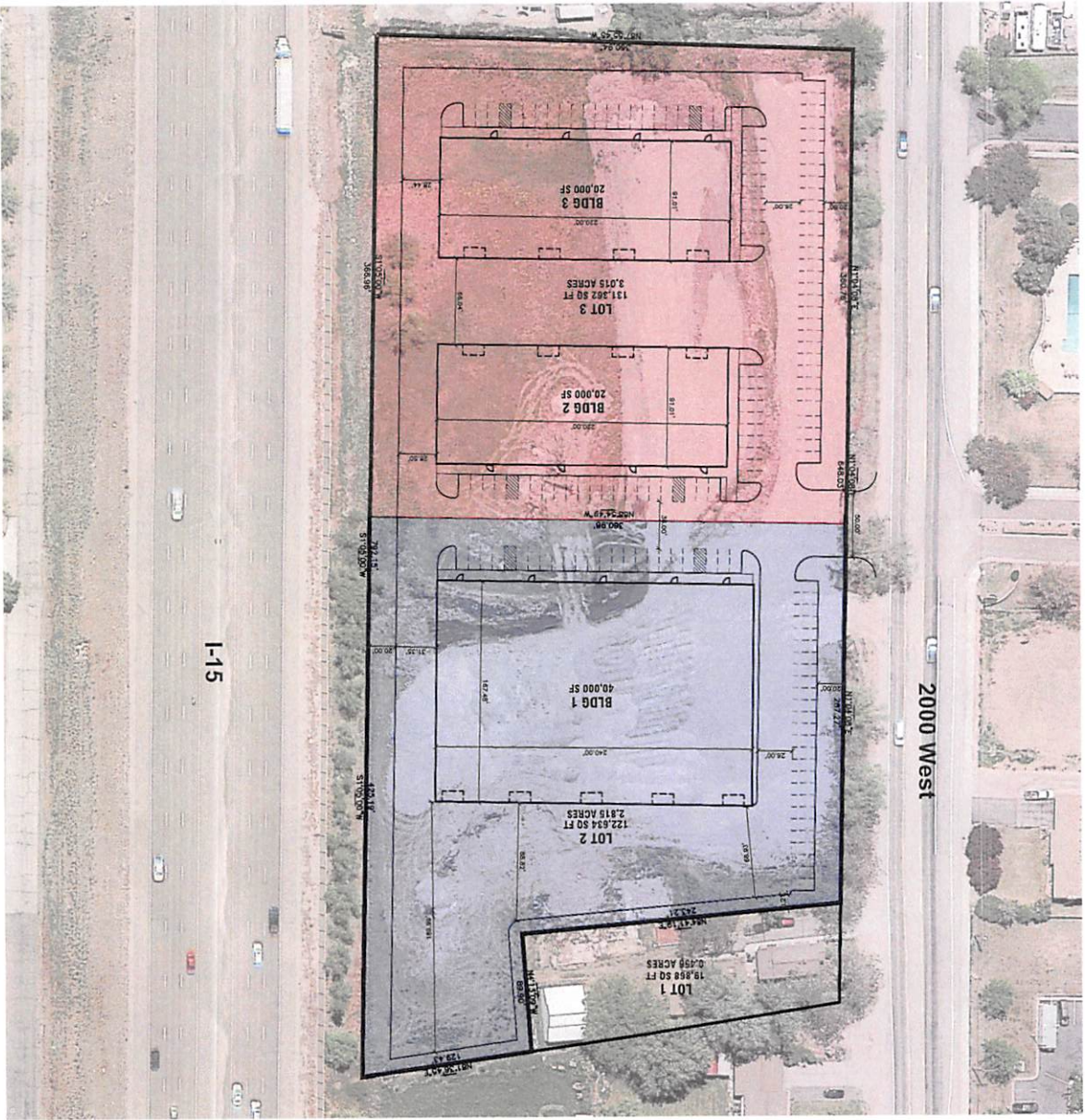
Date application was \_\_\_ Approved \_\_\_ Denied by City Council: \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Mayor



Site Information	
LOCATED IN:	FARR WEST, WEBER COUNTY
REMAINDER PARCEL:	5.831 ACRES 253,986 SF
LOT 2:	2.815 ACRES 122,534 SF 40,000 SF
LOT 3:	3.015 ACRES 131,562 SF 40,000 SF
PARKING:	49 STALLS
LOT 1:	0.458 ACRES 19,858 SF
PARKING:	28 STALLS REQ'D

