



FARR WEST CITY COUNCIL AGENDA

May 18, 2023 at 6:00 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 a 6:00 pm budget work session and its regular meeting at 7:00 pm on Thursday, May 18, 2023

6:00 pm – Budget work session

Regular Meeting

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
 - c. Assignments and direction for Planning Commission
3. Consent Items
 - a. Consider approval of minutes dated May 4, 2023
 - b. Consider approval of bills dated May 17, 2023
4. Business Items
 - a. Consider approval of business licenses – Mile 9 Vinyl LLC – Tyler Peterson
 - b. Set a public hearing for June 1, 2023 to consider the request to vacate a public utility easement for Riley Grange located at 2109 West 900 North
 - c. Consider approval of Resolution No. 2023-03, indicating the intent of Farr West City to adjust a common boundary with Marriott-Slaterville City
 - d. Consider approval of the request of a conditional use permit in the M-1 zone for the Ben Lomond Business Park located at 1500 West 2350 North for assembling, light indoor, manufacturing, packaging, processing, research, development and warehousing
 - e. Consider preliminary approval of the Ben Lomond Business Park subdivision located at 1500 West 2350 North
 - f. Consider approval 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
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 May 12, 2023.

Lindsay Afuvai
Recorder

Application for Residential Business License



Application date: 5/3/2023

Owner Name: Tyler Peterson

Owner Address: 3882 N 2550 W City: Farr West State: UT Zip: 84404

Telephone: 801-686-5245 Fax: _____ Email: mile9vinyl@gmail.com

Business Name: Mile 9 Vinyl LLC DBA: _____

State Sales Tax ID # 92-3808946 State License # 13366403-0160

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

Describe your type of business in detail: Vinyl fence, vinyl gate, and
concrete mow strip installation

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 _____

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.

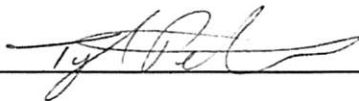
- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall 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? No

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:  Date: 5/3/2023

For office use only:

Amount paid: 30 - Date paid: 5/3/2023 Receipt Number: _____
 City Council Date: May 18, 2023 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

APPLICATION

Date Submitted: 4-19-2023

Fees (office use)

Type of Vacation or Modification Request:

☒ Easement

☐ Road

☐ Subdivision

☐ Subdivision Lot

APPLICANT CONTACT INFORMATION

Name of Applicant: Riley Grange

Mailing Address: 2109 W. 900 N.
Farr West, UT 84404

Phone:

PROPERTY INFORMATION

Property Address: 2109 W. 900 N.
Farr West, UT 84404

Land Serial Number

Subdivision Name:

Lot Number

Description of Project or Requested Action:

Vacate easement for accessory building

Included Documents:

☒ Petition

☒ Approval Letters

☐ Amended Plat

Signature of Applicant:

Date

4-19-2023

A PETITION TO VACATE CERTAIN PUBLIC UTILITY EASEMENT.

Riley Grange

2109 w 900 n Farr west, UT 84404

Petition to vacate 12" of PUE for accessory building to be installed 4' from West side of property.

3. When requesting to vacate some or all of an easement, the applicant is required to submit a petition along with the Application. The petition to vacate some or all of easement shall include: (a) the name and address of each owner of record of land that is: (i) adjacent to the easement; or (ii) accessed exclusively by or within 300 feet of the easement; and (b) the signature of each property who is adjacent to or accessed exclusively by the easement who consents to the vacation.

Name: Charyce Smith

Address: 2121 W. 900 N. Farr West, UT 84404

Signature: Charyce Smith

Name: Claudia DeHoor

Address: 2097 W. 900 N. Farr West, UT 84404

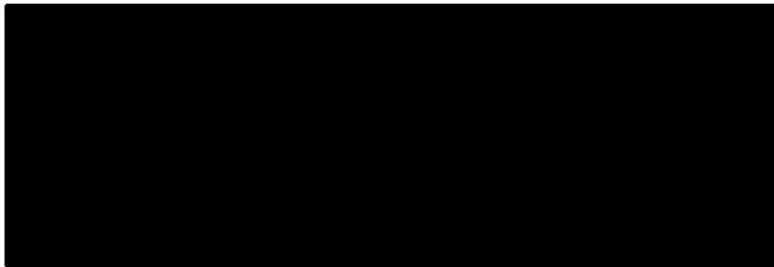
Signature: Claudia DeHoor

Name: Chad Jones

Address: 2106 W 900 N. Farr West, UT 84404

Signature: Chad R. Jones

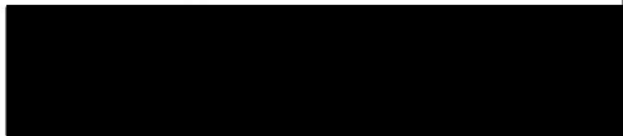
From:
Subject:
Date:
To:
Cc:



Riley,
We have nothing in that area and have no objection.

Thanks,

James Dixon



-----Original Message-----



Hi James.
Looking to vacate an easement on my property at
2109 w 900 n Farr West UT 84404
The city is requesting documentation that the utility companies have no objection to the public
utility access.



March 21, 2023

Riley Grange
2109 W 900 N
Farr West, UT 84404

RE: Release of Public Utility Easement

To Whom It May Concern:

The property owner has contacted our district office concerning vacating the Public Utility Easements on said property at above location. The District has no water mains on said property. Weber-Box Elder Conservation District has no problems with releasing the easements on this property. Parcel Number 15-144-0011

Should you have any concerns or questions please contact me at 621-6555.

Sincerely,

A handwritten signature in cursive script that reads "Doug Jeppesen".

