



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**February 25, 2026
2:30pm**

1. **Minutes:**
2. **Administrative Items**

2.1 **ZDA2025-13:** Request to approve a minor amendment to the Singletree Acres Development Agreement to adjust the side setbacks. The amendment would allow for an eight-foot side yard setback and a 20 side yard setback on a corner lot.

Staff Presenter: Felix Lleverino

2.2 **SUB012026:** Consideration and action on a request for final approval of Suncrest Meadows Subdivision Phase 4, consisting of 6 lots.

Staff Presenter: Felix Lleverino

2.3 **SUB012026:** Consideration and action on a request for administrative review of the Hipwell Subdivision First Amendment, consisting of 2 lots.

Staff Presenter: Felix Lleverino

2.4 **UVH012726:** Consideration and action for final subdivision approval of the Horizon Run Ranches Phase 1 Subdivision. This application proposes to combine both Lot 2R of Horizon Run Ranches Subdivision Phase 1, and Lot 117 R of Summit Eden Phase 1A Amendment 2 Subdivision.

Staff Presenter: Tammy Aydelotte

2.5 **UVV111325:** A request from Summit Mountain Holding Group (Powder Mountain) for final subdivision approval of the Village Nest East 2025 Subdivision, a 20-lot subdivision located in the DRR-1 zone at approximately 5780 N Daybreak Ridge, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

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

The Planning Division 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



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a minor amendment to the Singletree Acres Development Agreement to adjust the side setbacks. The amendment would allow for an eight-foot side yard setback and a 20 side yard setback on a corner lot.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 25, 2026
Applicant:	Scott Lindsay, Scott Lindsay Homes
File Number:	ZDA 2025-13

Property Information

Approximate Address:	2200 South 4520 West
Zoning:	Residential R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Development Name:	Singletree Acres Subdivision
Township, Range, Section:	T6N, R2W, Section 29

Adjacent Land Use

North:	Vacant	South:	Residential
East:	West Field High school	West:	Vacant

Staff Information

Report Presenter:	Felix Lleverino
Phone Number:	801-399-8767
Report Reviewer:	RG

Applicable Ordinances/Agreements

Title 104, Chapter 12 Residential Zones R1-10
Singletree Acres Development Agreement Entry # 3296935

Development History

The development agreement associated with the Singletree Acres Zoning Map Amendment was recorded on September 5, 2023.

The subdivision plat for the Singletree Acres Subdivision was recorded on June 4, 2025.

Summary and Background

Applicant is requesting approval of minor changes to The Singletree Acres Development Agreement. Section 7.1 and Exhibit C contain details concerning the standard specific to residential development on each residential lot. Corrections made to the minimum side yard setback for both interior lots and the corner lots would be made by this amendment, thereby allowing the homes to be build eight feet from the side property line on an interior lot and 20 feet from a side property line facing a street on a corner lot.

The Planning Division recommends approval of minor changes to the development agreement after gaining direction from the County Attorney for applicability and procedure. The proposal generally conforms to the minimum setback standards found in the residential zones of Western Weber and the site development standards set forth with adjacent zoning districts.

8.

Amendments and Revisions.

This Agreement may be amended by mutual agreement of the Parties only if the amendment is in writing and approved and signed by Developer and County (an "Amendment"). The following sections specify what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

8.1 Project Facility Repair, Maintenance and Replacement. Developer shall be permitted to repair, maintain and replace the Project and its components consistent with the terms of this Agreement without amending the Agreement.

8.2 Authorized Changes, Enlargements, or Alterations. As set forth below, County staff may review and approve certain minor changes, enlargements or adjustments ("Changes") to the Project in their respective administrative capacities. The following types of Changes are considered minor, provided that no such Changes shall directly or indirectly result in significantly greater impacts than those contemplated in the approval of this Agreement.

8.2.1 Changes Necessary to Comply with Other Laws. Any resulting changes as a consequence of obtaining or complying with a federal, state, or local permit or approval; provided that the changes are routine and uncontested and the application thereof does not materially affect the County's original intent, findings, or conditions on the Project in a manner that would have likely resulted in a different decision on this Agreement, as determined by the Planning Director.

8.2.2 De Minimis Changes. Other de Minimis changes requested by the Developer, which are reasonably consistent with the intent of this agreement and the FR-3 rezone, and are routine and uncontested.

Analysis

General Plan: This proposal is not contrary to the goals of the Weber County General Plan.

Additional requirements: The attached amendment to the development shall be signed by the Weber County Planning Director and by all of the owners of property within the Singletree subdivision, then shall be recorded in the Weber County Recorder's Office.

Staff Recommendation

Staff recommends approval of the proposed minor amendments to the development agreement.

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

1. Minor changes such as this may be reviewed and approved by the county staff.
2. The proposed changes generally conform to the site development standards of the residential zone and the surrounding zoning districts.
3. The minor changes are not contrary to the Weber County General Plan.

Exhibits

Exhibit A: Amendment to the Development Agreement

AMENDMENT
to the
DEVELOPMENT AGREEMENT
between
WEBER COUNTY
and
SINGLE TREE ACRES, LLC

THIS AMENDMENT is between **WEBER COUNTY**, a body corporate and politic of the State of Utah (“County”) and **SINGLE TREE ACRES, LLC** (“Developer”). County and Developer may be referred to jointly as the “Parties.”

