

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 7, 2022
3:00 p.m.

- 1. Minutes: November 16, 2022**
- 2. Administrative Items**
 - 2.1 UVT100722:** Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1st Amendment. **Planner: Steve Burton**
 - 2.2 UVS111822** - Consideration, and action on a request for approval of Samarel Subdivision, consisting of two residential lots. **Planner Felix Lleverino**
 - 2.3 LVJ100722** - Consideration, and action on a request for approval of Janisan West Weber Subdivision, consisting of one manufacturing lot. **Planner Felix Lleverino**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

November 16, 2022

Minutes of November 16, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Steve Burton, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Marta Borchert, Planner Tech; June Nelson, Secretary

1. Minutes: October 19, 2022 Approved

2. Administrative Items

2.1 UVT101822 – Consideration and action on a request for approval of the Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. **Planner: Felix Lleverino**

The applicant is requesting approval of a one-lot subdivision amendment that would reconfigure that buildable area within lot 33 of The Legends at Hawkins Creek. This property has existing frontage on a private road called Chaparral Road.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Staff recommends final plat approval of Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. This recommendation is based on the following conditions:

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A "Natural Hazard Disclosure" shall be recorded with the final

plat. The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Approved by Steve Burton based on staff recommendations and findings in this report.

2.2 UVT101422 - Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment Subdivision. The purpose of this application is to plat the actual location of the installed roadway and utilities, which were shifted 12' to the west during installation. This application proposes to shift lot lines to the west by 12'. This proposal does not change the area of open space or the dimensions of lot 48, it merely shifts parcel boundaries to align with what has already been installed (private roadway and utilities). This proposal is located at approximately 8578 E Cobabe Court, Eden, UT, 84310 in the DRR-1 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Overlook Subdivision Phase 3, 1st Amendment, consisting of one lot, openspace, and private right-of-way, located at approximately 8578 Cobabe Ct., Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Approved by Steve Burton based on staff recommendations and findings in this report.

November 16, 2022

2.3 UVC082222 - Request for final approval of Chance's Place Subdivision, a one-lot subdivision, located in the AV-3 zone.
Planner: Tammy Aydelotte

The applicant is requesting final approval of Chance's Place Subdivision, consisting of one lot, located at approximately 1163 N 7800 E, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Chance's Place Subdivision, consisting of one lot located at approximately 1163 N 7800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. **A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements, shall be submitted to Weber County Planning prior to recording of the final plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

Approved by Steve Burton based on staff recommendations and findings in this report.

2.4 UVS030122 - Consideration and action on final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots, in the FV-3 zone, located at approximately 940 S 9270 E, Huntsville, UT, 84317. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots. There is an existing bridge to cross, in order to access one of the lots. The other two lots will have a shared driveway that straddles the lot boundary between proposed lots 302 & 303 (on the proposed final plat). This driveway will need to be installed by the homebuilder. The applicant has met County Engineering's requirements regarding lot access across the Southfork River. The idea is to minimize the number of bridges within this subdivision. This proposed subdivision is located in the FV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots located at approximately 940 S 9270 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.**
2. **A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;**
3. **An onsite wastewater covenant shall be recorded with the final plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

November 16, 2022

Approved by Steve Burton based on staff recommendations and findings in this report.

2.5 LVJ091422 - Request for final approval of JNL Business Park Subdivision, consisting of 2 lots, located at approximately 2167 Rulon White Blvd., Ogden, UT, 84404. **Planner: Tammy Aydelotte**

The applicant is requesting approval of JNL Business Park Subdivision consisting of two lots, located at approximately 2167 Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meet the minimum lot width requirements of this zone (100'). Access for these lots will be from an access easement (entry # 3147567) across the parcel to the west, from Rulon White Blvd. The purpose of this subdivision is to split into an existing parcel into two legal lots of record.

Staff recommends final approval of JNL Business Park Subdivision, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. **A final approval letter from Bona Vista Water Improvement District shall be obtained prior to recording the final plat.**
2. **Proof of annexation into Central Weber Sewer District shall be submitted prior to recording of**

the final plat. This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **With the recommended conditions, the proposed subdivision complies with applicable county ordinances.**

Approved by Steve Burton based on staff recommendations and findings in this report.

2.6 UVR081022- Consideration and action request for final approval of Rocky Rhodes Subdivision 1st Amendment. **Planner Tech: Marta Borchert**

This is a proposal to change the boundary line between 221770002 and 220130014 to obtain more room for drive way and shift the pickle ball court and greenhouses to lot 2 on the northern border.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Staff recommends final approval of Rocky Rhodes 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements. This recommendation is based on the following conditions:

1. **There will need to be a deferral for curb, gutter and sidewalk.**

This recommendation is based on the following findings:

1. **The proposed subdivision amendment conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision complies with applicable County ordinances.**

Approved by Steve Burton based on staff recommendations and findings in this report.

ADJOURN

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1 st Amendment.
Agenda Date:	December 7, 2022
Applicant:	The Point at Wolf Creek LLC John Lewis
Representative:	Lisa Webster
File Number:	UVT100722

Property Information

Approximate Address:	3840 N 4975 E, Eden
Project Area:	3 acres
Zoning:	FR-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	220160034
Township, Range, Section:	T7N, R1E, Section 22

Adjacent Land Use

North:	Golf Course	South:	Residential
East:	Residential	West:	Golf Course

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17, Forest Residential (FR-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

On January 5, 2022, the original plat for The Pointe at Wolf Creek subdivision recorded. On October 6, 2022 the owner submitted a plat revision to satisfy the requirements of their title company to add references to private access easements via plat notes. The amended plat was not required by the county, but requested by the property owner.

Analysis

General Plan: This plat amendment will not affect the general plan goals and policies.

Zoning: The subject property is located in the Forest Residential (FR-3) Zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

None of the existing subdivision lots are changing sizes.

Culinary Water, Sanitary Sewer, and Secondary Water: The proposal does not add lots or units to the existing development, and no water and sewer letters have been requested.

Review Agencies: All county review agencies including Engineering, Planning, Surveyor’s office, and Fire have approved the proposed amendment.

Staff Recommendation

Staff recommends final approval of The Pointe at Wolf Creek Subdivision 1st amendment. This recommendation for approval is subject to all applicable review agency requirements.

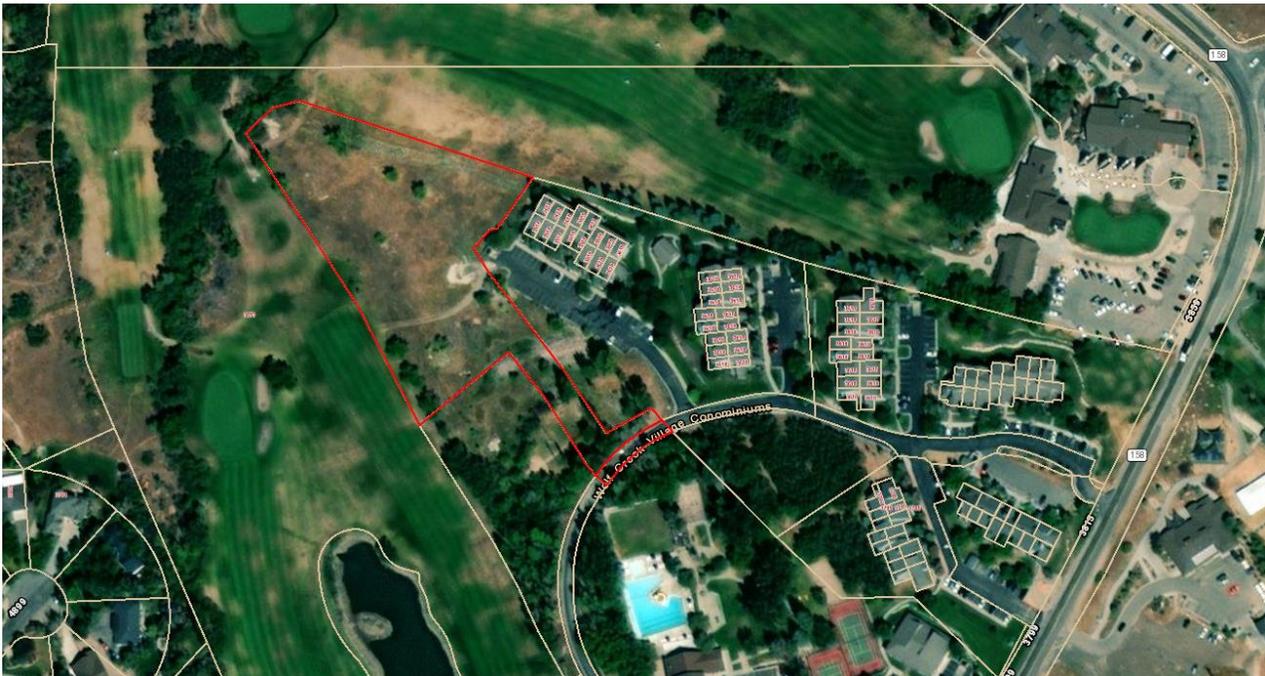
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Exhibits

- A. Proposed final Plat

Location Map 1



THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

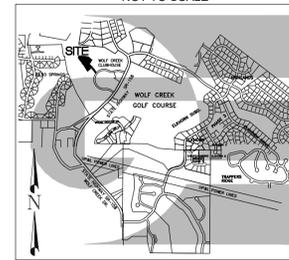
AMENDING THE POINTE AT WOLF CREEK
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2022