Doug Jeppesen
Engineering

Pineview Water System
471 W 2nd Street
Ogden, UT 84404
(801) 621-6555

March 22, 2023

Riley Grange
[REDACTED]

RE: EASEMENT ENCROACHMENT

Request: 7031590

Dear Riley Grange:

As you requested, Rocky Mountain Power hereby consents to a proposed encroachment of the utility easement on the Southwest side of the property at or near 2109 W 900 N, Farr West, Utah.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, addition, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power Company harmless from all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Please acknowledge the receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

Robert Thorsted
Estimator
(801) 629-4426

Consented to this 22nd day of March



Riley Grange



To Whom It May Concern,

At this time ConnexT LLC has infrastructure in the North side of property in the Public Utility Easement of the address of 2109 W 900 N, Ogden UT. Furthermore, ConnexT LLC has no plans to install utility infrastructure in the Public Utility Easement that runs North to South along the South West side of property. As such, ConnexT LLC agrees to release the public easement requested on the South west portion of your property. If you have any questions or need anything else from us, please reach out to me at any time at 801-686-1009

Regards,

Craig E Brown

Member / Manager

ConnexT LLC



CenturyLink

4/19/23

ATTN: Riley Grange
2109 W 900 N
Farr West, UT 84404

NO OBJECTION

SUBJECT: Encroachment P847609
2109 W 900 N
Farr West, UT 84404

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way, and therefore agrees to the encroachment. Please forward this letter of approval as you see fit.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

Sincerely yours,

Jason Stephenson
Network Infrastructure Services
CenturyLink
P847609



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

March 20, 2023

Mr. Riley Grange
2109 West 900 North
FarrWest Ut 84404

RE: UTILITY EASEMENT RELEASE

The Bona Vista Water District hereby grants permission for Riley Grange to build on the South
Wes corner of the property located at 2109 West 900 North, lot #29 in Country Place Subdivision,
Parcel# 151440011 in Weber County.

Best Regards,

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
Marci Doolan, Administrative Manager
Matt Fox, Assistant Manager

Space above for County Recorder's use
PARCEL I.D.# 15-144-0011

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 29, Country Place Subdivision, located in the Northeast quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

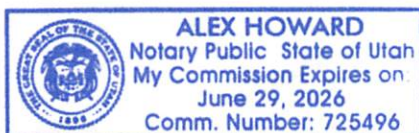
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on March 22, 2023.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Todd C. Cassity
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On March 22, 2023, personally appeared before me Todd C. Cassity, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



Alex Howard
Notary Public

Mayor

Ken Phippen

Assistant Mayor

Boyd Ferrin



City Council

Joshua Blazzard

David Chugg

Janele Leatham

Katie Williams

May 8, 2023

Riley Grange
2109 W 900 N
Farr West, UT 84404

RE: Release of Easement

Mr. Grange,

This letter is regarding your request to vacate the public utility easement located on your property at 2109 West 900 North. Farr West City Storm Water department has no intent to utilize this public utility easement now or in the future, therefore we grant the release.

Sincerely,

Robbie Spronk
Storm Water Manager

**FARR WEST CITY
RESOLUTION _____**

BOUNDARY ADJUSTMENT WITH MARRIOTT-SLATERVILLE

**A RESOLUTION OF FARR WEST CITY, UTAH, INDICATING THE INTENT
OF FARR WEST CITY TO ADJUST A COMMON BOUNDARY WITH
MARRIOTT-SLATERVILLE CITY.**

WHEREAS, Farr West City is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, Marriott-Slaterville City is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, Utah Code Annotated §10-2-419, 1953 as amended, provides a procedure for two or more municipalities to adjust a common boundary;

WHEREAS, Utah Code Annotated §10-2-419(2)(a)(i) requires each municipality intending to adjust its common boundaries to adopt a resolution indicating its intent to adjust boundaries;

WHEREAS, Farr West City and Marriott-Slaterville City seek to comply with state law and intend to adjust a common boundary by adopting this Resolution for this purpose of intent;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Farr West City that Farr West City intends to adjust a common boundary with Marriott-Slaterville City in accordance the map set forth in Exhibit "A" attached hereto and incorporated herein by this reference as the area intended for boundary adjustment.

IT IS FURTHER RESOLVED, that the City Council, as required by law, hereby sets a public hearing for this matter to be held at its regular meeting on June _____, 2023, at _____ PM, and directs staff that notice of said public hear shall be posted and/or published in accordance with state law. This Resolution takes effect immediately upon adoption.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2023.

FARR WEST CITY:

Vote of City Council

Mayor

Yes No

ATTEST:

City Recorder

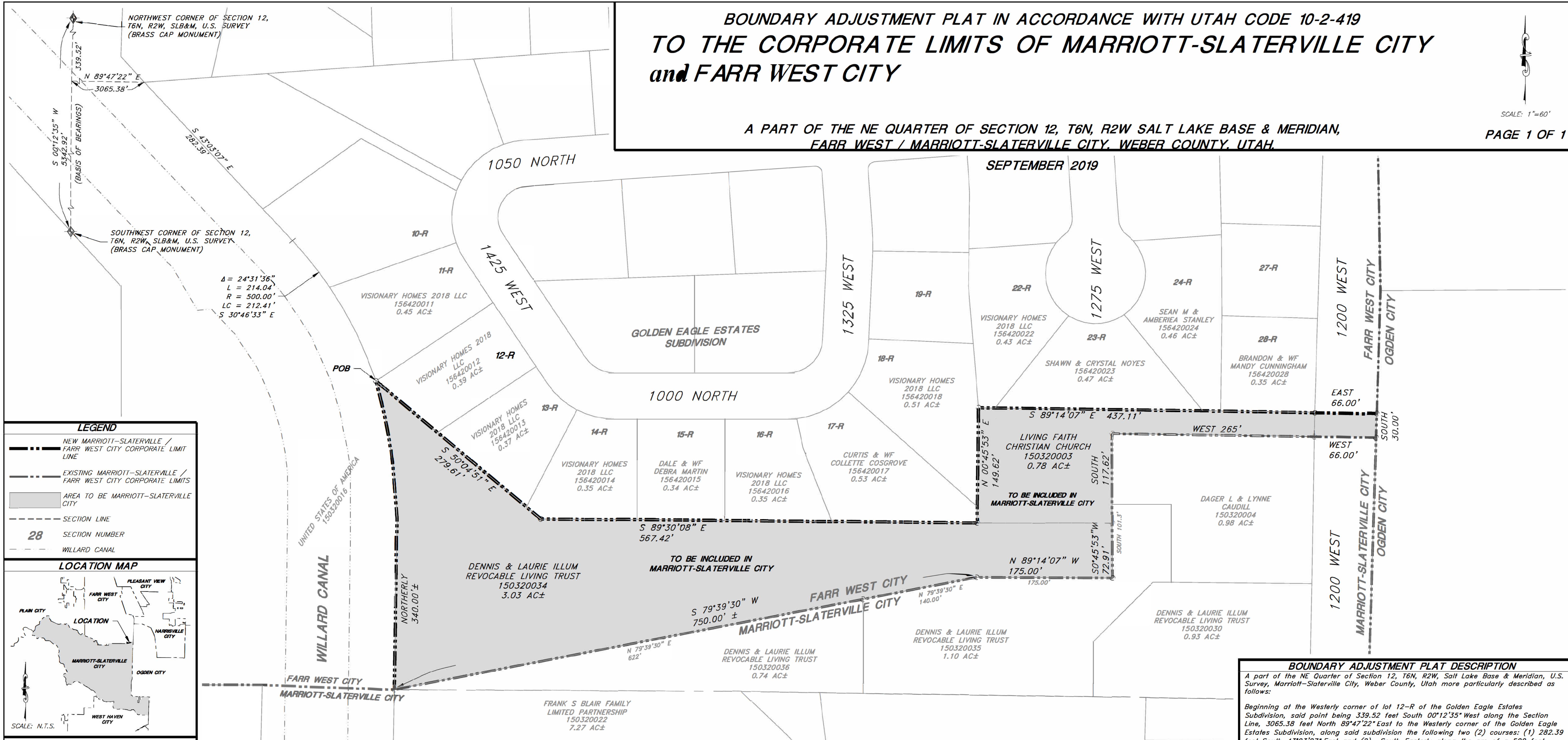
_____	_____	Council Member Ferrin
_____	_____	Council Member Blazzard
_____	_____	Council Member Chugg
_____	_____	Council Member Leatham
_____	_____	Council Member Williams

BOUNDARY ADJUSTMENT PLAT IN ACCORDANCE WITH UTAH CODE 10-2-419
TO THE CORPORATE LIMITS OF MARRIOTT-SLATERVILLE CITY
and FARR WEST CITY

A PART OF THE NE QUARTER OF SECTION 12, T6N, R2W SALT LAKE BASE & MERIDIAN,
FARR WEST / MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.

PAGE 1 OF 1

SCALE: 1"=60'



BOUNDARY ADJUSTMENT PLAT DESCRIPTION
A part of the NE Quarter of Section 12, T6N, R2W, Salt Lake Base & Meridian, U.S. Survey, Marriott-Slaterville City, Weber County, Utah more particularly described as follows:

Beginning at the Westerly corner of lot 12-R of the Golden Eagle Estates Subdivision, said point being 339.52 feet South 00°12'35" West along the Section Line, 3065.38 feet North 89°47'22" East to the Westerly corner of the Golden Eagle Estates Subdivision, along said subdivision the following two (2) courses: (1) 282.39 feet South 43°03'07" East and (2) South Easterly along the arc of a 500 foot radius curve to the right a distance of 214.04 feet (Long Chord Bears South 30°46'33" East 212.41 feet) from the Northwest Corner of said Section 12; and running thence along the Southerly line of said subdivision the following four (4) courses: (1) South 50°04'51" East 279.61 feet, (2) South 89°30'08" East 567.42 feet, (3) North 00°45'53" East 149.62 feet, and (4) South 89°14'07" East 437.11 feet to the Westerly right-of-way line of 1200 West Street; thence East 66.00 feet to the Easterly right-of-way line of said 1200 West Street, being a point on the existing Farr West City Corporate Limits Line; thence South 30.00 feet along said Farr West City Corporate Limits and the said East line of 1200 West Street to the junction point of the shared Farr West City and Marriott-Slaterville City Corporate Limits lines; thence following said shared Corporate Limit lines the following six (6) Courses: (1) West 66.00 feet to the Westerly right-of-way line of 1200 West Street and the Southeastern corner of parcel #150320003 Living Faith Christian Church Property, (2) West 265.00 feet along the southern boundary of said property, (3) South 117.62 feet along said property to the northeastern corner of Dennis & Laurie Illum Revocable Living Trust parcel #150320034 and along said parcel (4) South 00°45'53" West 72.91 feet, (5) North 89°14'07" West 175.00 feet, and (6) South 79°39'30" West 750.00 feet more or less to the Willard Canal; thence northerly 340.00 feet more or less along said Willard Canal to the point of beginning.

Containing 3.81 acres more or less

FARR WEST CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING BOUNDARY ADJUSTMENT PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. APPROVED THIS

DAY OF _____, A.D., _____

FARR WEST CITY ATTORNEY

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING BOUNDARY ADJUSTMENT PLAT HAVE BEEN COMPLIED WITH. APPROVED THIS

DAY OF _____, A.D., 2019.

FARR WEST CITY ENGINEER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF FARR WEST CITY, WEBER COUNTY, UTAH REQUEST THAT SAID CORPORATE BOUNDARY LINE BE ADJUSTED WITH MARRIOTT-SLATERVILLE CITY, WEBER COUNTY UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERE WITHIN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SECTION 10-2-419. SEQ. AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT AS SHOWN AS A PART OF SAID CITY. WITNESS AND OFFICIAL SEAL THIS

DAY OF _____, A.D., _____

APPROVED:

MAYOR, FARR WEST CITY

CITY RECORDER

SURVEYOR'S CERTIFICATE

I, BRENT W. SLATER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 165428 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT FOR MARRIOTT-SLATERVILLE CITY AND FARR WEST CITY, WEBER COUNTY, UTAH HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS IN ACCORDANCE WITH INFORMATION AND DATA OBTAINED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE ONLY. THERE HAS NOT BEEN A SURVEY PERFORMED BY ME ON THE GROUND. SIGNED THIS _____ DAY OF _____, 2019.