RECITALS

WHEREAS, County and Developer or Developer’s predecessors in interest entered into a development agreement (“Agreement”) governing a residential development within unincorporated Weber County with the legal description as provided in Exhibit A; and

WHEREAS, Sections 8.2.1 and 8.2.2 of the Agreement allows County staff to review and approve certain minor changes, enlargements, or adjustments to the development; and

WHEREAS, Developer has asked for a minor change to certain setback requirements within the development project; and

WHEREAS, County is in favor of the minor changes requested by the Developer and finds that the proposed changes would not materially affect the County’s original intent, findings, or conditions on the development project as originally proposed; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Amendment, the Parties covenant and agree as follows:

1. Section 7.1 shall be replaced to read as follows:

7.1 Lot Development Standards. The use of the Project shall be limited to twenty-five (25) detached single-family residential lots. The proposed lots range in size from 10,662.21 square feet to 34,648.33 square feet. The setbacks in this development are as follows: front/rear – 30 feet, side – 8 feet, side-facing street – 20 feet. A table of lot widths, area, and setback standards are shown in Attachment C.

2. Attachment C shall be updated to indicate that the side setbacks shall be 8.0 FT and the corner side setback shall be 20.0 FT.
3. All other terms and conditions of the Agreement not specifically referenced herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties do hereby execute this Agreement.

Dated this _____ day of _____, 2026.

Weber County Planning Division

Director

Date: _____

Developer

Scott Lindsay

By: _____

Title: _____

Date: _____

Chad Buck

By: _____

Title: _____

Date: _____

Austin Mickles

By: _____

Title: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

THE EAST ONE HALF OF THE EAST ONE HALF OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP
6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY.





Staff Report to the Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Suncrest Meadows Subdivision Phase 4, consisting of 6 lots. A lot average subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 25, 2026
Applicant:	Carson Jones
File Number:	SUB012026

Property Information

Approximate Address:	4950 W 2550 S, Taylor, UT
Project Area:	6.89 acres
Zoning:	A-2
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-086-0038, 15-086-0039
Township, Range, Section:	Township 6 North, Range 2 West, Section 32

Adjacent Land Use

North:	Residential (Phase 1)	South:	Agricultural
East:	Residential	West:	Residential/Agricultural

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 2, Agricultural (A-2) Zone
- Title 106, Subdivisions

Background

The applicants are requesting final approval of Suncrest Meadows Subdivision Phase 4, consisting of 6 lots. Preliminary approval of the entire phasing plan of the subdivision, consisting of 47 lots, was granted by the Planning Commission on February 21, 2017. A recommendation for final approval was given by the Planning Commission on December 8, 2020. As part of the subdivision review process, the proposal has been reviewed against the subdivision ordinance and the standards in the A-2 zone.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agriculture (A-2) zone. The purpose of the Agricultural (A-2) zone is identified in the LUC §104-2-1 as:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved, where possible.

Small Subdivision: "Preliminary plan/plat approval of a small subdivision, as defined in [Section 101-2-20](#) of this Land Use Code, is not required. The preliminary plan/plat required in this section shall be reviewed simultaneously with the final plat." LUC §106-1-5.30 (b). This proposal qualifies as a small subdivision consisting of nine or fewer lots as defined in Section 101-2-20 Su, Small Subdivision.

Culinary water: The Taylor West Weber Water District will be providing culinary water to this six-lot subdivision phase. The developer has provided a preliminary and final will-serve letter from the District, with the final requirements listed in the final will-serve letter attached as Exhibit C.

Secondary water: This development is within the boundaries of the Hooper Irrigation Company service area. The company is ready to serve this development upon the satisfaction of several conditions:

1. The storm drain within the property is piped, and
2. Six new water shares are required to connect to the secondary pressurized water system, and
3. The County Engineer will require final approval from the Company before the subdivision plat may be recorded.

Central Weber Sewer District: The property is annexed into the sewer district boundary. Connections to the system must be done following the specifications of the County Engineering Department and the District.

Minor Arterial Street: 2550 South Street is planned for a 100' ROW. The subdivision plat dedicated the appropriate distance for the ROW expansion.

Lot Average Subdivision: Due to the extra ROW needed for the minor collector street, the development plan will utilize the lot averaging provision found in Section 106-2-4.020 to display that the combined total frontage of all six lots averages at least 150 feet of frontage for each lot.

Additional design standards and requirements: The Planning Division requires a minor correction to the Lot Average table. The County Engineering requires a geotechnical report, final will-serve letters for culinary and secondary water service, and pavement completion within phase 3. The remaining comments regard other subdivision improvements. The final civil drawings need to be reviewed before grading, and underground work may commence. The Weber Fire District requires that the minimum distance between hydrants be maintained.

Staff Recommendation

Staff recommends final approval of the Suncrest Meadows Phase 4 based on all review agency requirements and the following conditions:

1. The developer shall provide a geotechnical report for the public improvements.
2. The developer shall provide a final approval letter from the Hooper Irrigation Water Company before the subdivision plat is recorded.
3. The civil drawings are reviewed and approved before excavation and grading may begin.
4. The pavement in phase 3 shall be completed with the phase 4 improvements.
5. The subdivision improvements are installed or escrowed with the county before the subdivision plat may be recorded.