SHEET	1
SHEETS	1



PROJECT INFO.	ENGINEER'S STAMP
Engineer: I. HUNT	Professional Engineer
Designer: I. HUNT	Professional Engineer
Start Date: 10/20/23	Professional Engineer
Normal: 10/20/23	Professional Engineer
Without Title:	Professional Engineer

## Site Plan

**Watson Fisher Property**  
1246 N 2000 West  
Farr West, Weber County, UT

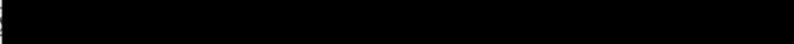
**HE HUNT**  
ENGINEERING, LLC  
6919 Willow Creek Rd.  
Mountain Green, UT 84050  
C. 801.664.4724  
thomas.hunt@hunt-engineering.com

# Application for Rezoning

## Real Property

Date Submitted 04-04-23 Applicant's Name A & E Brown Development, LLC (owner)  
Dennis Brown & Louis Brown, managers

Applicant's Address: 

Applicant's Phone 38 

Fee Schedule (check one):

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

Fee received by \_\_\_\_\_ Date \_\_\_\_\_

I (we), the undersigned property owner (s), request that the following real property (included or attach a legal description and a scale drawing of the real property here):

APN# 15-540-001 see attached for legal descriptions.

Be rezoned from (present zoning) Agricultural

To (desired zoning) Commercial (only the cell lot)

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

## Adjacent Property Owners

Parcel #	Owner	Address
150020043	Kimberly Clark Corp.	1802 N. 1200 W, Harrisville, UT 84404
	Mailing Address:	400 Goody's Ln., Ste. 100, Knoxville, TN 37922-1932
190410076	Kimberly Clark Corp.	2100 N. Rulon White Blvd, Ogden, UT 84404
	Mailing Address:	400 Goody's Ln., Ste. 100, Knoxville, TN 37922-1932
150020002	Dan & Mary Alene Wrobel	1262 W. Harrisville Rd, Ogden, UT 84404
155400002	James & Kami Leigh Blodnick	1565 N. 1200 W., Farr West, UT 84404-2635
155400003	Cherie Orellana	1218 W. Harrisville Rd., Farr West, UT 84404
	Mailing Address:	2875 Pinewood Ln., Layton, UT 84040-7468
190650010	HWJR LLC	1871 N. Rulon White Blvd., Ogden, UT 84404
150020034	Andrew & Sherri Clawson	1180 W. Harrisville Rd., Ogden, UT 84404
150020033	David R. Barlow	1152 W. Harrisville Rd., Ogden, UT 84404
150020025	Jasmine Linam	1286 W. Harrisville Rd., Farr West, UT 84404-2622

## Procedure for Rezoning Real Property



1. Applicant (property owner or owners) must:
  - a. Fill out and submit to the City Recorder an Application for *Rezoning Real Property*
  - b. Pay applicable fee(s) to City Recorder.
  - c. Include a complete legal description of the property proposed to be rezoned.
  - d. A list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses.
2. At a regularly scheduled Farr West City Planning Commission meeting, the Commission will vote to determine whether or not to hold a public hearing on the proposed rezone. If the Commission decides at this point not to hold a public hearing on the proposed rezone, and the decision is upheld by the City Council, all fees will be refunded.
3. A notice advertising the public hearing on the rezone proposal will be published per state requirements. Consideration of the Application for Rezoning Real Property may be placed on the agenda for the next Planning Commission meeting following a public hearing.
4. The City will notify the adjacent property owners of the proposed rezone.
5. A public hearing may be held no sooner than 15 days after the notice of the public hearing is advertised. The Planning Commission may require additional information from the applicant at this hearing. The applicant is strongly encouraged to attend the public hearing.
6. The Application for Rezoning Real Property will be considered and discussed by the Farr West City Planning Commission in a regularly scheduled meeting of the Commission. The applicant must be present at this meeting. The Planning Commission may require additional information and/or changes to the applicant's request at this time. The requested changes may require that the applicant appear before the Planning Commission at additional meetings.
7. The Farr West Planning Commission will then make a recommendation, either to accept or reject the application, to the Farr West City Council.
8. At a regularly scheduled City Council meeting, The City Council will consider the application and Planning Commission's recommendations. The Council may require additional information from the Planning Commission or the applicant at this meeting. The Council may vote to determine whether or not to hold an additional public hearing on the proposed rezone. Any additional information and/or recommendations requested of the Planning Commission shall be returned to the City Council within thirty (30) days.
9. After the public hearing(s), the Farr West City Council may vote to accept, reject or table the rezone application. The City Council may overrule the planning commission's recommendation by a majority vote of its members.
10. If the rezone is granted by the City Council, the complete legal description of the property must be filed with the Farr West City Recorder.