BRENT W. SLATER, P.L.S.

MARRIOTT-SLATERVILLE CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING BOUNDARY ADJUSTMENT PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. APPROVED THIS

DAY OF _____, A.D., _____

MARRIOTT-SLATERVILLE CITY ATTORNEY

MARRIOTT-SLATERVILLE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING BOUNDARY ADJUSTMENT PLAT HAVE BEEN COMPLIED WITH. APPROVED THIS

DAY OF _____, A.D., 2019.

MARRIOTT-SLATERVILLE CITY ENGINEER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH REQUEST THAT SAID CORPORATE BOUNDARY LINE BE ADJUSTED WITH FARR WEST CITY, WEBER COUNTY UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERE WITHIN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SECTION 10-2-419. SEQ. AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT AS SHOWN AS A PART OF SAID CITY. WITNESS AND OFFICIAL SEAL THIS

DAY OF _____, A.D., _____

APPROVED:

MAYOR, MARRIOTT-SLATERVILLE CITY

CITY RECORDER

WEBER COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT AS REQUIRED BY UTAH CODE 17-23-20

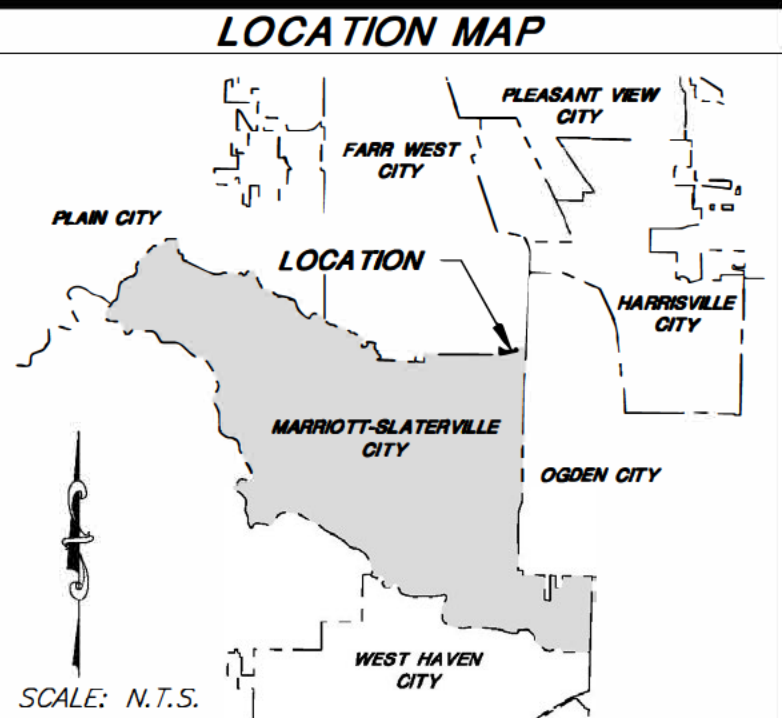
APPROVED THIS _____ DAY OF _____, _____

WEBER COUNTY SURVEYOR

COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____ FILED FOR RECORD
AND RECORDED _____, AT
_____ IN BOOK OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR
_____ COUNTY RECORDER
BY: _____ DEPUTY

LEGEND
NEW MARRIOTT-SLATERVILLE / FARR WEST CITY CORPORATE LIMIT LINE
EXISTING MARRIOTT-SLATERVILLE / FARR WEST CITY CORPORATE LIMITS
AREA TO BE MARRIOTT-SLATERVILLE CITY
SECTION LINE
28 SECTION NUMBER
WILLARD CANAL



NARRATIVE
THIS BOUNDARY ADJUSTMENT PLAT PER UTAH CODE 10-2-419 OF THE SUBJECT PROPERTIES WAS REQUESTED BY MARRIOTT-SLATERVILLE CITY CORPORATION AND FARR WEST CITY CORPORATION.

THE PROPERTY BOUNDARIES SHOWN HEREON ARE A REPRESENTATION OF PARCELS TO BE INCLUDED WITHIN THE PROPOSED CORPORATE BOUNDARY OF MARRIOTT-SLATERVILLE CITY. THE CORPORATE BOUNDARY ADJUSTMENT SHOWN HEREON REPRESENTS THE RECORD LOCATIONS AS EVIDENCED BY EXISTING PLATS, RECORD OF SURVEYS, AND DOCUMENTATION.

THE INFORMATION USED TO ESTABLISH THE BOUNDARIES WAS COMPILED FROM PLATS AND RECORDS IN THE WEBER COUNTY RECORDERS OFFICE.

AT NO TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARINGS AND DISTANCES. THIS BOUNDARY ADJUSTMENT PLAT IS TO SERVE AS A BOUNDARY LINE TO EXPAND THE MARRIOTT-SLATERVILLE CORPORATE LIMIT LINE.

BEARINGS AND DISTANCES WITHIN THIS DOCUMENT ARE PROVIDED FOR MAPPING PURPOSES ONLY. AT NO TIME NOW AND FOREVER DOES THIS PROPOSED BOUNDARY LINE DETERMINE THE LOCATION OF ANY PROPERTY LINE REPRESENTED ON THIS MAP.

Prepared By:



CONSULTING ENGINEERS

6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767



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: (

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

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 McKilzie

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

Application for Subdivision



Date Submitted **4/10/2023**

Developer's Name **BlackPine, LLC**

Developer's Mailing Address

Developer's Daytime Phone (

Subdivision Name **Ben Lomond Business Park**

Phase **n/a**

Subdivision Address **1500 W 2350 N, Farr West, UT 84404**

Is this a Re-Subdivision **No** Current Property Zone **Yes** Is Re-Zoning Required **No**

Acreage of property being divided **28.05** Acreage of entire land parcel **28.05**

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

Title Search Completed ☒ **Y** **N** *Attach Documentation

Available Utilities and Services:

Culinary Water	☒ Y	N	
Secondary Water	☒ Y	N	Company: _____
Secondary System	☒ Y	N	
Adequate Storm Sewer/Drainage	☒ Y	N	
Sewer	☒ Y	N	
Electric Power	☒ Y	N	
Natural Gas	☒ Y	N	
Telephone Service	☒ Y	N	
Broadband/Fiber Internet	☒ Y	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	☒ Y	N	Company: _____

Application for Subdivision



Property is in which Flood Zone: **X**

Panel Number: **490255**

Lowest Elevation of Property: **4278'**

Access Road above 4,215' Elevation: **Yes**

Source: **CIR Engineering**

Does the property contain Wetlands: **No**

Source: **National Wetland Inventory**

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

Agricultural land recently rezoned as M-1 to be part of Weber Industrial Park.