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

1. The subdivision plan conforms to the Weber County Land Use Code for minimum A-2 zone requirements.
2. The plan is not contrary to the Weber County General Plan.
3. The plan is designed to conform to the Weber County Subdivision Code.

Exhibits

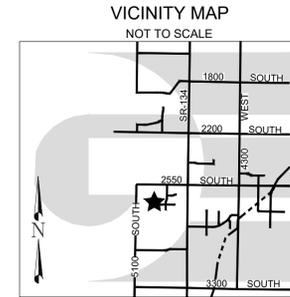
- A. Phase 4 final plat
- B. Civil drawings
- C. Will-serve letters

SUNCREST MEADOWS SUBDIVISION - PHASE 4

A LOT AVERAGE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

FEBRUARY 2026

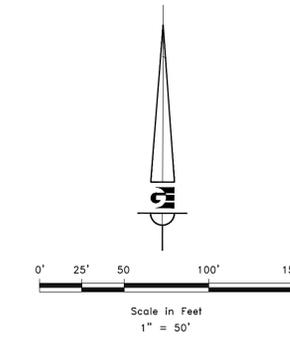
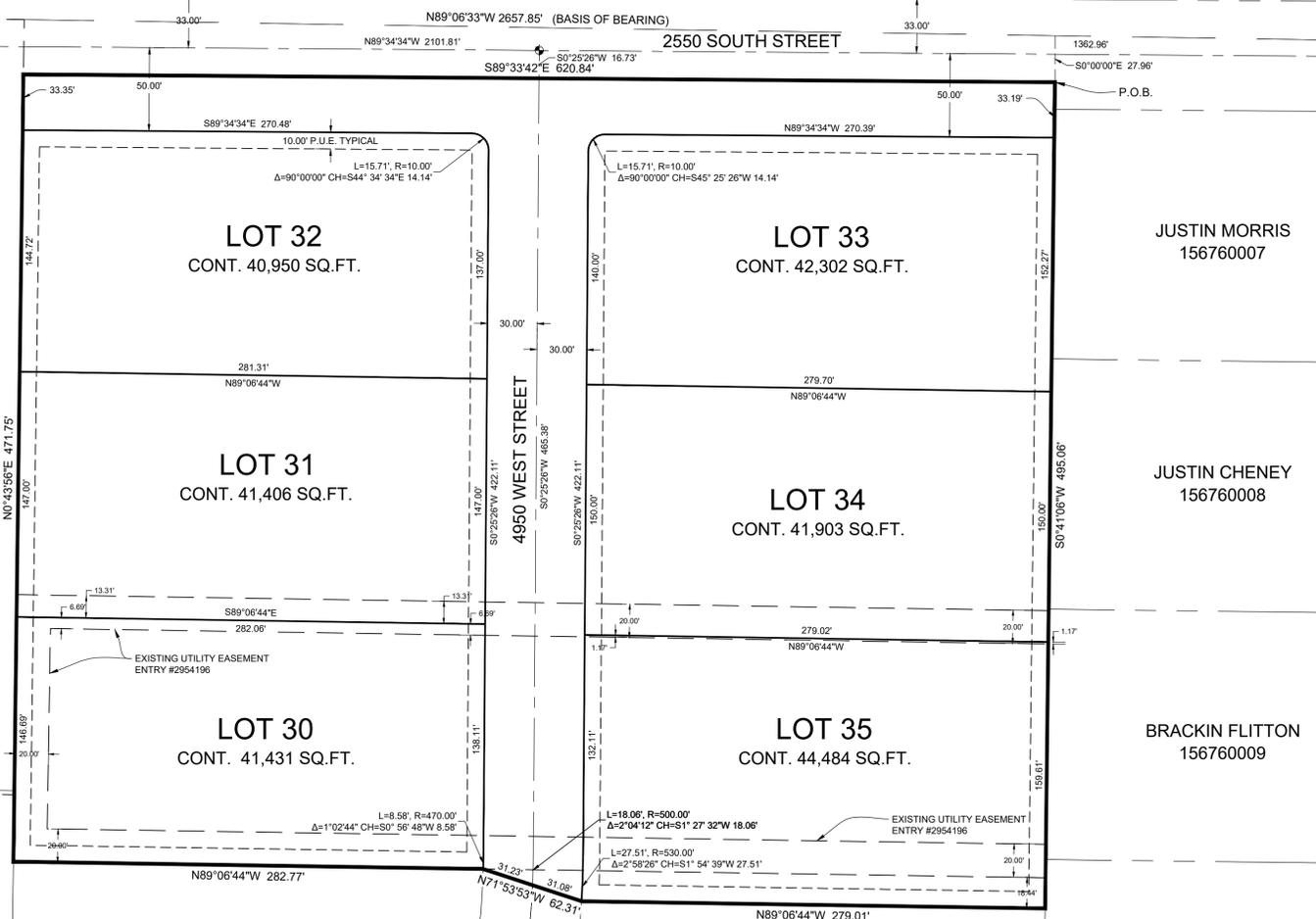


BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF THE SUNCREST MEADOWS SUBDIVISION PHASE 1 BEING LOCATED NORTH 89°06'33" WEST 1362.96 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 27.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE ALONG THE WEST LINE OF SAID SUNCREST MEADOWS SUBDIVISION PHASE 1 SOUTH 00°41'06" WEST 495.06 FEET; TO THE NORTH LINE OF THE SUNCREST MEADOWS SUBDIVISION PHASE 3; THENCE ALONG THE NORTH LINE OF SAID SUNCREST MEADOWS SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°06'44" WEST 279.01 FEET; (2) NORTH 71°53'53" WEST 62.31 FEET; (3) NORTH 89°06'44" WEST 282.77 FEET; THENCE NORTH 00°43'56" EAST 471.75 FEET; THENCE SOUTH 89°33'42" EAST 620.84 FEET TO THE POINT OF BEGINNING. CONTAINING 6.891 ACRES.

NORTHEAST COR SECTION 32,
T6N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY 3" BRASS CAP MONUMENT
6" BELOW GROUND, IN GOOD
CONDITION, DATED 2003)

NORTH QUARTER COR SECTION 32,
T6N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY 3" BRASS CAP MONUMENT
4" BELOW ASPHALT, IN FAIR
CONDITION, DATED 1963.)



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- EXISTING FENCE

LOT AVERAGE FRONTAGE CALCULATION (EXCLUDING FRONTAGE ALONG 2550 SOUTH)

LOT 30	146.69'
LOT 31	146.91'
LOT 32	150.08'
LOT 33	150.00'
LOT 34	159.62'
LOT 35	159.62'
TOTAL	900.30'

900.30 LF / 6 LOTS = 150.05' PER LOT

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER MAP NO. 49057C0401E WITH EFFECTIVE DATE OF DECEMBER 16, 2005.
- ZONE A-2 YARD SETBACKS: 30' FRONT // 30' REAR // 10' SIDE WITH 24' COMBINED SIDEYARD
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY PREPARED FOR THE SUNCREST MEADOWS SUBDIVISION BY CMT ENGINEERING LABORATORIES DATED MARCH 27, 2018 CMT PROJECT NO. 10830. SUBDIVISION IMPROVEMENTS AND HOMEOWNERS ARE REQUIRED TO COMPLY WITH SAID STUDY. ACCORDING TO THE GEOTECHNICAL REPORT, ANY NON-ENGINEERED FILL NEEDS TO BE REMOVED UNDERNEATH ANY BUILDING STRUCTURE. IT IS RECOMMENDED THAT THE GEOTECHNICAL ENGINEER OBSERVE THE EXCAVATION FOR THE HOMES IN ORDER TO VERIFY THAT THE NON-ENGINEERED FILL HAS BEEN REMOVED.
- 10.0' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS NOTED OTHERWISE.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BLACKBURN 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 NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°06'33" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2550 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE SUNCREST MEADOWS PHASE 1 SUBDIVISION. WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 2936519, 2936521 AND DEEDS A ADJOINING PROPERTIES. THE DEDICATED PLATS OF SUNCREST MEADOWS SUBDIVISION PHASE 1 AND 2 WERE ALSO USED TO DETERMINE THE BOUNDARY.

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 SUNCREST MEADOWS SUBDIVISION PHASE 4 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT 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 SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2026.



OWNER'S DEDICATION

I 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:

SUNCREST MEADOWS SUBDIVISION PHASE 4

AND HEREBY DEDICATE, GRANT AND CONVEY TO 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 NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH.

SIGNED THIS ___ DAY OF _____, 2026.

SUNCREST MEADOWS - WEBER, LLC BY:

BLACKBURN JONES REAL ESTATE INCORPORATED, MANAGER OF SUNCREST MEADOWS - WEBER, LLC

CARSON E. JONES, DIRECTOR OF BLACKBURN JONES REAL ESTATE INCORPORATED

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2026, personally appeared before me CARSON E. 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 DIRECTOR of BLACKBURN JONES REAL ESTATE INCORPORATED, MANAGER OF SUNCREST MEADOWS - WEBER, LLC, 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 CARSON E. JONES acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2026.

COUNTY SURVEYOR

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 _____, 2026.

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 _____, 2026.

COUNTY ENGINEER

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 _____, 2026.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

R12121 - JONES BLACKBURN ASSOC 2001 - SUNCREST SURVEY DWG PHASE 4 - SUNCREST MEADOWS PHASE 4 - ADJUST DWG

DEVELOPER: BLACKBURN JONES CARSON JONES 905 24TH STREET OGDEN UTAH 48804 801-778-0088	CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		S1 1

SUNCREST MEADOWS SUBDIVISION - PH4

CONSTRUCTION DOCUMENTS WEBER COUNTY, UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE COUNTY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE COUNTY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED. THE DISTRICTS PHONE NUMBER IS (801) 731-1668.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 DR14 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, TRIPAC 2000 BLUE COATING SYSTEM OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.