FOUND
W.C. 3" BRASS CAP IN PVC - 1981
AT GROUND LEVEL - GOOD COND.
WEST QUARTER CORNER
SEC. 22 T7N, R1E SLB&M

FOUND
W.C. 3" BRASS CAP IN CONC. - 1967
AT GROUND LEVEL - GOOD COND.
CENTER QUARTER CORNER
SEC. 22 T7N, R1E SLB&M

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 89°14'39" WEST 720.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 169.10 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE BOUNDARY OF WORLDMARK THE CLUB AT WOLF CREEK VILLAGE PHASE 2 AND ITS EXTENSION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 31°09'07" WEST 100.51 FEET; (2) SOUTH 80°15'11" WEST 11.10 FEET; (3) SOUTH 37°07'38" WEST 35.42 FEET; (4) SOUTH 34°21'09" EAST 40.68 FEET; (5) SOUTH 41°59'09" EAST 181.60 FEET; (6) SOUTH 35°35'51" EAST 125.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 41.28 FEET, HAVING A RADIUS OF 290.50 FEET, A CENTRAL ANGLE OF 08°08'31", AND WHICH CHORD BEARS SOUTH 46°09'26" WEST 41.25 FEET; THENCE NORTH 35°35'46" WEST 126.31 FEET; THENCE NORTH 41°36'00" WEST 80.66 FEET; THENCE SOUTH 47°52'44" WEST 164.12 FEET; THENCE NORTH 30°39'12" WEST 187.57 FEET; THENCE NORTH 36°28'57" WEST 292.66 FEET; THENCE NORTH 33°05'24" WEST 54.54 FEET; THENCE NORTH 31°31'49" EAST 59.27 FEET; THENCE NORTH 86°10'28" EAST 12.12 FEET; THENCE SOUTH 83°45'54" EAST 289.07 FEET; THENCE SOUTH 48°10'16" EAST 157.48 FEET TO THE POINT OF BEGINNING, CONTAINING 126,790 SQ. FT. OR 2.91 AC, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH SECTION 57-13 AND HAVE VERIFIED THE MEASUREMENTS AND THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS ACCURATE AND ACCURATELY ESTABLISHES THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

RS21 THE POINT, LLC AND THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, INC., AS OWNERS OF THE TRACTS OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT, HAVING CAUSED A SURVEY TO BE MADE AND THIS PLAT PREPARED, DO HEREBY SET APART AND SUBDIVIDE THE DESCRIBED LAND INTO THE CONDOMINIUM UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND OTHER AREAS SHOWN ON THIS PLAT, AND SET FORTH IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE POINTE AT WOLF CREEK, RECORDED ON APRIL 13, 2022, AS ENTRY NO. 3229799, IN THE WEBER COUNTY RECORDER'S OFFICE, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, AND HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNITS, TO BE MAINTAINED BY THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. THE POINTE ALSO GRANTS AND CONVEYS TO THE POINTE AT WOLF CREEK UNIT OWNERS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER IN COMMON WITH ALL OTHERS IN THE PROJECT.

RS21 THE POINT, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY.
RS21 THE POINT, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 2.

B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

RS21 THE POINT, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2022
CHAD JONES, MANAGING MEMBER

THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION

SIGNED THIS _____ DAY OF _____, 2022
CHAD JONES, PRESIDENT

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

SIGNED THIS _____ DAY OF _____, 2022
ROB THOMAS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2022, personally appeared before me CHAD JONES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGING MEMBER OF RS21 THE POINT, LLC, a Utah limited liability company, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CHAD JONES acknowledged to me that said Corporation executed the same.

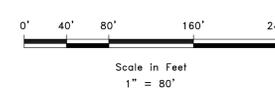
PRINTED NAME _____ SIGNATURE _____ COUNTY AND STATE _____
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

DEVELOPER:
RS21 THE POINT, LLC
CHAD JONES
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S1
3

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

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MULTI-SCALE LAND SURVEYING
5150 SOUTH 275 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE
- EASEMENT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- COMMON AREA PRIVATE DRIVE

NOTES

- ZONE: FOREST RESIDENTIAL
- NIGHTLY RENTALS ARE ALLOWED.
- PURSUANT TO THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE POINTE AT WOLF CREEK, RECORDED ON September 14, 2022, AS ENTRY NO. 3254992, IN THE WEBER COUNTY RECORDER'S OFFICE, DECLARANT GRANTED (I) A PERPETUAL, NON-EXCLUSIVE, AND CONTINUOUS EASEMENT AND RIGHT-OF-WAY OVER THE ACCESS ROAD SHOWN ON THIS PLAT, FOR THE BENEFIT OF EACH CONDOMINIUM UNIT OWNER AND THEIR RESPECTIVE OCCUPANTS AND APPURTENANT TO THE PROJECT AND EACH CONDOMINIUM UNIT, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT, AND (II) A PERPETUAL, NON-EXCLUSIVE, AND CONTINUOUS EASEMENT AND RIGHT-OF-WAY OVER THE ACCESS ROAD SHOWN ON THIS PLAT, FOR THE BENEFIT OF THE ASSOCIATION AND THEIR RESPECTIVE AGENTS OR CONTRACTORS, FOR THE PURPOSES OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT AND PERFORMING THE MAINTENANCE OBLIGATIONS DETAILED IN THE FIRST AMENDMENT.
- IN ADDITION, PURSUANT TO THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED ON AUGUST 6, 2021, AS ENTRY NO. 3173814, IN THE WEBER COUNTY RECORDER'S OFFICE, WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT GRANTED A PERMANENT, IRREVOCABLE, AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LAND DEPICTED AS PARCELS ACCESS EASEMENT AGREEMENT ON THIS PLAT, FOR THE BENEFIT OF THE POINTE AT WOLF CREEK, LLC, A UTAH LIMITED LIABILITY COMPANY AND CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED THEREIN, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT, BY ITS SIGNATURE BELOW, AND IN ACCORDANCE WITH THE ACCESS EASEMENT AGREEMENT, WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT HEREBY CONFIRMS, ACKNOWLEDGES, AND AGREES THAT SUCH PERMANENT, IRREVOCABLE, AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY SAID ACCESS EASEMENT AGREEMENT SHALL ALSO BE FOR THE BENEFIT OF EACH CONDOMINIUM UNIT OWNER AND THEIR RESPECTIVE OCCUPANTS, INVITEES, GUESTS, EMPLOYEES, AGENTS, AND CONTRACTORS, AND SUCH EASEMENT SHALL BE APPURTENANT TO THE PROJECT AND EACH CONDOMINIUM UNIT.

LENDER'S CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.
DATED THIS _____ DAY OF _____, 2022.

HILLCREST BANK
BY: _____ NAME/TITLE: _____
ACKNOWLEDGEMENT
STATE OF _____)
COUNTY OF _____)
ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF HILLCREST BANK, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2022, personally appeared before me CHAD JONES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF Wolf Creek Water and Sewer Improvement District, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CHAD JONES acknowledged to me that said Corporation executed the same.

PRINTED NAME _____ SIGNATURE _____ COUNTY AND STATE _____
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2022, personally appeared before me ROB THOMAS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF Wolf Creek Water and Sewer Improvement District, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said ROB THOMAS acknowledged to me that said Corporation executed the same.

PRINTED NAME _____ SIGNATURE _____ COUNTY AND STATE _____
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	59.80	S35° 51' 57"E	L51	9.50	N47° 43' 56"E	L101	9.50	N42° 05' 26"E
L2	22.82	S67° 35' 40"E	L52	13.73	S42° 16' 04"E	L102	22.23	N47° 54' 34"W
L3	25.52	S35° 51' 57"E	L53	12.50	S47° 43' 56"W	L103	14.50	N42° 05' 26"E
L4	68.25	S42° 16' 04"E	L54	13.81	S42° 16' 04"E	L104	9.00	S47° 54' 34"E
L5	5.43	S47° 43' 56"W	L55	9.50	S47° 43' 56"W	L105	18.50	N42° 05' 26"E
L6	11.50	N47° 43' 56"E	L56	8.46	S42° 16' 04"E	L106	9.00	S47° 54' 34"E
L7	97.24	S42° 16' 04"E	L57	9.50	N47° 43' 56"E	L107	8.50	N42° 05' 26"E
L8	63.97	S34° 38' 04"E	L58	13.81	S42° 16' 04"E	L108	54.00	S47° 54' 34"E
L9	11.50	S55° 21' 56"W	L59	12.50	N47° 43' 56"E	L109	12.50	N42° 05' 26"E
L10	10.12	S34° 38' 04"E	L60	13.71	S42° 16' 04"E	L110	36.00	S47° 54' 34"E
L11	72.76	N48° 06' 28"E	L61	9.50	N4° 14' 49"W	L111	12.50	S42° 05' 26"W
L12	96.00	S42° 16' 04"E	L62	8.46	S85° 50' 57"W	L112	54.00	S47° 54' 34"E
L13	15.75	S47° 43' 56"W	L63	9.50	S4° 09' 03"E	L113	8.50	S42° 05' 26"W
L14	67.01	N85° 50' 57"E	L64	27.54	S85° 50' 57"W	L114	9.00	S47° 54' 34"E
L15	8.68	S4° 09' 03"E	L65	9.50	N4° 09' 03"W	L115	18.50	S42° 05' 26"W
L16	9.80	S79° 37' 42"E	L66	22.23	S85° 50' 57"W	L116	9.00	S47° 54' 34"E
L17	23.34	S4° 09' 03"E	L67	14.50	N4° 09' 03"W	L117	14.50	S42° 05' 26"W
L18	13.50	S4° 09' 03"E	L68	9.00	N85° 50' 57"E	L118	22.23	N47° 54' 34"W
L19	141.00	S85° 50' 57"W	L69	18.50	N4° 09' 03"W	L119	9.50	S42° 05' 26"W
L20	13.50	N4° 09' 03"W	L70	9.00	N85° 50' 57"E	L120	27.54	N47° 54' 34"W
L21	2.93	S85° 50' 57"W	L71	8.50	N4° 09' 03"W	L121	9.00	N42° 05' 26"E
L22	15.30	S42° 05' 26"W	L72	54.00	N85° 50' 57"E	L122	8.46	N47° 54' 34"W
L23	141.00	N47° 54' 34"W	L73	12.50	N4° 09' 03"W	L123	9.50	S42° 05' 26"W
L24	22.65	N42° 05' 26"E	L74	36.00	N85° 50' 57"E	L124	13.73	N47° 54' 34"W
L25	9.50	S47° 38' 10"W	L75	12.50	S4° 09' 03"E	L125	12.50	N42° 05' 26"E
L26	8.46	S42° 16' 04"E	L76	54.00	N85° 50' 57"E	L126	13.81	N47° 54' 34"W
L27	9.50	N47° 43' 56"E	L77	8.50	S4° 09' 03"E	L127	9.50	N42° 05' 26"E
L28	27.54	S42° 16' 04"E	L78	9.00	N85° 50' 57"E	L128	8.46	N47° 54' 34"W
L29	9.50	S47° 43' 56"W	L79	18.50	S4° 09' 03"W	L129	9.50	S42° 05' 26"W
L30	22.23	S42° 16' 04"E	L80	9.00	N85° 50' 57"E	L130	13.81	N47° 54' 34"W
L31	14.50	S47° 43' 56"W	L81	14.50	S4° 09' 03"E	L131	12.50	S42° 05' 26"W
L32	9.00	N42° 16' 04"W	L82	22.23	S85° 50' 57"W	L132	13.71	N47° 54' 34"W
L33	18.50	S47° 43' 56"W	L83	9.50	S4° 09' 03"E			
L34	9.00	N42° 16' 04"W	L84	27.54	S85° 50' 57"W			
L35	8.50	S47° 43' 56"W	L85	9.50	N4° 09' 03"W			
L36	54.00	N42° 16' 04"W	L86	8.46	S85° 50' 57"W			
L37	12.50	S47° 43' 56"W	L87	9.50	S4° 09' 03"E			
L38	36.00	N42° 16' 04"W	L88	13.73	S85° 50' 57"W			
L39	12.50	N47° 43' 56"E	L89	12.50	N4° 09' 03"W			
L40	54.00	N42° 16' 04"W	L90	13.81	S85° 50' 57"W			
L41	8.50	N47° 43' 56"E	L91	9.50	N4° 09' 03"W			
L42	9.00	N42° 16' 04"W	L92	8.46	S85° 50' 57"W			
L43	18.50	N47° 43' 56"E	L93	9.50	S4° 09' 03"E			
L44	9.00	N42° 16' 04"W	L94	13.81	S85° 50' 57"W			
L45	14.50	N47° 43' 56"E	L95	12.50	S4° 09' 03"E			
L46	22.23	S42° 16' 04"E	L96	13.71	S85° 50' 57"W			
L47	9.50	N47° 43' 56"E	L97	9.50	N41° 59' 40"E			
L48	27.54	S42° 16' 04"E	L98	8.46	N47° 54' 34"W			
L49	9.50	S47° 43' 56"W	L99	9.50	S42° 05' 26"W			
L50	8.46	S42° 16' 04"E	L100	27.54	N47° 54' 34"W			