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

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed (Developer) _____

Date _____

4/13/2023

Signed (Owner) _____

Date _____

4/13/2023

FEE SCHEDULE

Engineering Fee Deposit: \$125.00/lot/phase

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Application Fee \$

190 -

Developer User Fee \$

250

Total \$

350

Receipt #

7.002367

Date Paid

4/13/2023

Received by

McKinzie

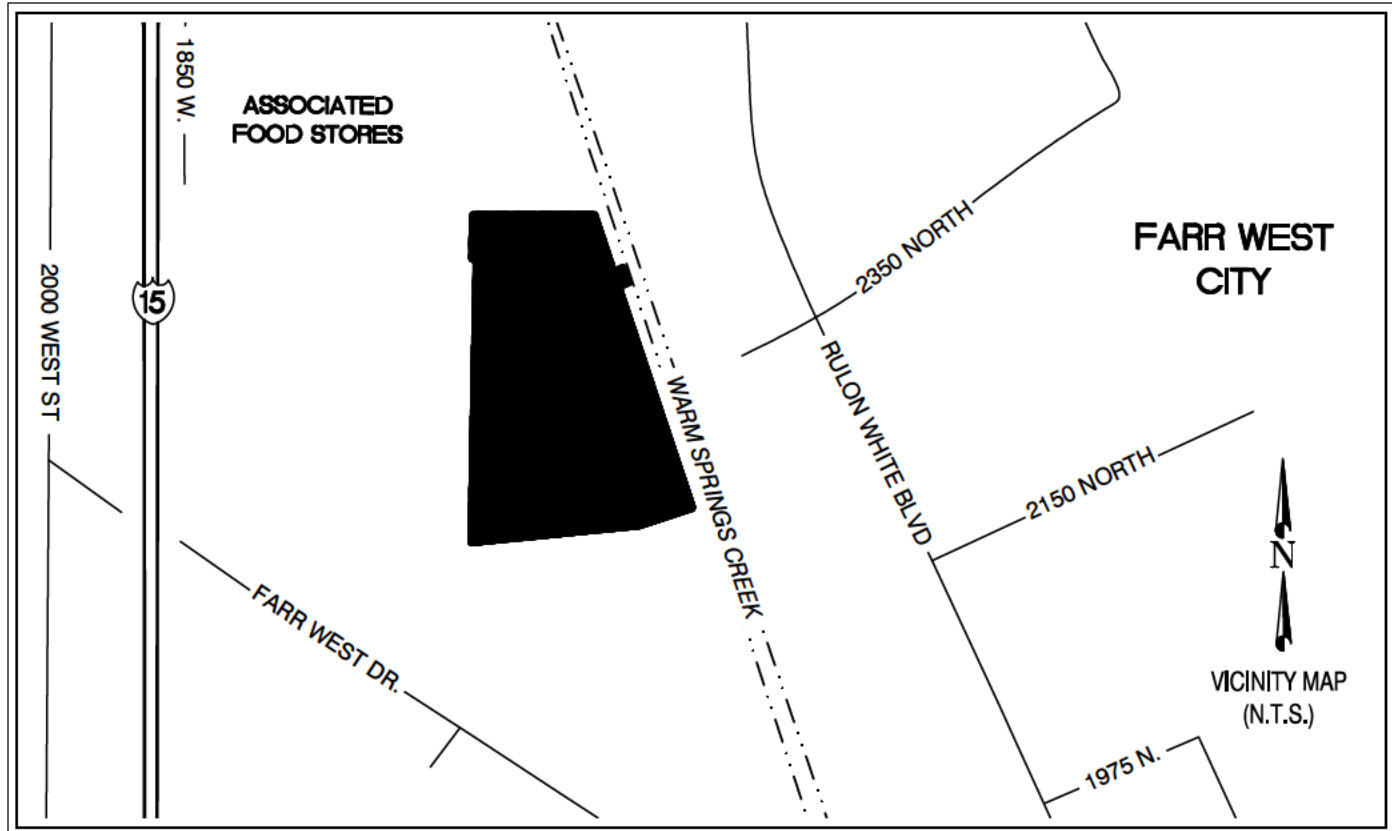
BEN LOMOND BUSINESS PARK
LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH
MAY 2023

NARRATIVE

This plat has been prepared to subdivide a parcel of land owned by LM Partners LLC and described in that Warranty Deed recorded February 7, 2022 as Entry No. 3216213 in the Office of the Weber County Recorder. Also, in order to connect to 2350 South Street with the proposed westerly extension, this plat includes a portion of a parcel of land owned by Tesoro Logistics Northwest Pipeline LLC described in that Utah - Special Warranty Deed recorded July 11, 2013 as Entry No. 2644918 in the Office of said Recorder so that the. Said parcels of land are located within Lots 12 & 22 in the South Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

PLAT NOTES

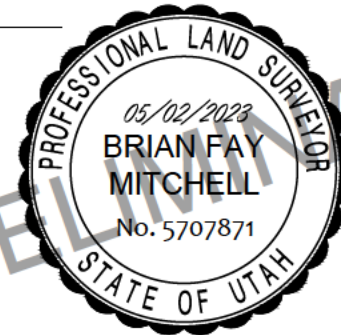
- By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49097C0200E, which bears an Effective Date of December 16, 2005.
- PUEs are 10.0' feet northerly and southerly of the westerly extension of 2350 North Street shown hereon.
- This Surveyor has re-traced and agrees with that certain Record of Survey filed as #7121 in the Office of the Weber County Surveyors Office.



SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **BEN LOMOND BUSINESS PARK** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20__



OWNER'S DEDICATION

The chair of the Weber County Commission has been duly authorized to execute this plat in a public regular commission meeting his ____ day of _____, 20__.

ATTEST:

Ricky Hatch, Weber County Clerk/Auditor

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of _____)

On this ____ day of _____, in the year 20__, before me, _____, a Notary Public, personally appeared Ricky Hatch the Weber County Clerk/Auditor of Weber County Commission proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said Weber County Commission and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

I/We the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat and name said tract:

BEN LOMOND BUSINESS PARK

and hereby dedicate, grant and convey to Farr West City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual easement over, upon and under the lands designated on the plat as public utility, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their nature state whichever is applicable as may be authorized by Farr West City, Utah, with no buildings or structures being erected within such easements.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

LM Partners, LLC, a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of _____)

On this ____ day of _____, in the year 20__, before me, _____, a Notary Public, personally appeared _____ the _____ of TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said LM Partners, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

I/We the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat and name said tract:

BEN LOMOND BUSINESS PARK

and hereby dedicate, grant and convey to Farr West City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual easement over, upon and under the lands designated on the plat as public utility, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their nature state whichever is applicable as may be authorized by Farr West City, Utah, with no buildings or structures being erected within such easements.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of _____)

On this ____ day of _____, in the year 20__, before me, _____, a Notary Public, personally appeared _____ the _____ of TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

BOUNDARY DESCRIPTION

A parcel of land being part all or part of the following entire tracts described in that Warranty Deed recorded February 7, 2022 as Entry No. 3216213 and that Utah - Special Warranty Deed recorded July 11, 2013 as Entry No. 2644918 in the Office of the Weber County Recorder. Said parcel of land is located within Lots 12 & 22 in the South Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing railroad tie fence post described as the southwesterly corner of said entire tract in Entry No. 32162113, which is 923.27 feet N. 00°03'07" E. along the Section line and 1668.26 feet S. 89°56'53" E. from the Southwest Corner of said Section 36; thence along an existing 21.5' alley the following two (2) courses: 1) N. 01°01'58" E. 1347.07 feet; 2) S. 89°40'00" W. 21.50 feet; thence N. 01°01'58" E. 206.76 feet to the South half of said Lot 12; thence N. 89°56'58" E. 574.51 feet along said South Half of Lot 12 to an existing yellow rebar and cap stamped "Weber County Survey" marking the westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 285.03 feet along said old westerly railroad right-of-way line to a point of non-tangency with a 235.00 - foot radius curve to the left, concave northerly (Radius point bears N. 24°33'37" W.); thence easterly 42.31 feet along the arc of said curve, through a central angle of 10°19'00", (Chord bears N. 70°35'53" E. 42.26 feet); thence N. 65°26'23" E. 8.50 feet to the intersection of the westerly line of Weber Industrial Park - Plat "A" recorded April 2, 1976 as Entry No. 651691 in Book 19 of Plats, at Page 44 in the Office of said Recorder and the northwesterly right-of-way line of 2350 North Street; thence S. 18°27'30" E. 70.40 feet to the intersection of said westerly line of Weber Industrial Park - Plat "A" and southeasterly right-of-way line of said 2350 North Street; thence S. 65°26'23" W. 1.02 feet to a point of tangency with a 305.00 - foot radius curve to the right, concave northerly; thence westerly 49.75 feet along the arc of said curve, through a central angle of 09°20'46" (Chord bears S. 70°06'46" W. 49.70 feet) to a said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 1111.35 feet along said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line to an existing fence; thence S. 71°14'21" W. 283.74 feet along said existing fence and extension thereof; thence S. 84°14'37" W. 799.16 feet to and along and existing wire fence to the Point of Beginning.

The above-described parcel of land contains 1,225,440 sq. ft. in area or 28.132 acres more or less.

OWNER:

LM Partners, LLC, a Utah limited liability company
1623 Farr West Drive
Ogden UT, 84404-2613

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company

191 Ridgewood Parkway
San Antonio, TX 78259

Weber County
2380 Washington Blvd # 370,
Ogden, UT 84401

DEVELOPER:



BlackPine, LLC
Daniel Stephens
Phone: 801-675-8809
Email: daniel@theblackpinegroup.com

WEBER COUNTY COMMISSION
ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____ A.D. 2023.

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with.
Signed this ____ day of _____ A.D. 20__.

Farr West City Attorney

Date

FARR WEST CITY ENGINEER

I hereby certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

Farr West City Engineer

Date

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah.
Signed this ____ day of _____ A.D. 20__.

Attest: City Recorder

Mayor

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission.
Signed this ____ day of _____ A.D. 20__.

Farr West City Planning Commission

Date

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this ____ day of _____ A.D. 20__.

Weber County Engineer

PREPARED BY:



**CIVIL ENGINEERING
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

BEN LOMOND BUSINESS PARK

LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of _____

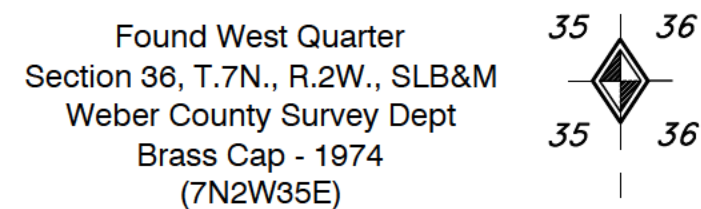
Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____
Weber County Recorder