DEVELOPER:

BLACKBURN JONES
CARSON JONES
905 24TH ST
OGDEN
801-814-2018

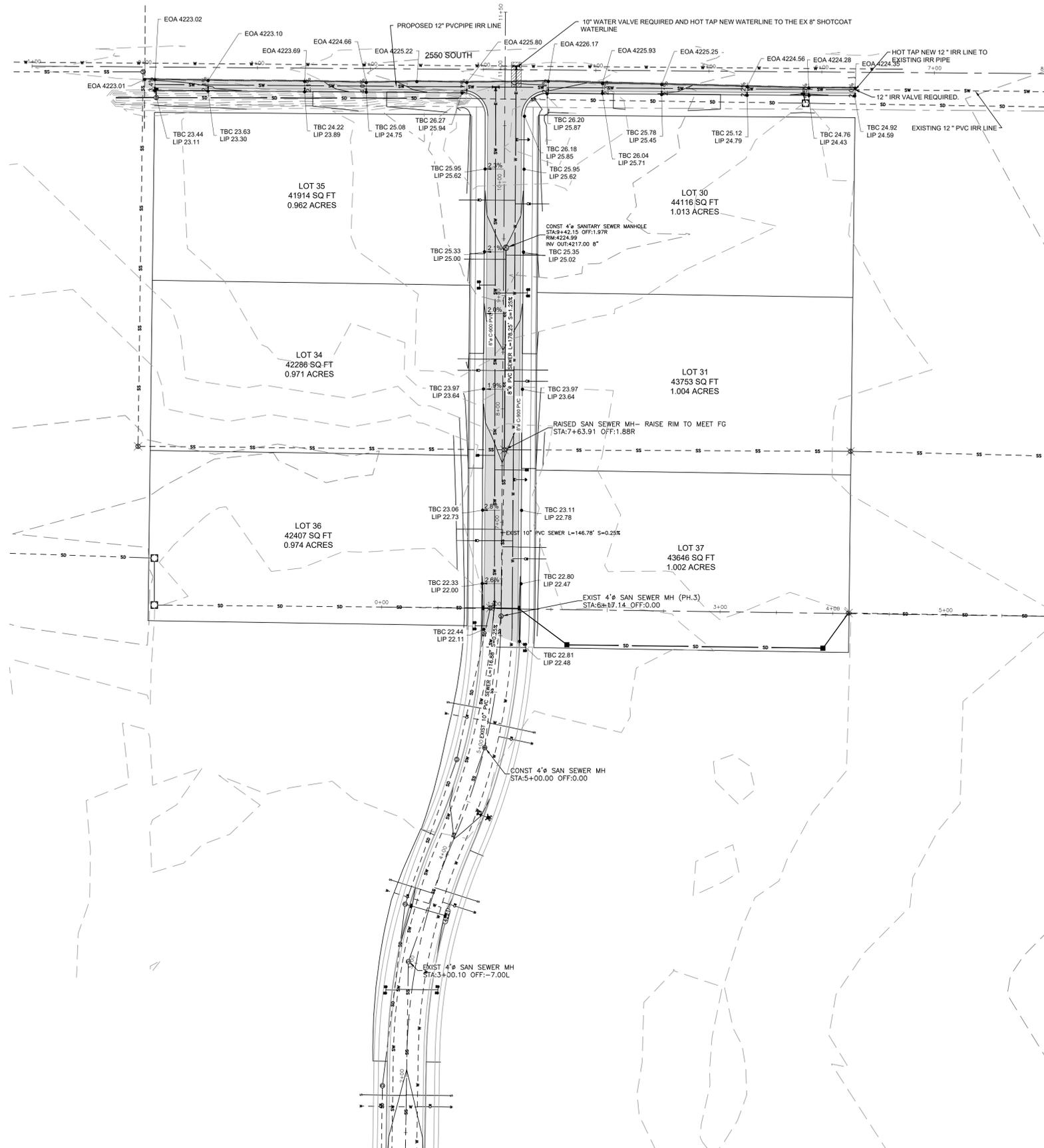
ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE HOOPER IRRIGATION STANDARDS AND SPECIFICATIONS

SUNCREST MEADOWS SUBDIVISION - PH4
CONSTRUCTION DOCUMENTS

01



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 TYLER M. NIELSON
 5150 SOUTH 375 EAST
 OGDEN, UT 84405
 (801) 476-0202
 tyler@gcivil.com

WEBER COUNTY PLANNING/ENGINEER
 2380 WASHINGTON BLVD. #240
 OGDEN, UTAH 84401
 (801) 399-8791

TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT
 RYAN ROGERS
 2815 WEST 3300 SOUTH
 WEST HAVEN, UT 84401
 (801) 801-731-1668
 taylorwestweberwater@msn.com

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 LANCE WOOD
 2618 WEST PIONEER ROAD
 OGDEN, UT 84404
 (801) 731-3011
 lancew@centralweber.com

WEBER COUNTY FIRE MARSHAL
 DAVID REED
 (801) 782-3580 EXT. 205
 dreed@weberfd.com

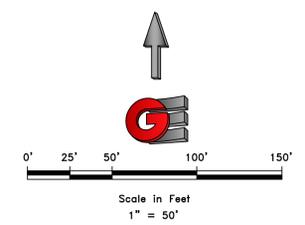
GENERAL NOTES:

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6. ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS. REFER TO DETAILS ON SHEET DT2.