**HARRISVILLE (PREPARED BY THIS OFFICE)**

**PLAT BOUNDARY**

**BUN 845666**

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING ALL OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01; THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 887.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°49'29" WEST, 472.22 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 1, THE FOLLOWING EIGHT (8) COURSES; THENCE SOUTH 65°16'19" EAST, 81.65 FEET TO THE EASTERLY LINE OF 1200 WEST STREET AND SOUTH 23°16'19" EAST, ALONG SAID EASTERLY LINE, 695.30 FEET AND CONTINUING ALONG SAID EASTERLY LINE SOUTH 03°43'41" WEST, 723.05 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°28'41" WEST, 150.00 FEET AND SOUTH 03°43'41" WEST, 133.74 FEET AND SOUTH 00°30'19" EAST, 158.06 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°22'42" WEST, ALONG SAID NORTHERLY LINE, 129.68 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 00°30'19" WEST, 1688.76 FEET TO THE POINT OF BEGINNING.

PLAT BOUNDARY CONTAINS 401,406 SQUARE FEET OR 9.215 ACRES MORE OR LESS.

**A & E BROWN DEVELOPMENT LLC**

**TAX ID#: 15-540-001**

**DEED REFERENCE: ENTRY: 1676759, BK: 2046 PG: 1741**

**HARRISVILLE (PREPARED BY THIS OFFICE)**

**LOT 1**

**BUN 845666**

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01; THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 887.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°49'29" WEST, 472.22 FEET; THENCE SOUTH 00°30'19" EAST, 78.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°22'06" EAST, 3.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 84.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 42.44 FEET THROUGH A CENTRAL ANGLE OF 28°54'13"; THENCE NORTH 66°43'41" EAST, 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE EASTERLY LINE OF 1200 WEST; THENCE SOUTH 23.16'19" EAST, ALONG SAID EASTERLY LINE, 681.76 FEET AND CONTINUING ALONG SAID EASTERLY LINE SOUTH 03°43'41" WEST, 723.05 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°28'41" WEST, 150.00 FEET AND SOUTH 03°43'41" WEST, 133.74 FEET AND SOUTH 00°30'19" EAST, 158.06 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°22'42" WEST, ALONG SAID NORTHERLY LINE, 129.68 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 00°30'19" WEST, 1610.49 FEET TO THE POINT OF BEGINNING.

LOT 1 CONTAINS 397,165 SQUARE FEET OR 9.118 ACRES MORE OR LESS.

**A & E BROWN DEVELOPMENT LLC**

**TAX ID#: 15-540-001**

**DEED REFERENCE: ENTRY: 1676759, BK: 2046 PG: 1741**

**HARRISVILLE (PREPARED BY THIS OFFICE)**

**LOT 4**

**BUN 845666**

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01; THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 887.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°49'29" WEST, 472.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°16'19" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 81.65 FEET TO THE EASTERLY LINE OF 1200 WEST STREET; THENCE SOUTH 23°16'19" EAST, ALONG SAID EASTERLY LINE, 13.54 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 66°43'41" WEST, 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 84.14 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 42.44 FEET THROUGH A CENTRAL ANGLE OF 28°54'13"; THENCE NORTH 84°22'06" WEST, 3.23 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 00°30'19" WEST, ALONG SAID EASTERLY LINE, 78.27 FEET TO THE POINT OF BEGINNING.

LOT 4 CONTAINS 4,210 SQUARE FEET OR 0.097 ACRES MORE OR LESS.