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.16	290.50	4°34'04"	N44° 22' 12"E	23.15
C2	18.10	486.65	2°07'53"	N48° 04' 05"E	18.10
C3	18.48	51.50	20°33'19"	S48° 08' 37"E	18.38
C4	6.79	27.50	14°09'12"	S49° 20' 41"E	6.78
C5	20.42	6.50	180°00'00"	S42° 16' 04"E	13.00
C6	10.21	6.50	90°00'00"	S10° 21' 56"W	9.19
C7	28.01	16.50	97°15'28"	S83° 15' 48"E	24.76
C8	16.10	6.50	141°52'59"	S23° 12' 33"E	12.29
C9	6.59	5.00	75°28'39"	S41° 53' 22"E	6.12
C10	7.07	4.50	90°00'00"	S40° 50' 57"W	6.36
C11	7.07	4.50	90°00'00"	N49° 09' 03"W	6.36
C12	3.44	4.50	43°45'31"	S63° 58' 12"W	3.35
C13	14.50	6.00	138°29'23"	N27° 09' 16"W	11.22

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE UNITS ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHAD JONES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2022.

COUNTY SURVEYOR

RECORD OF SURVEY # _____

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2022.

COUNTY ATTORNEY

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 _____, 2022.

COUNTY ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

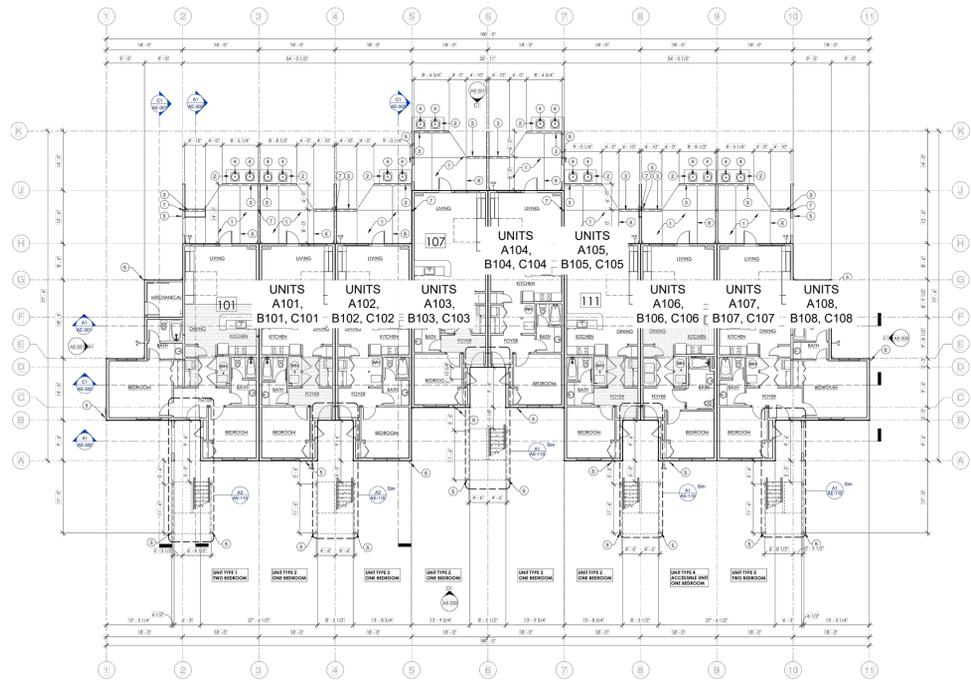
SIGNED THIS _____ DAY OF _____, 2022.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

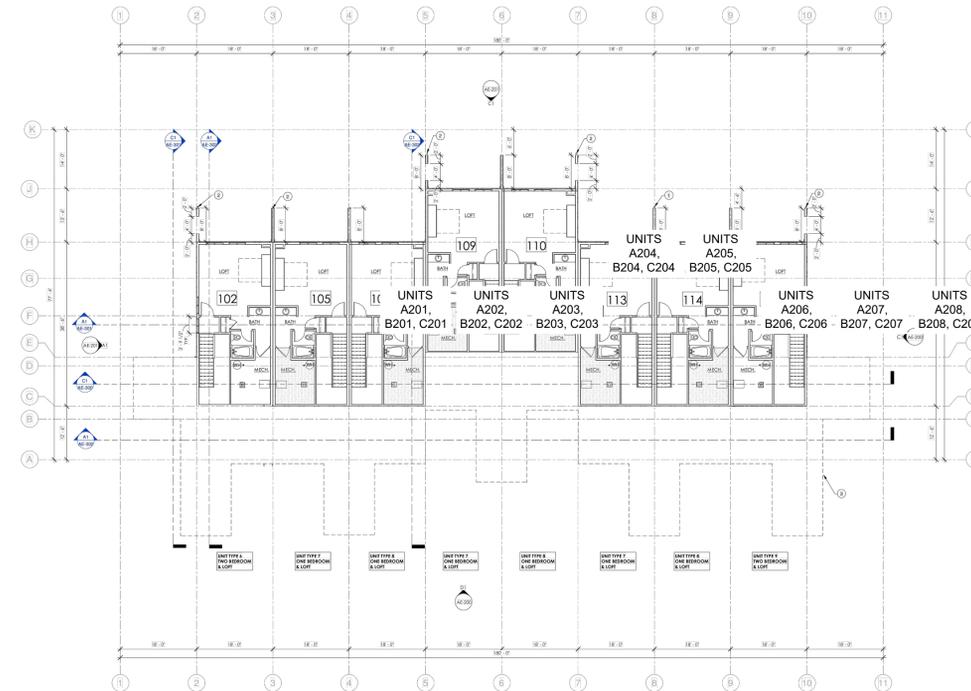
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THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

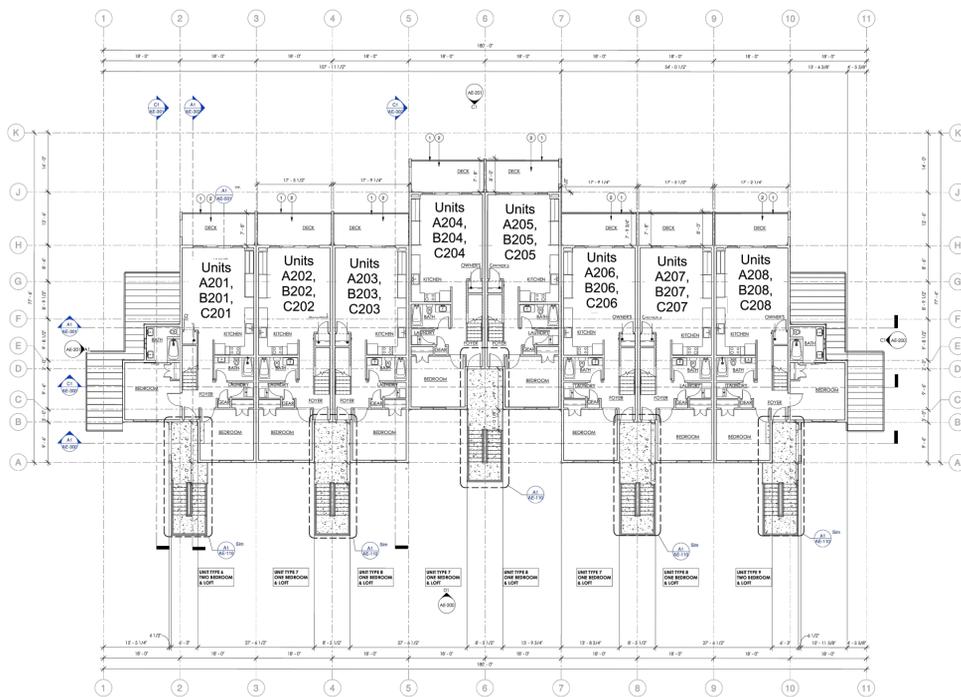
AMENDING THE POINTE AT WOLF CREEK
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 SEPTEMBER 2022