LEGEND

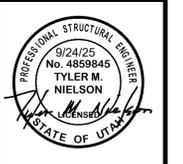
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
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	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW SANITARY SEWER CLEAN-OUT
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	NEW STREET LIGHT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW SINGLE SECONDARY WATER LATERAL
	EXISTING EDGE OF ASPHALT
	SAWCUT LINE
	NEW ASPHALT PAVING

DEVELOPER:
 BLACKBURN JONES
 CARSON JONES
 905 24TH ST
 OGDEN
 801-914-2018



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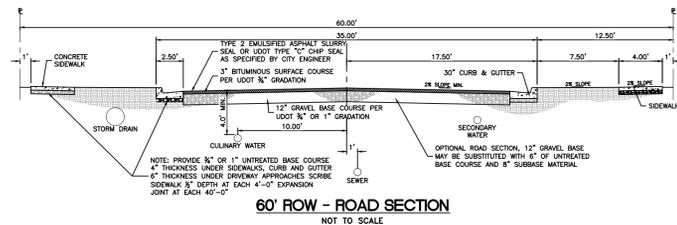
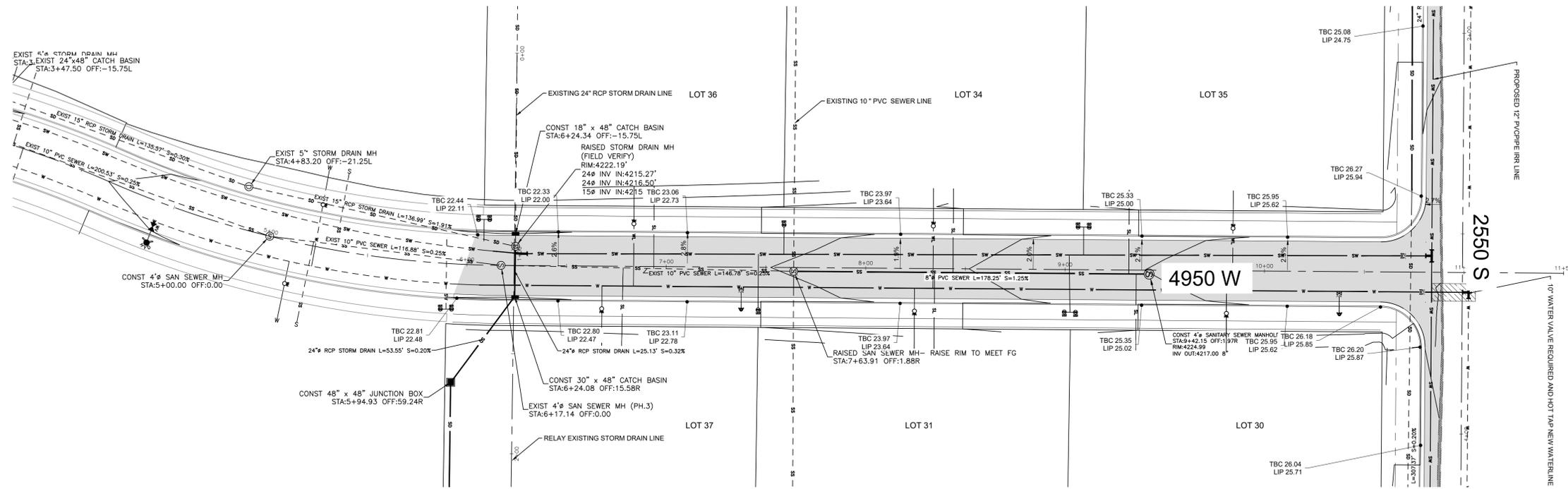
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VERALL UTILITY PLAN
 SUNCREST MEADOWS SUBDIVISION - PH4
 2550 SOUTH 4950 WEST
 WEBER COUNTY, UTAH