**A & E BROWN DEVELOPMENT LLC**

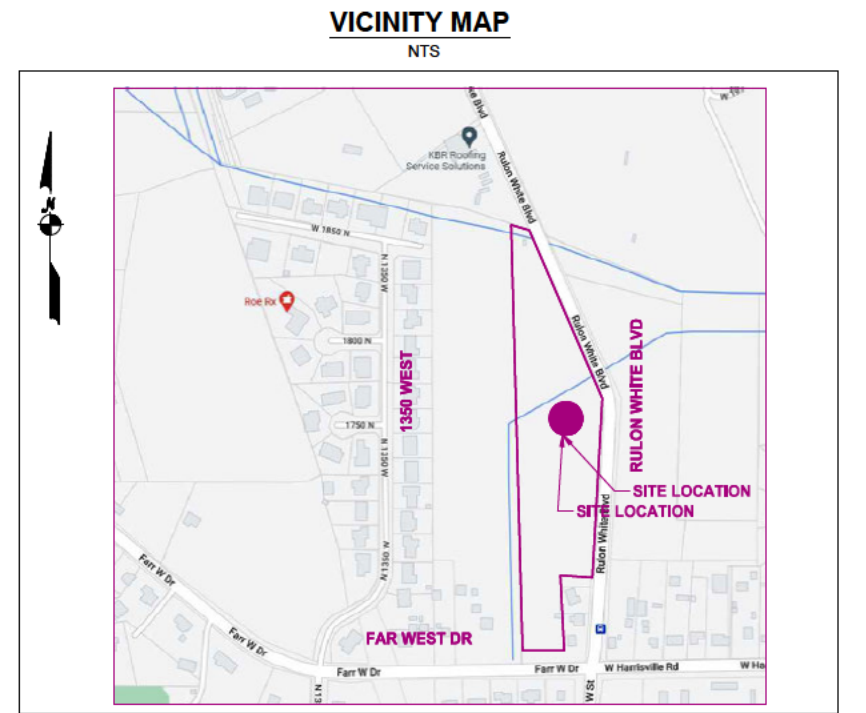
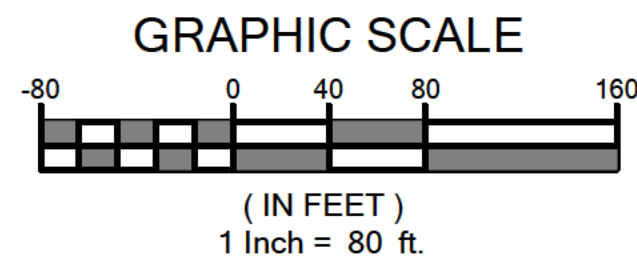
**TAX ID#: 15-540-001**

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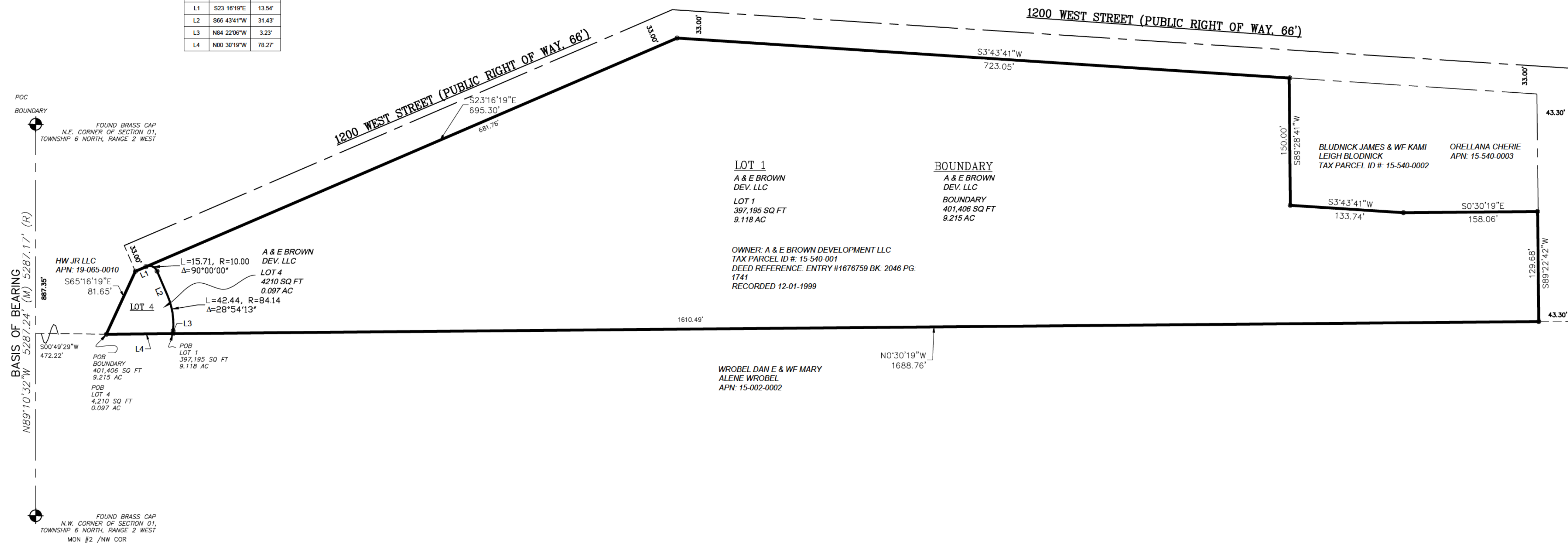
# AN AMENDED SUBDIVISION OF LOT 1 OF A & E BROWN SUBDIVISION