MAIN LEVEL FLOOR PLAN



LOFT FLOOR PLAN



UPPER LEVEL FLOOR PLAN

Unit Identifying Number	Approx. Sq. Footage of Unit ⁽¹⁾
A101	1,129
A102	800
A103	800
A104	800
A105	800
A106	800
A107	800
A108	1,129
A201	1,686
A202	1,430
A203	1,430
A204	1,430
A205	1,430
A206	1,430
A207	1,430
A208	1,636
B101	1,129
B102	800
B103	800
B104	800
B105	800
B106	800
B107	800
B108	1,129
B201	1,686
B202	1,430
B203	1,430
B204	1,430
B205	1,430
B206	1,430
B207	1,430
B208	1,636
C101	1,129
C102	800
C103	800
C104	800
C105	800
C106	800

C107	800
C108	1,129
C201	1,686
C202	1,430
C203	1,430
C204	1,430
C205	1,430
C206	1,430
C207	1,430
C208	1,636

R:\1201 - LEWIS WOMES\1002-THE POINTE\SURVEY\DWG\THE POINTE - SUB PLAT REVISED UPDATE.DWG

DEVELOPER:
 RS21 THE POINT, LLC
 CHAD JONES
 3718 NORTH WOLF CREEK DRIVE
 EDEN, UTAH 84310
 801-430-1507

S2
 3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____

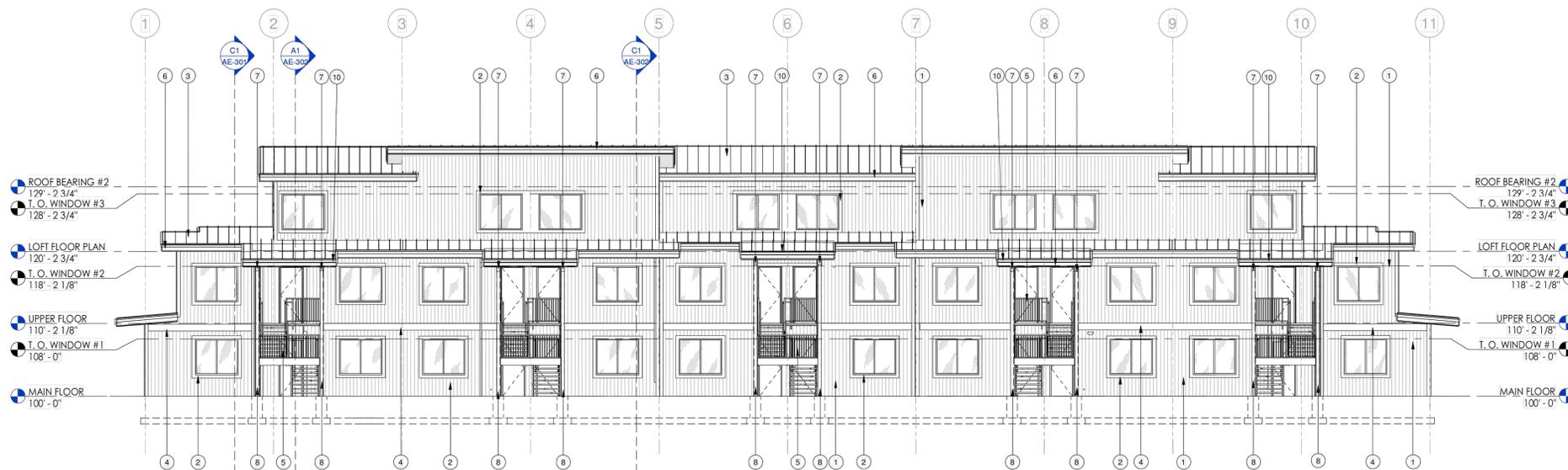


THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

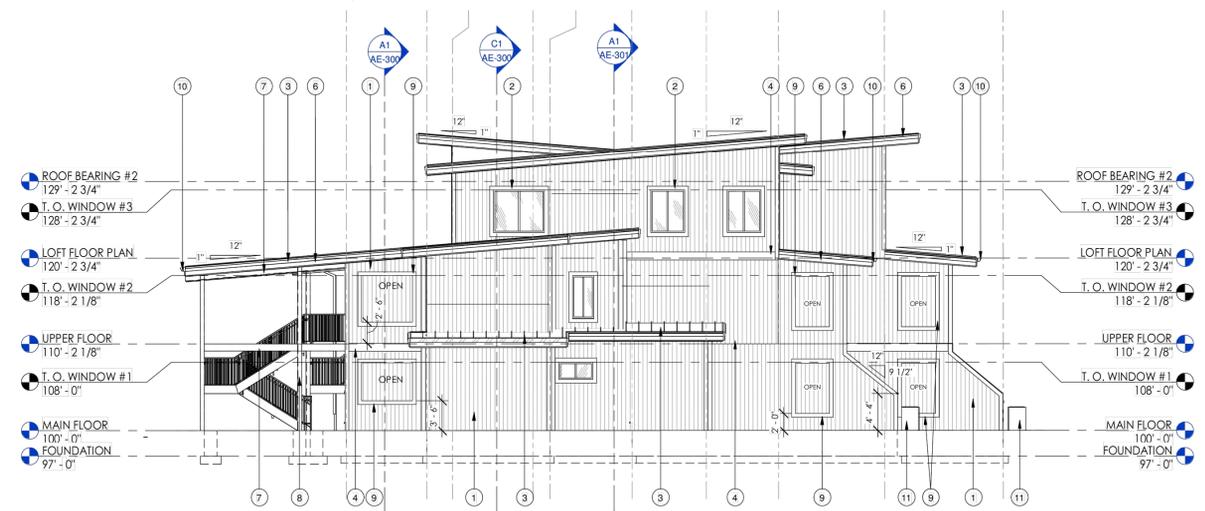
AMENDING THE POINTE AT WOLF CREEK
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 SEPTEMBER 2022



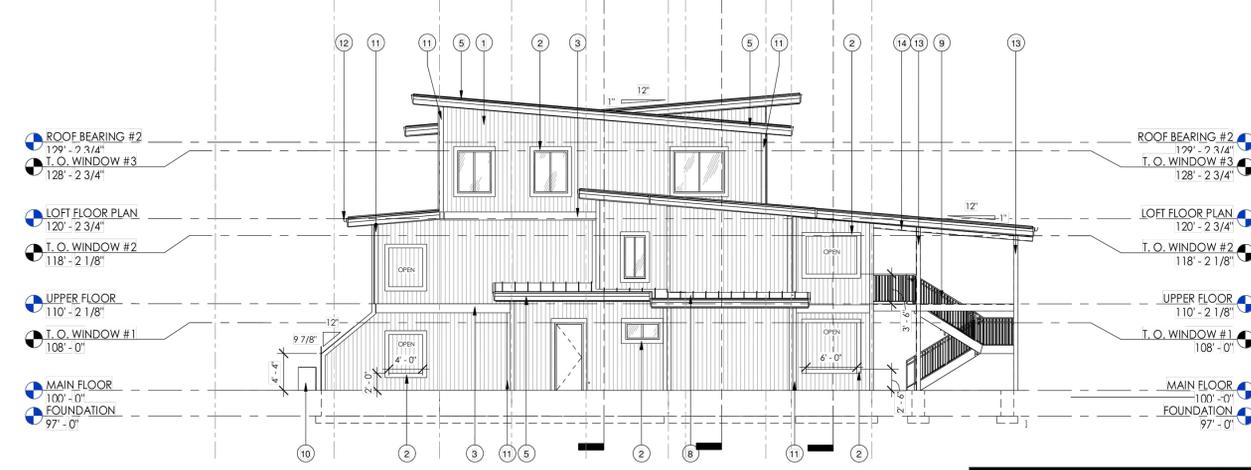
C1 BACK ELEVATION
 1/8" = 1'-0"



D1 FRONT ELEVATION
 1/8" = 1'-0"



C1 RIGHT ELEVATION
 1/8" = 1'-0"



A1 LEFT ELEVATION
 1/8" = 1'-0"

ELEVATIONS
 MAIN FLOOR BUILDING A = 5233.0'
 MAIN FLOOR BUILDING B = 5237.0'
 MAIN FLOOR BUILDING C = 5243.0'

DEVELOPER: RS21 THE POINT, LLC CHAD JONES 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 84310 801-430-1507	S3 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p>		

R:\1201 - LEWIS HOMES\1202-THE POINTE\SURVEY\THE POINTE - SUB PLAT REVISED UPDATE.DWG



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration, and action on a request for approval of Samarel Subdivision, consisting of two residential lots.
Agenda Date:	Wednesday, December 07, 2022
Applicant:	Allen Samarel (Owner)
File Number:	UVS111822

Property Information

Approximate Address:	6264 E Old Snowbasin Road, Huntsville
Project Area:	6.67 Acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	21-035-0086
Township, Range, Section:	T6N, R1E, Sections 23

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley, FV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Development History

Alternative Access approval was granted from the Weber County Planning Division on October 19, 2022, based on the following conditions:

1. All county agency conditions of approval shall be satisfied.
2. The design, safety, and lot/parcel standards are incorporated with the access road design
3. No parking is permitted on the access road
4. The final dedication plat includes the entry number for the recorded access easement agreement.

Background and Summary

The applicant is requesting approval for a two-lot subdivision that will access from a public road called Old Snowbasin Road. A record of survey dated October 26th 2010 indicates that an area intended for a lookout and pull-off from Old Snowbasin Road was vacated from the county right-of-way and transferred to the ownership of Allen Samarel. Both lots in this proposal intend to access the property via shared access. A "No Access" label is placed on the subdivision plat limiting access to a single point on Old Snowbasin Road.

The owner intends to use the land for residential and related uses, which conforms with the purpose of the FV-3 zoning.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves the rural forested areas (see page 21 of the OVGP).

Zoning: The property is within the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.."

Small Subdivision: This proposal qualifies as a small subdivision consisting of nine or fewer lots for which no new streets are being created or realigned. The Weber County Planning Director is the designated authority over this subdivision.