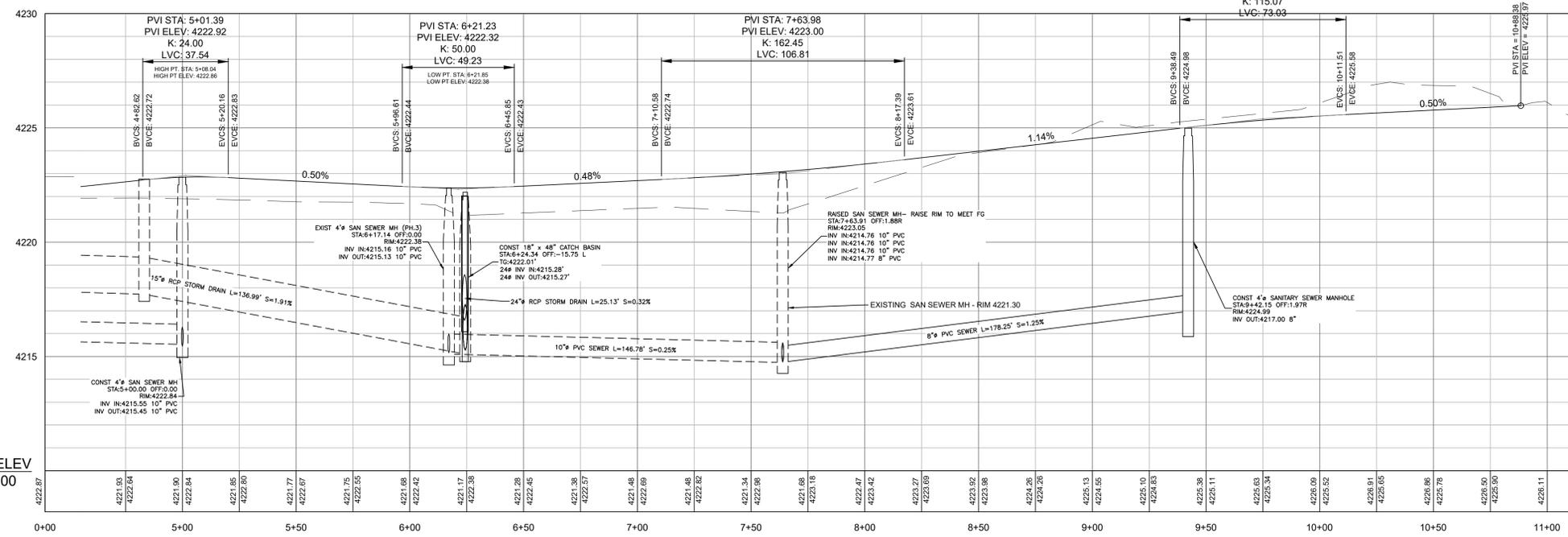
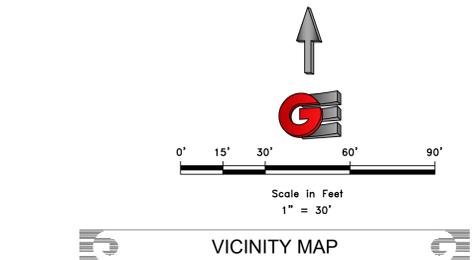
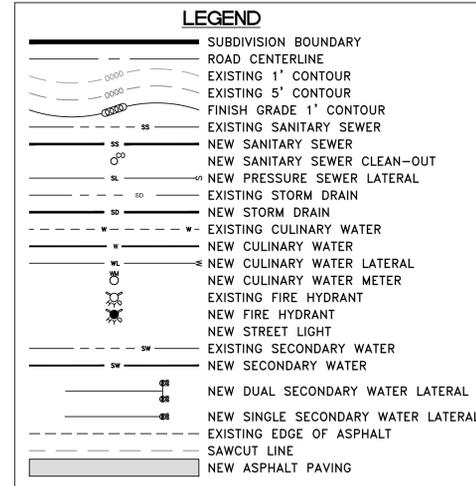
GARDNER ENGINEERING
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 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
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C2

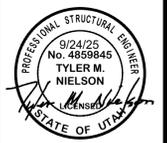


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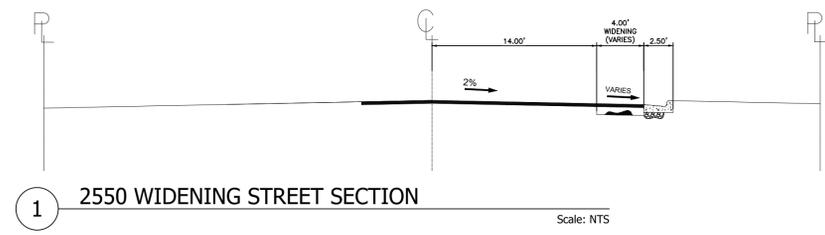
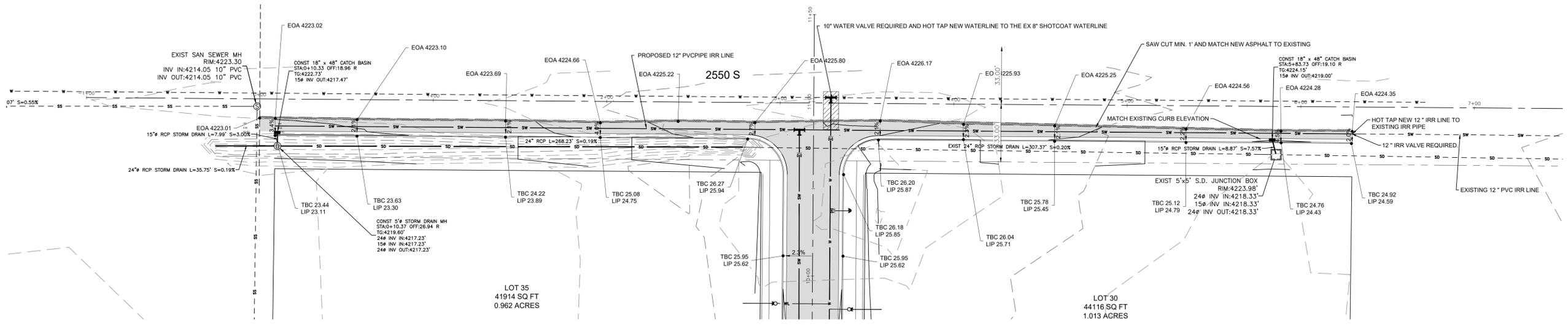