AS SHOWN IN A RECORDED PLAT #2640819, BOOK 74, PAGE 013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T6N. R2W.  
SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY, WEBER COUNTY UTAH



LINE #	DIRECTION	LENGTH
L1	S23°16'19"E	13.54
L2	S66°43'41"W	31.43
L3	N84°22'06"W	3.23
L4	N00°30'19"W	78.27



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER KNOWN AS AN AMENDED SUBDIVISION OF LOT 1 OF "A & E BROWN SUBDIVISION", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

BY: \_\_\_\_\_  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, MARK A. BYRD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 160206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS AN AMENDED SUBDIVISION OF LOT 1 OF "A & E BROWN SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



### BASIS OF BEARING

NORTH 89°10'32" WEST - BEING THE NORTH LINE OF SECTION 01, T.06N., R.2W., S.L.B.&M., WEBER COUNTY, UTAH.

### REFERENCES & NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A LOTTED MINOR SUBDIVISION TO AMEND THE PREVIOUS SUBDIVISION OF A & E BROWN SUBDIVISION, LOT 1.
1. PLAT MAP NO. 2640819, BOOK 74, PAGE 013, 06-14-2013

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FARR WEST, WEBER COUNTY, UTAH

LEGEND	
	FOUND MONUMENT/NOTED
	REBAR AND CAP FOUND OR SET
	PUBLIC UTILITY EASEMENT
	WEBER COUNTY RECORDER'S OFFICE
	RECORDER
	MEASURED
	NOTHING FOUND OR SET
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	FENCE LINE
	EASEMENT
	REBAR SET #160206
	CENTERLINE

### BOUNDARY DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING ALL OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:  
  
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PLAT BOUNDARY CONTAINS 401,406 SQUARE FEET OR 9.215 ACRES MORE OR LESS.

### LOT 1 DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01; THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 887.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°49'29" WEST, 472.22 FEET; THENCE SOUTH 00°30'19" EAST, 78.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°22'06" EAST, 3.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 94.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 42.44 FEET THROUGH A CENTRAL ANGLE OF 28°54'13"; THENCE NORTH 66°43'41" EAST, 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE EASTERLY LINE OF 1200 WEST; THENCE SOUTH 23°16'19" EAST, ALONG SAID EASTERLY LINE, 691.76 FEET AND CONTINUING ALONG SAID EASTERLY LINE SOUTH 03°43'41" WEST, 723.05 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°28'41" WEST, 150.00 FEET AND SOUTH 03°43'41" WEST, 133.74 FEET AND SOUTH 00°30'19" EAST, 158.06 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°22'42" WEST, ALONG SAID NORTHERLY LINE, 129.68 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 00°30'19" WEST, 1610.49 FEET TO THE POINT OF BEGINNING.  
  
LOT 1 CONTAINS 397,165 SQUARE FEET OR 9.118 ACRES MORE OR LESS.

### LOT 4 DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE 74-013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01; THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 887.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°49'29" WEST, 472.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°16'19" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 81.65 FEET TO THE EASTERLY LINE OF 1200 WEST STREET; THENCE SOUTH 23°16'19" EAST, ALONG SAID EASTERLY LINE, 13.54 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 89°43'41" WEST, 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 84.14 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 42.44 FEET THROUGH A CENTRAL ANGLE OF 28°54'13"; THENCE NORTH 84°22'06" WEST, 3.23 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 00°30'19" WEST, ALONG SAID EASTERLY LINE, 78.27 FEET TO THE POINT OF BEGINNING.  
  
LOT 4 CONTAINS 4,210 SQUARE FEET OR 0.097 ACRES MORE OR LESS.

**SHEET 1**  
**OF 1**  
**DRAWING**  
**00100-96**

**BYRDWAY SURVEYS**

218 W. 3000 S. BOUNTIFUL, UT 84010  
801.540.5535 TEL. MARK@BYRDWAY.COM

**FARR WEST CITY COUNCIL APPROVAL**

PRESENTED TO THE FARR WEST CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AT WHICH TIME IT WAS APPROVED & ACCEPTED.

ATTEST: CITY RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_

**FARR WEST CITY ATTORNEY APPROVAL**

APPROVED BY FARR WEST CITY ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_

FARR WEST CITY ATTORNEY \_\_\_\_\_

**FARR WEST CITY ENGINEER APPROVAL**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS \_\_\_\_ DAY OF \_\_\_\_\_

FARR WEST CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED BY PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**RECORDED #**

STATE OF UTAH, COUNTY OF WEBER  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_, TIME: \_\_\_\_\_, BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ WEBER COUNTY RECORDER \_\_\_\_\_