SHEET

1

2



LINE TABLE		
LINE #	LENGTH	BEARING
L1	8.50	N65° 26' 23"E
L2	70.40	S18° 27' 30"E
L3	1.02	S65° 26' 23"W
L4	4.76	S65° 26' 23"W
L5	35.20	S18° 27' 30"E
L6	35.20	S18° 27' 30"E
L7	58.23	N1° 01' 58"E
L8	49.16	N1° 01' 58"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.31	235.00	10°19'00"	N70° 35' 53"E	42.26
C2	49.75	305.00	9°20'46"	S70° 06' 46"W	49.70
C3	120.56	269.52	25°3'472"	S78° 13' 51"W	119.55
C4	232.35	277.00	48°03'35"	S66° 59' 31"W	225.60
C5	62.61	235.00	15°15'56"	S83° 23' 21"W	62.43
C6	225.05	312.00	41°19'41"	S70° 21' 28"W	220.20
C7	104.93	235.00	25°34'55"	N78° 13' 51"E	104.06
C8	86.43	305.00	16°14'09"	S82° 54' 14"W	86.14
C9	246.55	242.00	58°22'19"	S61° 50' 09"W	236.02

Legend of Symbols & Abbreviations

- | | |
|---|-------------------------------|
|  | Boundary Line |
|  | Adjacent Parcel Line |
|  | Lot Line |
|  | Section Line |
|  | Section Tie |
|  | Road Center Line |
|  | Road Right of Way Line |
|  | PUE (Public Utility Easement) |
|  | Municipal City Boundaries |
-
- | | |
|---|---|
|  | Street Monument to be set |
|  | Set Yellow Rebar & Cap stamped "CIR" |
|  | Found Yellow Rebar & Cap stamped "GARDNER ENGINEERING" (Held) |
|  | Found Yellow Rebar & Cap stamped "Weber County Survey" (Held) |

PREPARED BY:

CIR **CIVIL ENGINEERING
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

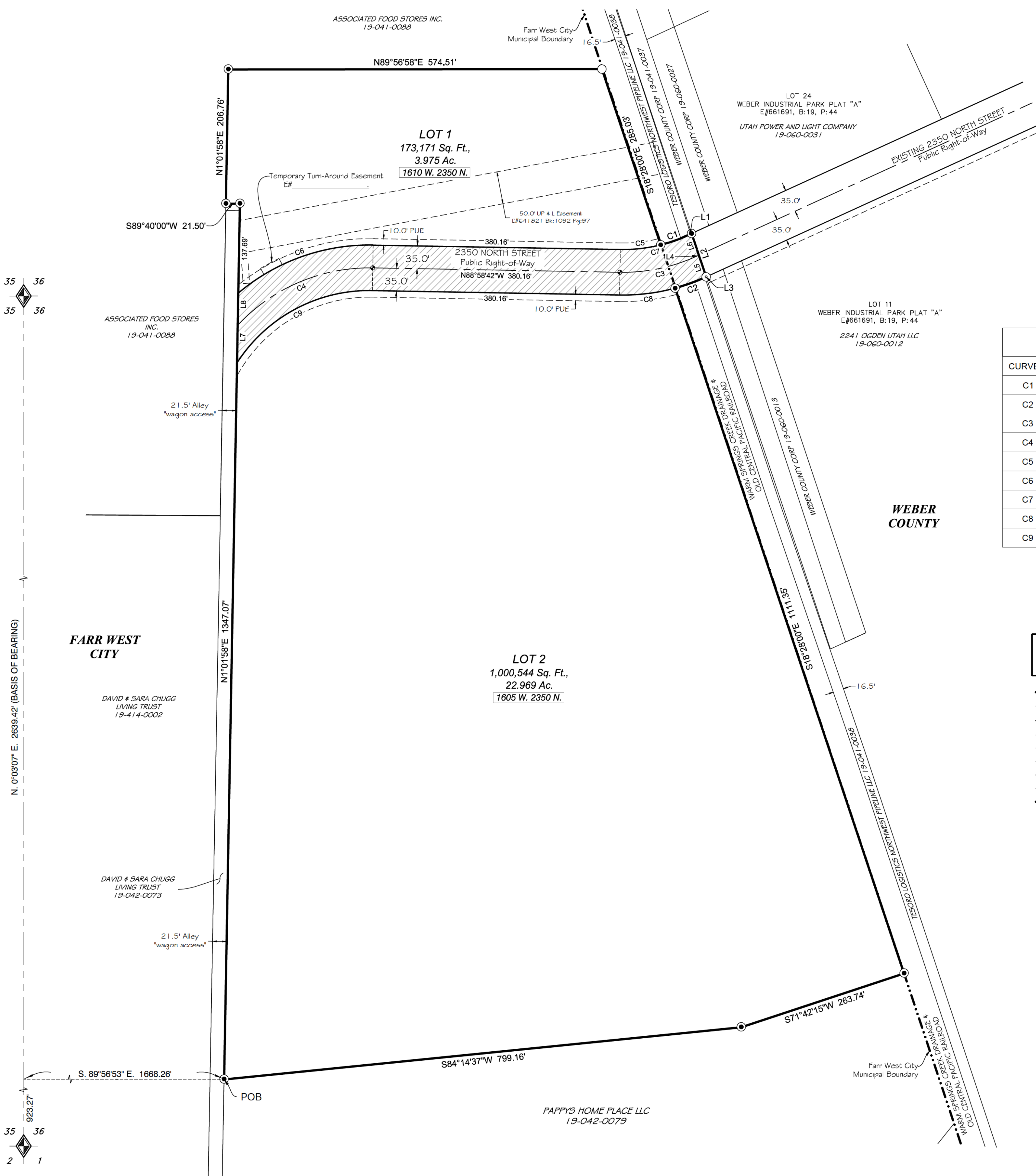
BEN LOMOND BUSINESS PARK
LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of _____

Date: Time: Book: Page:

Fee \$ _____ Weber County Recorder



MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **BEN LOMOND BUSINESS PARK
Subdivision Plat and Plans Review**

Date: May 5, 2023

Our office has completed a review of the subdivision plat and infrastructure plans for the proposed Ben Lomond Business Park located on the old Papageorge farm at approximately 1600 West 2350 North. This new subdivision includes a new public road that connects to the Weber County road in the industrial park and two new manufacturing lots. The proposed road does not have sidewalk as would be typical in a commercial or residential subdivision. In discussion with City staff and the Developer, we support this decision as there is no sidewalk anywhere close to this development in the adjoining industrial and manufacturing areas and we don't believe there are plans to in the future to extend sidewalk to the site. The follow items are still outstanding and need to be completely addressed:

1. Obtain approval from the Weber Fire District for the proposed improvements, particularly the proposed turnaround at the end of the street.
2. Obtain final approval of the plans from Bona Vista Water.
3. Obtain final approval of the plans from Pineview Water.
4. Obtain final approval of the proposed culvert under the roadway for the Union Ditch from Western Irrigation.