Geologic Study Area: A Geologic Reconnaissance by Western Geologic is complete. The report lists geologic hazards identified within the site. Hazards with a rating of medium to high are Earthquake ground shaking (High) and Landslide slope failure (Medium). The conclusions and recommendations found on page 17, detail site preparations and construction methods that should be employed. The Planning Division will review the home plans and contractor notes to verify that all geologist recommendations are addressed.

Drinking Water Source Protection Area: Zone 3 of Drinking Water Source Protection code section 108-18-6 does not prohibit the intended residential use of the property.

Access by a Shared Driveway: This subdivision is designed to utilize two key criteria of the alternative access code. First the access across an area that is not the front lot line, and second, access to a lot or parcel via an access easement. The Fire District will require that the shared access meet all safety and design standards.

Irrigation and Domestic Water: The Lakeview Water Company will provide culinary water to this development. As stated in the will-serve letter, "Due to the current serious drought conditions and their impact on the Company's water sources, Water Service is subject to the Company having sufficient water capacity to serve the property. As of the date of this letter, the Company represents that it can provide water services" (see Exhibit C).

Sanitary System: The Mountain Sewer Corporation will provide residential sewer services for both lots within this development.

Review Agencies: Review comments from Weber County Planning, Engineering, and Surveying are submitted and will be addressed by a revised subdivision plat.

Staff Recommendation

Staff recommends final plat approval of the Samarel Subdivision, consisting of 2 lots, which will utilize a shared driveway. This recommendation is based on the following conditions:

1. The requirements listed in the Weber Fire District's review are satisfied.
2. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.

The following findings are the basis for the staff's recommendation:

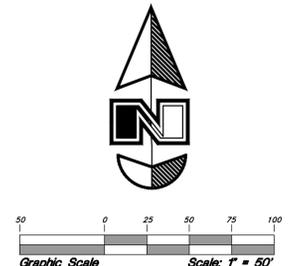
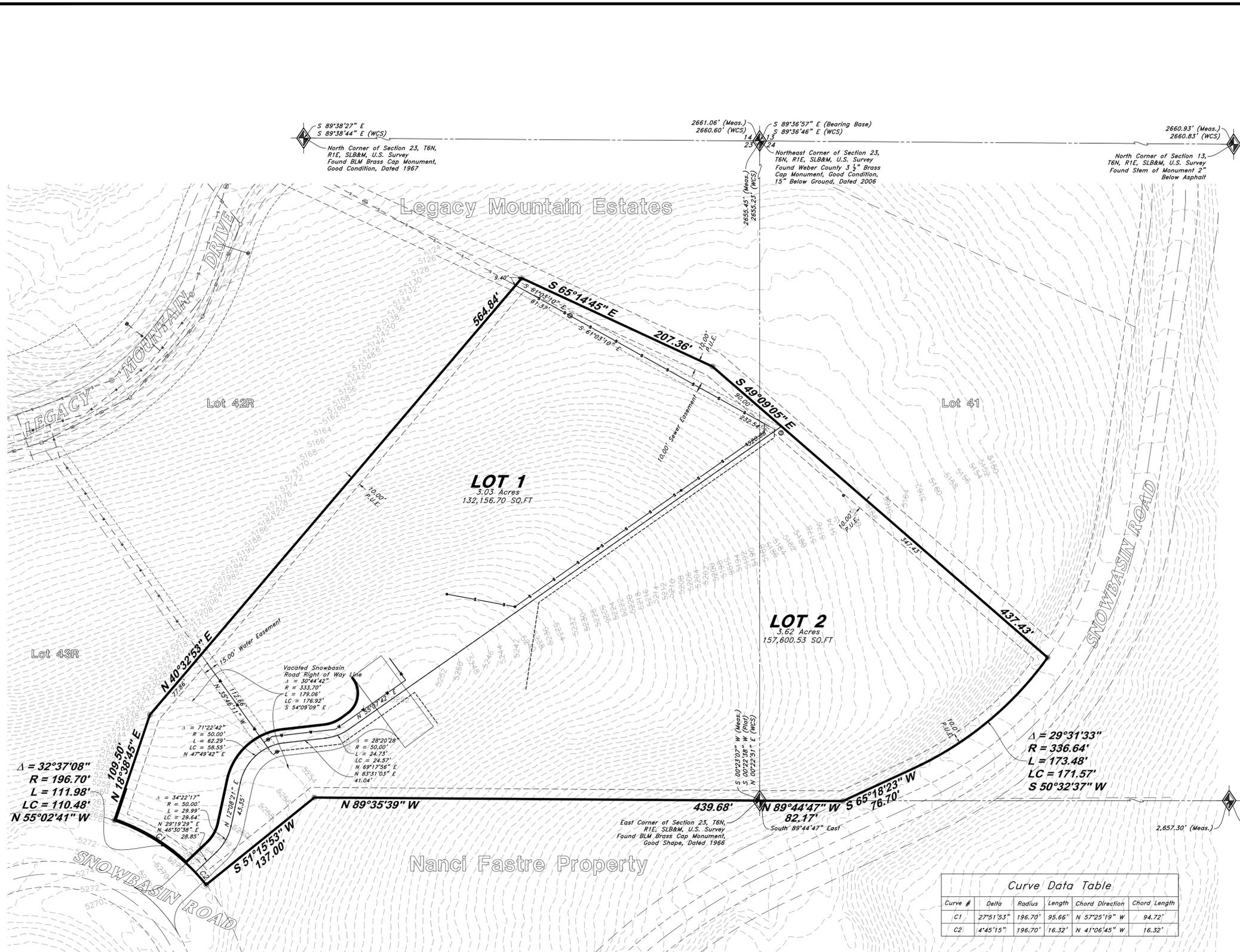
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Samarel Subdivision Plat
- B. Current Recorders Plat
- C. Lakeview Water and Mountain Sewer will-serve letter
- D. Geologic Hazard Reconnaissance (select pages)

Area Map





- Legend**
(Note: All items may not appear on drawing)
- San. Sewer Manhole (Symbol)
 - Water Manhole (Symbol)
 - Storm Drain Manhole (Symbol)
 - Electrical Manhole (Symbol)
 - Catch Basins (Symbol)
 - Sanitary Sewer (Symbol)
 - Culinary Water (Symbol)
 - Storm Drain (Symbol)
 - Finish Contour (Symbol)
 - Exist. Contour (Symbol)
 - Finish Grade (Symbol)
 - Exist. Grade (Symbol)
 - Set Nail & Washer (Symbol)
 - Set Rebar & Cap w/ Fencopost (Symbol)
 - Set Hub & Tack Monument to be set (Symbol)
 - Radial Line (Symbol)
 - Non-Radial Line (Symbol)

Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

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

Preliminary Plat
Samarel Subdivision

A part of the East 1/2 of Section 23 & the Northwest 1/4 of Section 24, Township 6 North, Range 1 East, all Lake Base & Meridian, U.S. Survey

21 JULY 2022

SHEET NO.

P1

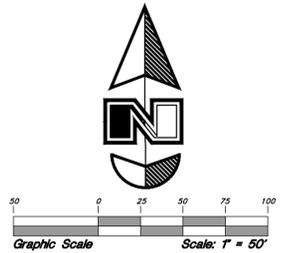
20N224

GREAT BASIN ENGINEERING

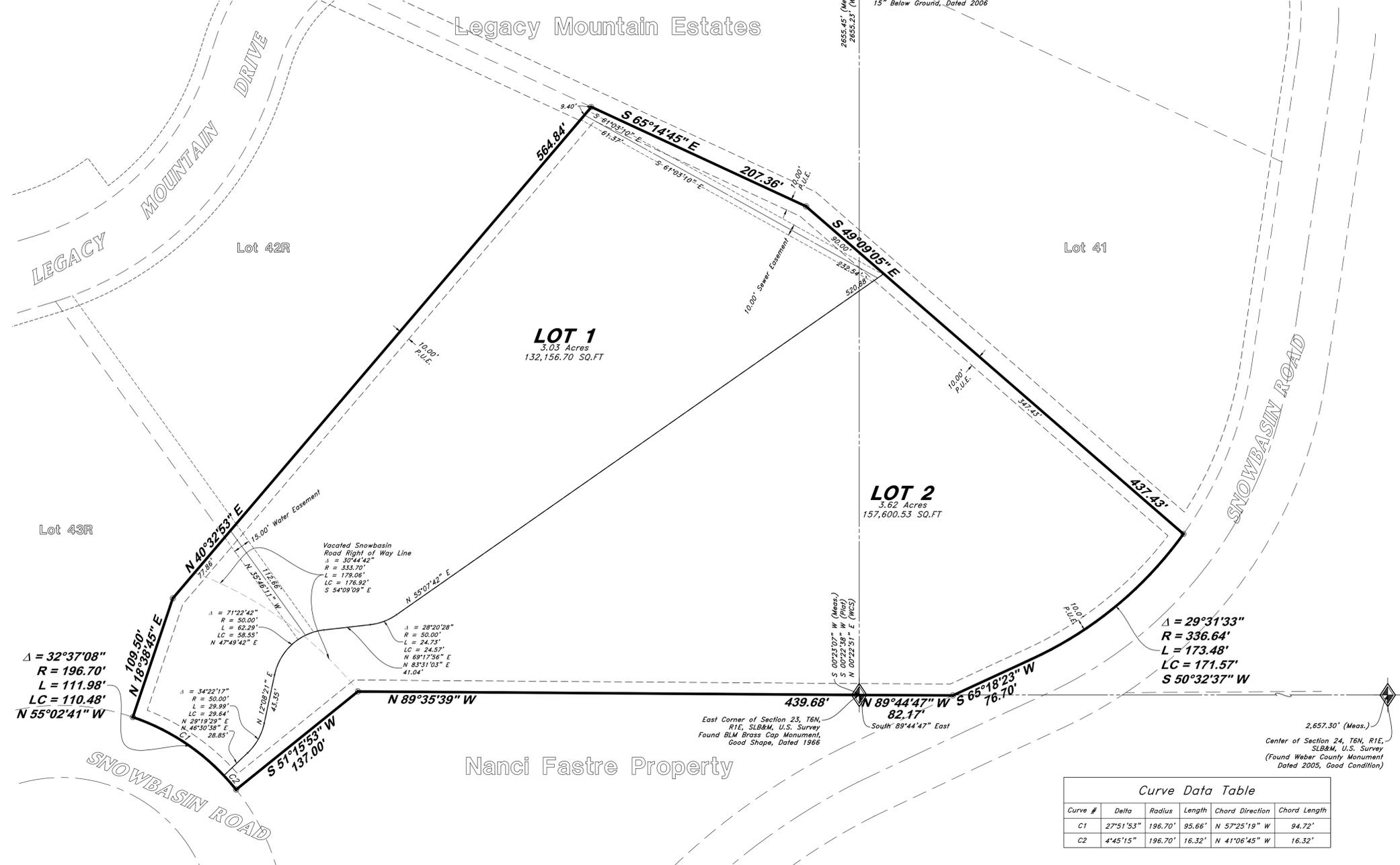
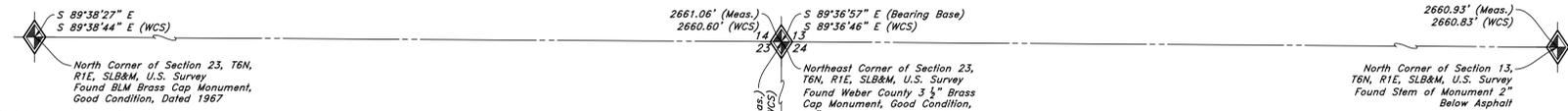
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Samarel Subdivision

A part of the East 1/2 of Section 23 & the Northwest 1/4 of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey



- Legend**
- Set Nail & Washer
 - Set Rebar & Cap w/ Fencepost
 - Set Hub & Tack Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - Fence



SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Samarel Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within Samarel Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2022.

166484
License No. Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said plat Samarel Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County,

Signed this _____ day of _____, 2021.

Samarel Family Investment Company, LLC

Managing Member

Owner Information:
Samarel Family Investment Company, LLC
1510 Asbury Avenue
Winnetka, Illinois 60093

ACKNOWLEDGMENT

State of Utah }
County of Weber } ss

On the _____ day of _____, 2021, personally appeared before me, _____, who being by me duly sworn did say that he is Managing Member of Samarel Family Investment Company, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and _____ acknowledged to me that said Corporation executed the same.

Residing At: _____
A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name _____

BOUNDARY DESCRIPTION

A part of the East half of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at the East Quarter Corner of said Section 23 and running thence North 89°35'39" West 439.68 feet along a quarter section line and the North line of Pineview Heights Subdivision, an unrecorded plat in Weber County, to a point on the old Right of Way line of Snow Basin Road; thence South 51°15'53" West 137.00 feet to the new Right of Way line of said Snow Basin Road; thence Northwesterly along said new Right of Way line and the arc of a 196.70 foot radius curve to the left 111.98 feet (Central Angle is 32°37'08" and Long Chord bears North 55°02'41" West 111.98 feet); thence North 18°38'45" East 109.50 feet; thence North 40°32'53" East 564.84 feet; thence South 65°14'45" East 207.36 feet; thence South 49°09'05" East 437.43 feet to the Westerly Right of Way line of Snow Basin Road; thence Southwesterly along said Westerly Right of Way line the following two (2) courses: Southwesterly along the arc of a 336.64 foot radius curve to the right 173.48 feet (Central Angle is 29°31'33" and Long Chord bears South 50°32'37" West 171.57 feet and South 65°18'23" West 76.70 feet to the quarter section line of said Section 24; thence North 89°44'47" West 82.17 feet to the Point of Beginning.

Containing 6.652 acres

NARRATIVE

This plat has been prepared at the request of Dr. Samarel, of Samarel Family Investment Company, LLC. This property is a 6.652 acre development located at the southeast corner of Legacy Mountain Estates. The parcel is bounded on the northwest and northeast by Legacy Mountain Estates and on the southeast and southwest by Snow Basin Road and on the south by the south line of the Northeast 1/4 of Section 23 and on the south line of the Northwest 1/4 of Section 24, which is also the northerly line of Pineview Heights, an unrecorded subdivision.

The basis of bearing for this plat is S 89°36'57" E between a brass cap found at the Northeast Corner of Section 23, T6N, R1E, SLB&M and the remnant stem of a monument at the North Quarter Corner of Section 24, T6N, R1E, SLB&M. This bearing base has been used throughout the adjacent Ski Lake Developments.

The unrecorded plat of Pineview Heights has been rotated 0°47'56" clockwise from the East Quarter Corner of Section 23, T6N, R1E, SLB&M to match the current bearing base.

All properties adjacent to this subdivision north of Snow Basin Road were initially conveyed by metes and bounds descriptions prepared from unrecorded plat of Pineview Heights, between the East line and West line of said Section 23. Edges of the asphalt paving was used to confirm location of Snow Basin Road, as no monuments were found in Road.

Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 2022.

Signature

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the _____ day of _____, 2022.

Chair, Ogden Valley Township Planning Commission

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 _____, 2022.

Signature

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 _____, 2022.

Title _____
Chair, Weber County Commission

Attest _____

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2022.

Weber County Surveyor

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-9544
WWW.GREATBASINENGINEERING.COM

Exhibit C

Lakeview Water Corporation / Mountain Sewer Corporation

P.O. Box 314
Huntsville, UT 84317

WILL SERVE LETTER FOR WATER AND SEWER SERVICE

October 26, 2022

Property: Weber County Parcel No. 20-035-0086 (6.67 Acres)

Property Address: N/A (no physical address as of the date of this letter)

Property Owner: Samarel Family Investment Company, LLC

Property Owner Mailing Address: 1510 Asbury Avenue, Winnetka, IL 60093-1468

This letter (“**Will Serve Letter**”) serves to confirm that, subject to the Property Owner’s delivery of the Assignment and payment of connection fees and impact fees as set forth below, Lakeview Water Corporation and Mountain Sewer Corporation (collectively, the “**Company**”) will provide the following culinary water (including outdoor watering) (“**Water Service**”) and sanitary sewer service (“**Sewer Service**”) to the above-referenced Property:

- Two (2) Residential Water Connections
- Two (2) Residential Sewer Connections

Property Owner acknowledges, understands and agrees that Water Service and Sewer Service provided by the Company will be for residential purposes only. The Company will not provide Water Service or Sewer Service for any other purposes whatsoever, including, for example, but without limitation, retail businesses, recreation lodges, or any form of overnight lodging such as hotels, inns, hostels, bed and breakfast inns, camping sites, or residential or commercial short-term rentals.

Property Owner further acknowledges, understands and agrees that each water/sewer connection must be connected to no more than one (1) residential dwelling. As provided under the Weber County Land Use Code, any accessory dwelling unit (ADU) shall be deemed a separate residential dwelling, which must independently served by a separate water/sewer connection.

Due to the current serious drought conditions and their impact on the Company’s water sources, Water Service is subject to the Company having sufficient water capacity to serve the Property. **As of the date of this Will Serve Letter, the Company represents that it can provide Water Service.** However, if the water sources of the Company are insufficient to serve existing customers and a general moratorium on new connections to the Company’s water system is adopted and imposed by the Company, the Property will not be permitted to connect to the Company’s water system until such moratorium has been rescinded by the Company. The Property shall have priority of connection to the Company’s water system over any other such connections that may be reserved or paid for by other applicants after the date of this letter. **The Property Owner acknowledges this risk by acceptance of this Will Serve Letter.**

Will Serve Letter for Water/Sewer Service

October 26, 2022

Page 2 of 3

In order to ensure compliance with the requirements of this will serve letter, the Property Owner must submit to the Company a copy of any and all plans to subdivide and/or improve the Property, including, for example but without limitation, any proposed subdivision plat maps and any plans for the construction of any dwellings or any other structures that will utilize the Water Service or Sewer Service (collectively, the "**Improvement Plans**").

No later than fourteen (10) business days following the date of this letter, Property Owner must deliver to Lakeview Water Corporation ("**LWC**") an executed and notarized original of that certain Assignment, under which the Property Owner assigns to LWC 2.0 acre feet of water. The Company has delivered to the Property Owner a copy of the Assignment, which has been reviewed and approved by the Weber Basin Water Conservancy District.

No later than ten (10) business days following the date of this letter, Property Owner must also deliver to the Company connection fees totaling \$17,000 (\$3,500 for each Water Connection and \$5,000 for each Sewer Connection). Following the Company's review and approval of the Improvement Plans, the Company will deliver to the Property Owner written notification of the impact fees the Property Owner must also pay before the Company will provide any Water Service or Sewer Service to the Property. The amount of the impact fees will depend upon the scope and nature of the Property Owner's proposed improvements to the Property.

As set forth under Regulation No. 11 of the Lakeview Water Tariff dated May 15, 1982, the size of the water connection will be $\frac{3}{4}$ inch. Lakeview Water shall have no responsibility or liability whatsoever for determining the sufficiency of the $\frac{3}{4}$ inch water connection for any dwellings or any other structures or improvements that may be constructed on the Property.

Except for scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances, Water Service and Sewer Service will be provided to the Property in accordance with federal, state, and local laws, rules, regulations, ordinances, and standards.

Additionally, Water Service and Sewer Service to the Property is subject to and contingent upon the following terms of service:

1. Compliance with the Company's policies and procedures, as such policies and procedures may be amended from time to time;
2. Natural fluctuations in the Company's water sources;
3. Subsequent rules, regulations, and/or decisions by local government, the Utah Division of Water Rights, the Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency;

Will Serve Letter for Water/Sewer Service
October 26, 2022
Page 3 of 3

- 4. The Property Owner's payment of hook-up costs and billing invoices for Water Service and Sewer Service. Failure to pay such costs and billing invoices will result in temporary suspension and/or permanent cessation of Water Service and/or Sewer Service; and
- 5. The Property Owner entering into a Water/Sewer Service Agreement with the Company.

Upon receipt of Water Service and Sewer Service from the Company, the Property Owner agrees to (a) the foregoing terms of service and (b) the Company's policies and procedures, as such policies and procedures may change from time to time.