All other design review comments have been addressed on the plan and the plat. Once the approvals listed above are obtained, the final items should be completed prior to construction:

1. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
2. An engineer's estimate for the cost of the public improvements will need to be submitted and approved by our office before the pre-construction meeting. This estimate will be the basis for the developer's agreement and the associated construction guarantee.
3. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any further questions.



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 [REDACTED]

Phone Number [REDACTED]

Property address of proposed conditional use 1246 N 2000 W Current Zoning: C-2

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 C-2 zone. We will be constructing buildings to be used for
light indoor manufacturing and warehousing.

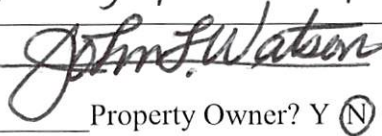
D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

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.


Signature of Applicant

 Property owner ☒
Property Owner? Y ☒ N

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

Received by McKibbie

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

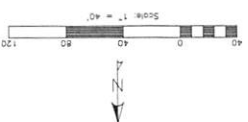
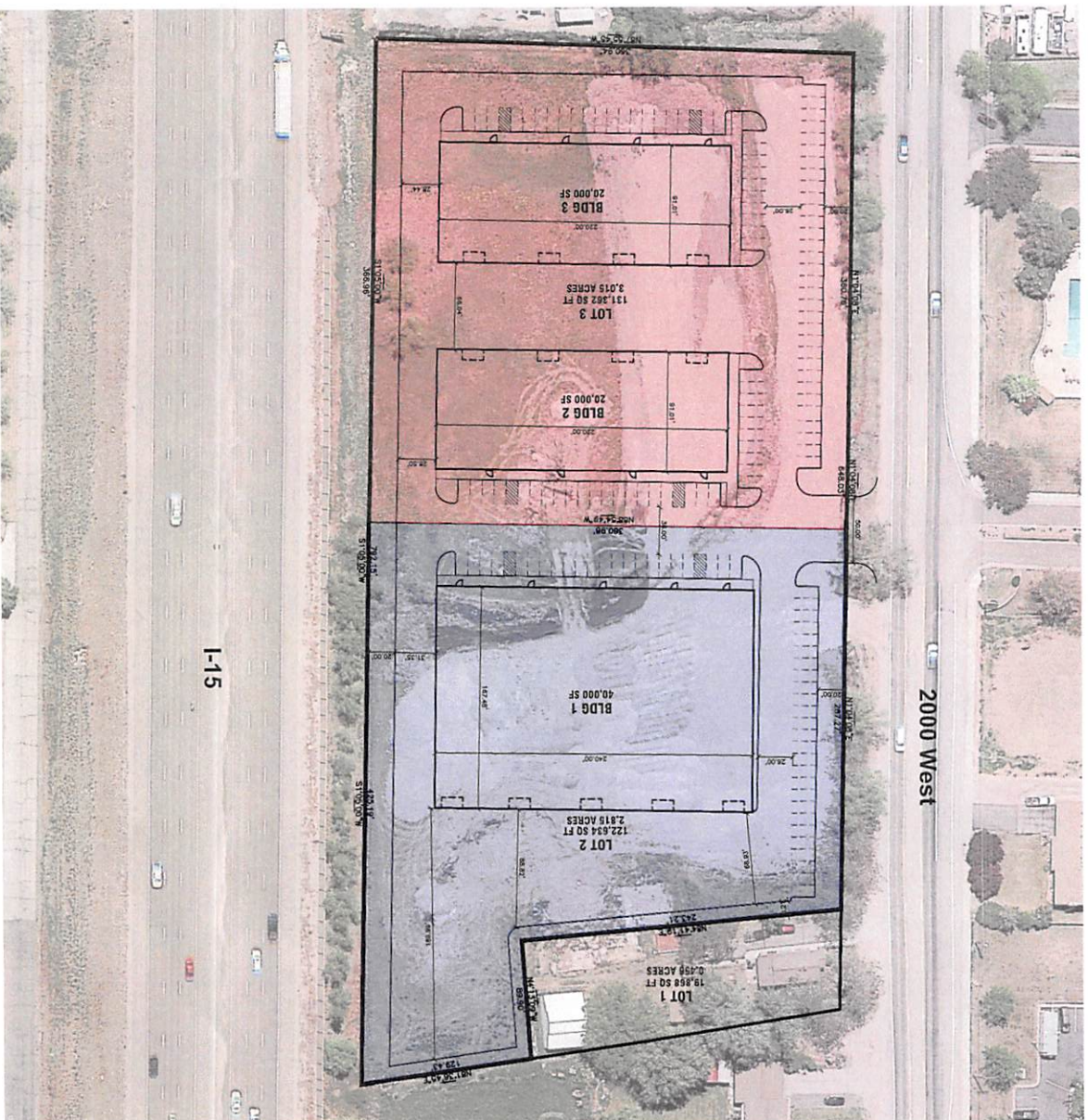
Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

Mayor



Site Information	
LOCATED IN:	FARR WEST, WEBER COUNTY
REMAINDER PARCELS:	5.831 ACRES 253,986 SF
LOT 2:	2.815 ACRES 122,534 SF
BUILDING AREA:	40,000 SF
LOT 3:	3.015 ACRES 131,562 SF
BUILDING AREA:	40,000 SF
PARKING:	28 STALLS REQ'D

SHEET
1

PROJECT INFO.
Engineer: J. HUNT
Draftsman: J. HUNT
Start Date: 10/20/22
Name: Watson Fisher



Building	Area

Site Plan

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

HE HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6015 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com