Sincerely,

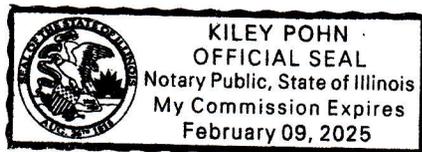

 Ray Bowden, President
 Lakeview Water Corporation /
 Mountain Sewer Corporation

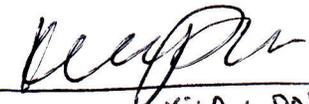
ACKNOWLEDGED AND AGREED

Samarel Family Investment Company, LLC
a Utah limited liability company

By: 
 Name: ALLEN M SAMAREL, MD
 Title: MANAGING MEMBER

Sworn and subscribed before me this 27th day of October, 2022.
 State of Illinois
 County of Cook




 Kiley Pohn

Assessment of potential geologic hazards and the resulting risks imposed is critical in determining the suitability of the Project for development. Table 1 below shows a summary of the geologic hazards reviewed at the Project, as well as a relative (qualitative) assessment of risk to the Project for each hazard.

Table 1. *Geologic hazards summary.*

Hazard	H	M	L
Earthquake Ground Shaking	X		
Surface Fault Rupture			X
Liquefaction and Lateral-spread Ground Failure			X
Tectonic Deformation			X
Seismic Seiche and Storm Surge			X
Stream Flooding			X
Shallow Groundwater			X
Landslides and Slope Failures		X	
Debris Flows and Floods			X
Rock Fall			X
Problem Soil and Rock			X

CONCLUSIONS AND RECOMMENDATIONS

Earthquake ground shaking is the only hazard identified as posing a high relative risk to the proposed development. Landslides also pose a moderate (equivocal) risk. The following recommendations are provided with regard to the geologic characterizations in this report:

- ***Seismic Design*** – All habitable structures developed at the property should be constructed to current adopted seismic building codes to reduce the risk of damage, injury, or loss of life from earthquake ground shaking. Earthquake ground shaking is a common hazard for all Wasatch Front areas.
- ***Geotechnical Considerations*** – Christensen Geotechnical (2021) provides various recommendations to address adverse conditions at the Legacy Mountain Development. These recommendations appear similarly applicable to the Project. Development at the Project should follow Christensen Geotechnical's (2021) recommendations unless they are superseded by subsequent site-specific geotechnical recommendations. We further recommend that a Utah-licensed geotechnical engineer observe the foundation excavations for the homes once they are open to check for subsurface conditions that could affect performance of the planned structures and may differ from those expected by Christensen Geotechnical (2021).
- ***Site Modifications and Drainage*** – No unplanned cuts should be made in the slopes at the site without prior geotechnical analyses, and proper surface and subsurface drainage should be maintained.
- ***Hazard Disclosures and Report Availability*** – All hazards identified as posing a high risk at the site should be disclosed to future buyers so that they may understand and be willing to accept the risks posed by these hazards. This report should be made available to architects, building contractors, and in the event of a future property sale, real estate agents and potential buyers. The report should be referenced for information on technical data only as interpreted from observations and not as a warranty of conditions throughout the site. The report should be submitted in its entirety, or referenced appropriately, as part of any document submittal to a government agency responsible for planning decisions or geologic review. Incomplete submittals void the professional seals and signatures we provide herein. Although this report and the data herein are the property of the client, the report format is the intellectual property of Western Geologic and should not be copied, used, or modified without express permission of the authors.



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVJ100722, Consideration, and action on a request for approval of Janisan West Weber Subdivision, consisting of one manufacturing lot.

Agenda Date: Wednesday, December 07, 2022

Applicant: Mike Hampton (Owner)

File Number: LVJ100722

Property Information

Approximate Address: 9097 W 900 S Ogden, Utah, 84401

Project Area: 6.5 Acres

Zoning: Manufacturing (M-3)

Existing Land Use: Vacant

Proposed Land Use: Manufacturing

Parcel ID: 10-041-0030

Township, Range, Section: T6N, R3W, Sections 20

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 21 (Manufacturing, M-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval for a one-lot subdivision that will access from a private road with the approximate address of 9200 West. The planned 66' private road will provide access to the Janisan property. The County Engineer concurs that a private road is the best option, with the condition that the owner constructs a road that is sufficient length (approximately 200') for big rig access. The County Transportation Plan indicates that 900 South Street requires a 100' right of way. The Janisan West Weber Subdivision plat indicates that 900 South possesses the appropriate ROW width.

West Warren Water District will serve this property will culinary and secondary water needs.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the M-3 zone found in LUC §104-21. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Western Weber General Plan (WWGP, 2022) by providing an avenue for landowners to subdivide property in a manner that conforms to state and county ordinances.

Zoning: The property is within the M-3 Zone. The purpose of this zone is stated in the LUC §104-21-1 (d).

“The purpose of the Manufacturing M-3 Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or spacecraft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose.”

Small Subdivision: “The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §101-2-20 Su Definitions.” This proposal qualifies as a small subdivision consisting of nine or fewer lots.

Right of Way Opportunities: County Planning and Engineering believe that this area could be an ideal location for a local commerce street southward. A local business commerce street would provide permanent access to further development while limiting the number of access/exit points onto a high-speed industrial collector road (900 South). The Weber County Planning Division and Engineering Department have explored opportunities for a public road extending southward. The County Engineer and Planning Staff agree that the owner’s proposal to create a private road is acceptable due to the location and intended use. The owner is aware that the private entity is responsible for construction, and maintenance.

Access by a Private Road: Section 106-2-2.1 gives authority for the County Engineer to accept the creation of a private road.

Culinary and Secondary water: The Weber Basin Water District will serve this property with its culinary and secondary water needs. Mr. Mike Hampton, the owner, entered into the district-required development agreement.

Sanitary System: The Little Mountain Sewer will serve the sanitary needs of the Janisan Subdivision (see Exhibit C).

Review Agencies: The Weber County Fire District has approved conditionally with further requirements applicable at the building permit phase. Review comments from Weber County Planning, Engineering, and Surveying are submitted and will be addressed by a revised subdivision plat.

Staff Recommendation

Staff recommends final approval of the Janisan Western Weber Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. The requirements listed in the Weber Fire District’s review are satisfied.
2. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.
3. The owner shall create an HOA and record the HOA documents with the subdivision plat.
4. The subdivision plat shall dedicate the private right-of-way to the Little Mountain HOA.
5. A subdivision plat shall conform to all applicable county agency requirements.
6. Proof of completed water and sewer connections must be included with the Building Permit application.

The following findings are the basis for the staff’s recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Janisan Subdivision Plat
- B. Current Recorders Plat
- C. Sewer Will-Serve Letter
- D. Culinary and Secondary Water Letter

Area Map

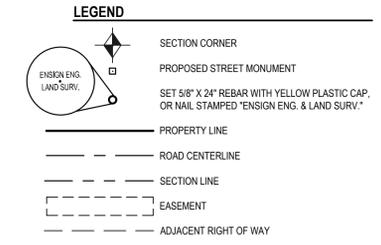
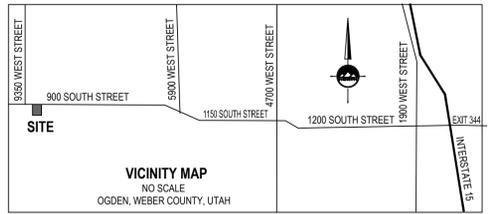
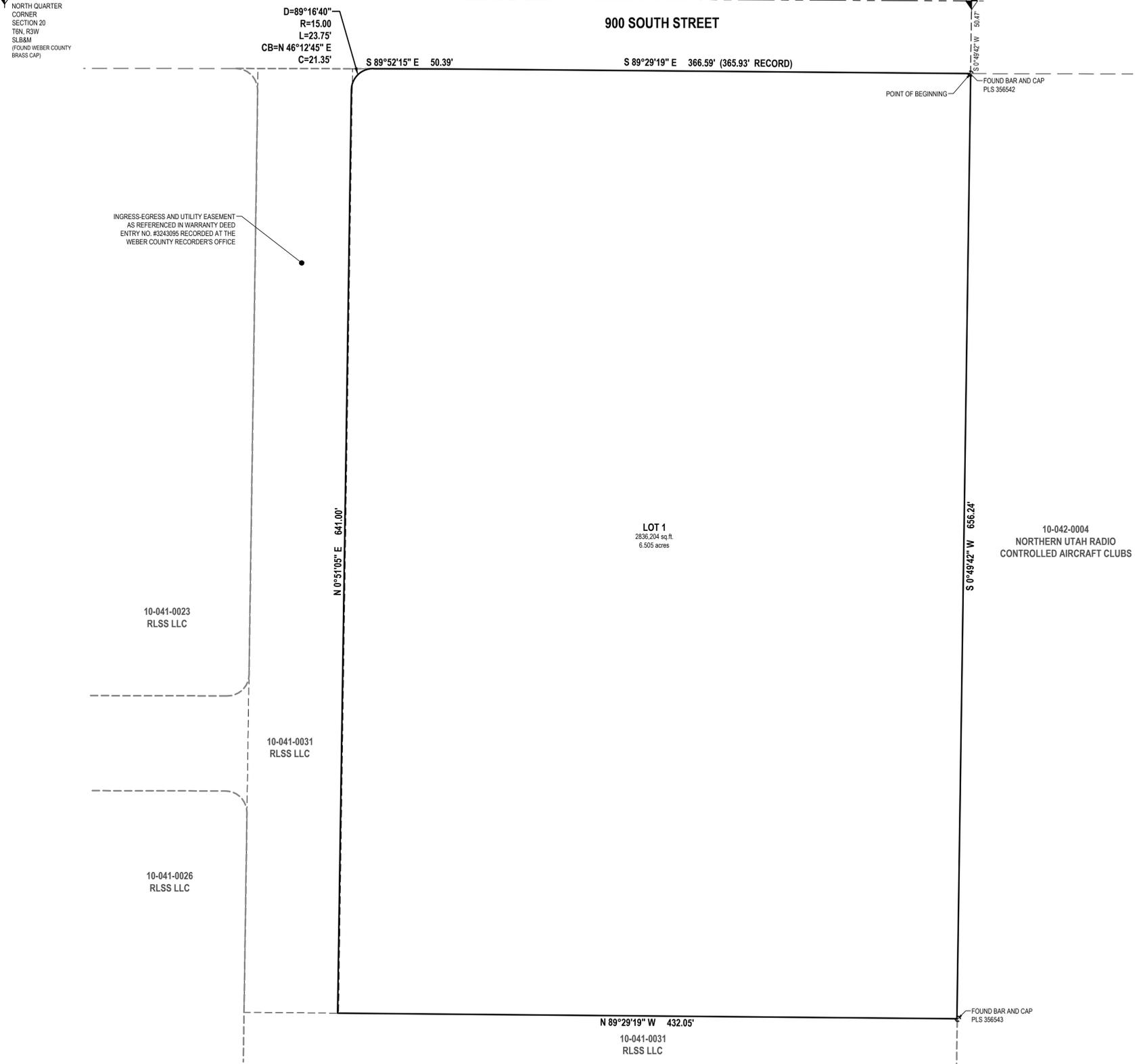


JANISAN WEST WEBER SUBDIVISION

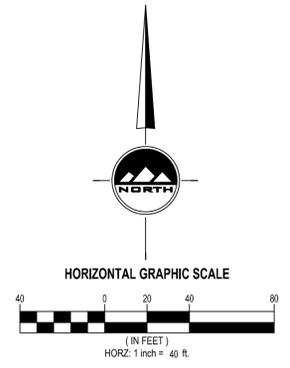
LOCATED IN THE NORTHEAST CORNER OF SECTION 20
TOWNSHIP 6 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2022

NORTH QUARTER
CORNER
SECTION 20
T6N, R3W
SLB&M
(FOUND WEBER COUNTY
BRASS CAP)

NORTHEAST CORNER
SECTION 20
T6N, R3W
SLB&M
(FOUND WEBER COUNTY BRASS CAP)



- GENERAL NOTES:**
- PROPERTY IS ZONED M3.
A. FRONT YARD SETBACK IS 50'
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR EQUIPMENT TO ENTER.
 - 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
 - PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.

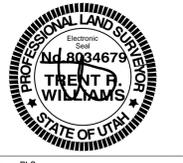


DEVELOPER
JANISAN INCORPORATED
PO BOX 16332
CLEARFIELD, UTAH 84016
801-444-3446

SURVEYOR'S CERTIFICATE
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679, as prescribed under laws of the State of Utah in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as JANISAN WEST WEBER SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat in accordance with Section 17-23-17. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land, situate in the Northeast Quarter of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:
Beginning at a point on the southerly right-of-way line of 900 South Street, said point being South 0°49'42" West 50.47 feet from the Northeast corner of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian and running thence:
South 0°49'42" West 656.24 feet along the section;
thence North 89°29'19" West 432.05 feet;
thence North 0°51'05" East 614.00 feet;
thence northeasterly 23.75 feet along the arc of a 15.00-foot radius curve to the left (center bears South 89°08'55" East and the long chord bears North 46°12'45" East 21.35 feet with a central angle of 89°16'40") to said southerly right-of-way of 900 South Street;
thence along said right-of-way line the following Two (2) courses
1) South 89°52'15" East 50.39 feet
2) South 89°29'19" East 366.59 feet (365.93 feet record) to the Point of Beginning.

Contains: 283,204 square feet or 6.505 acres and 1 lot.
Date: 9-28-2022
Trent R. Williams, PLS
License no. 8034679



OWNER'S DEDICATION
We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:
JANISAN WEST WEBER SUBDIVISION
Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____.
By: Janisan Incorporated

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of Weber JS.S.
On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is the _____ of _____ a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

JANISAN WEST WEBER SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 20 TOWNSHIP 6 NORTH, RANGE 3 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.2029
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.986.2983

WEBER COUNTY SURVEYOR
THEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____

COUNTY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY ATTORNEY.
WEBER COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE COUNTY PLANNING COMMISSION APPROVAL
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

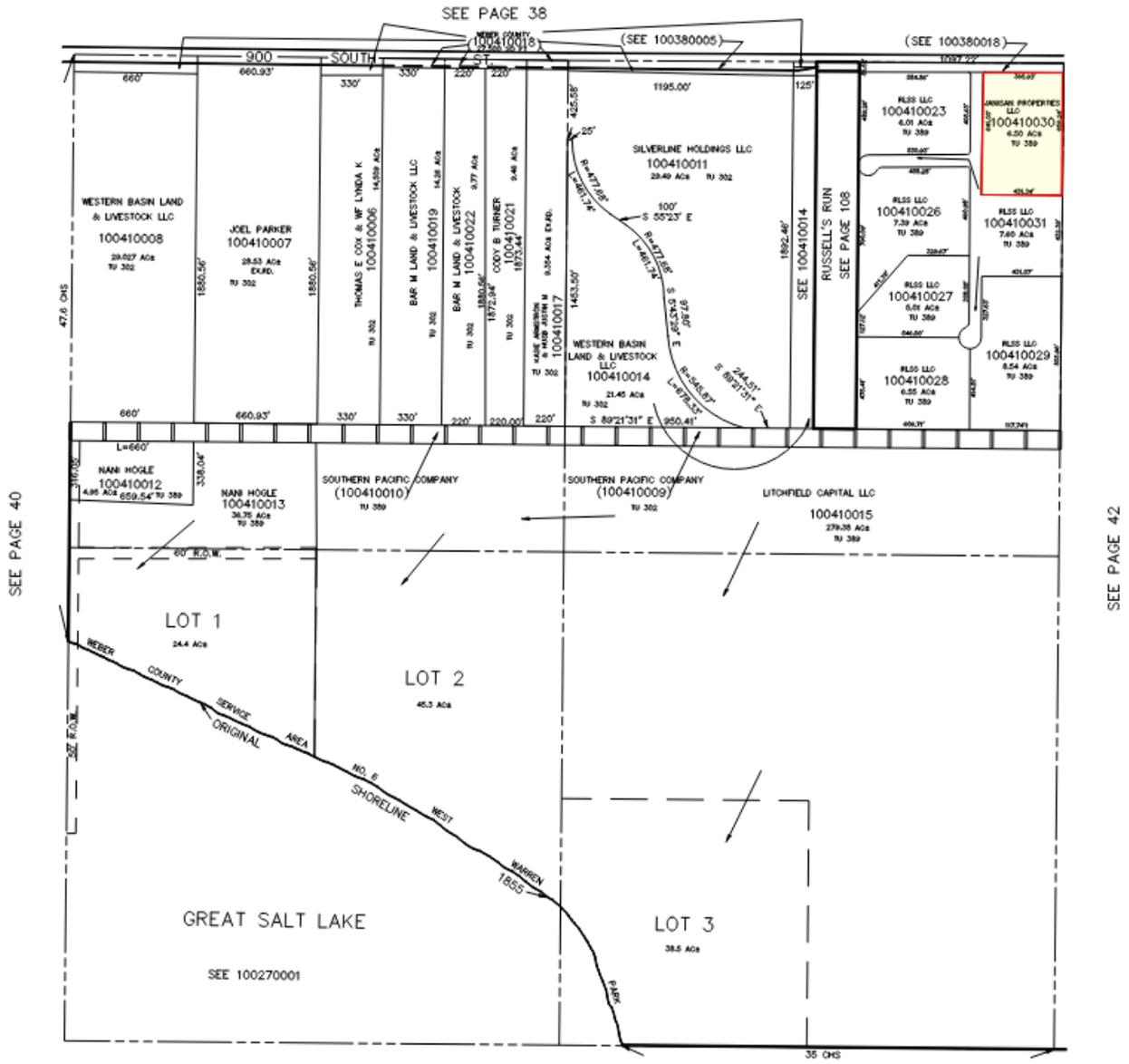
COUNTY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY ENGINEER
WEBER COUNTY ENGINEER

COUNTY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY COUNCIL
COUNTY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER: 11930
MANAGER: T.WILLIAMS
DRAWN BY: A.SHELBY
CHECKED BY: T.WILLIAMS
DATE: 9/20/2022

SECTION 20, T.6N., R.3W., S.L.B. & M.
 IN WEBER COUNTY
 SCALE 1" = 400'

TAXING UNIT: 302, 389



Little Mountain Service Area

05/03/2022

Weber County Planning and Engineering
Weber County
2380 Washington Blvd., Suite 240
Ogden UT 84401

SUBJECT: Howard-Rob-Subdivision
Sanitary Sewer Service
Will Serve Letter from Little Mountain Service Area

Weber County Planning,

At the request of Robert Howard we have reviewed a subdivision plan for Howard-Rob-Subdivision located at approximate address 9201 West 900 South Ogden, UT 84404 (County Parcel numbers: 100410023, 100410024, 100410025, 100410026, 100410027, 100410028, 100410029). We offer the following comments regarding Little Mountain Service Area providing sanitary sewer service.

1. At this time, Little Mountain Service Area has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Little Mountain Service Area's line the connection must be inspected by Little Mountain Service Area while the work is being done. A minimum of 48-hour notice for inspection shall be given to Little Mountain Service Area prior to any work associated with the connection.
3. Little Mountain Service Area will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Little Mountain Service Area's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which will allow discharge of any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

Little Mountain Service Area

Impact fees will need to be paid prior to the issuance of any building permits.

With agreement to the comments provided, Little Mountain Service Area will serve the Howard-Rob-Subdivision.

If you have any further questions or need additional information, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Moss', with a long horizontal flourish extending to the right.

Bryan Moss

Board Treasurer, Little Mountain Service Area

Western Basin Water Company
5238 W 150 N
Ogden, Utah 84404

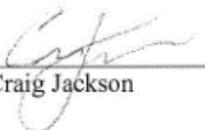
Date: June 6, 2022

To: Weber County

Project: Rob Howard's Project on 12th Street

Dear Sirs,

This is to confirm that Western Basin Water Company ("Western Basin") has the capacity to serve secondary and culinary water to Rob Howard's project located at approximately 9300 W 900 S in Ogden (parcel numbers 10-041-0023, 0024, 0025, 0026, 0027, 0028, and 0029 - approximately 47 acres), provided a development agreement is executed with the company. The development agreement will include providing the applicable water shares sufficient to provide water to the project, completion and approval of the pipelines and service laterals, and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed, fees paid, water provided and plans approved. Upon completion of these items, Western Basin Water will issue connections needed for building permits. Upon completion and acceptance of the pipelines and services, Western Basin will deliver secondary water and culinary water to the project.



Craig Jackson