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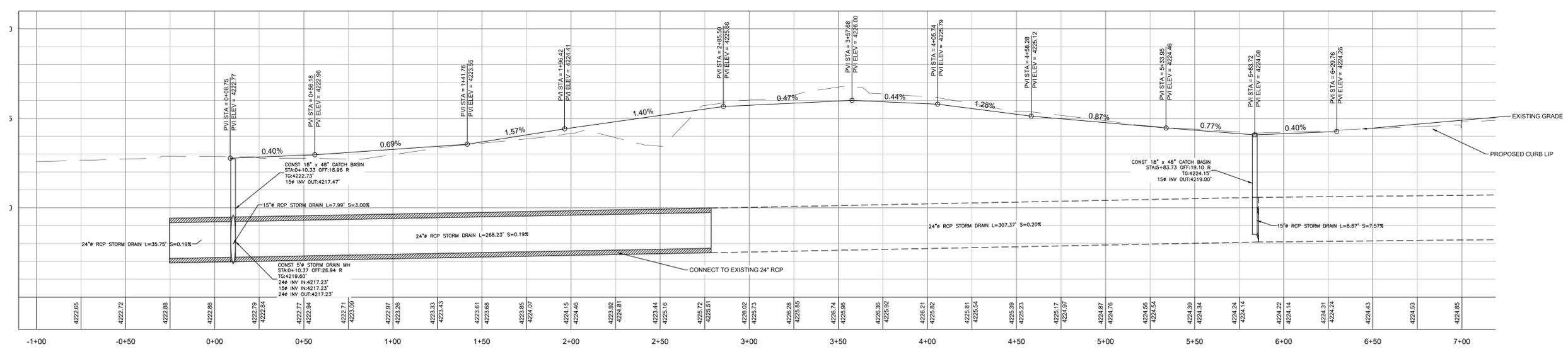
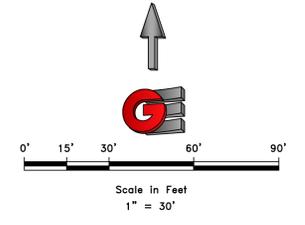
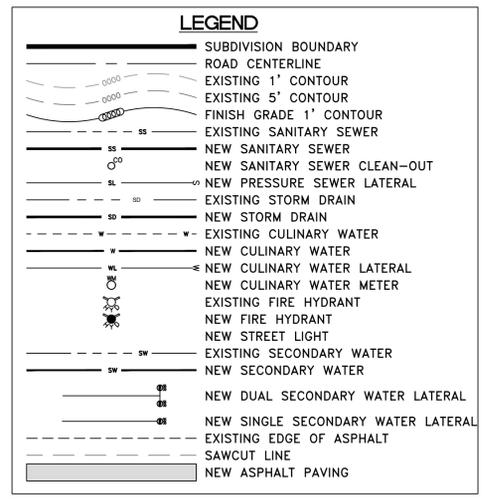
4950 WEST PLAN AND PROFILE PH4
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 WEBER COUNTY, UTAH

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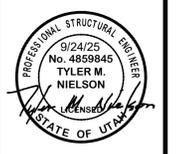
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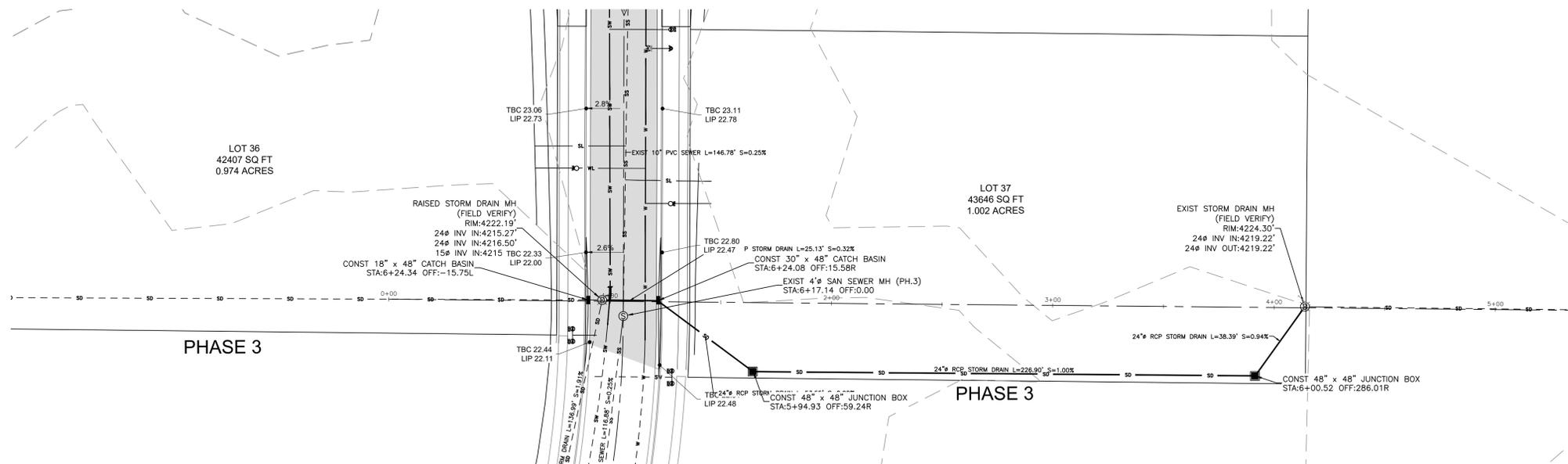
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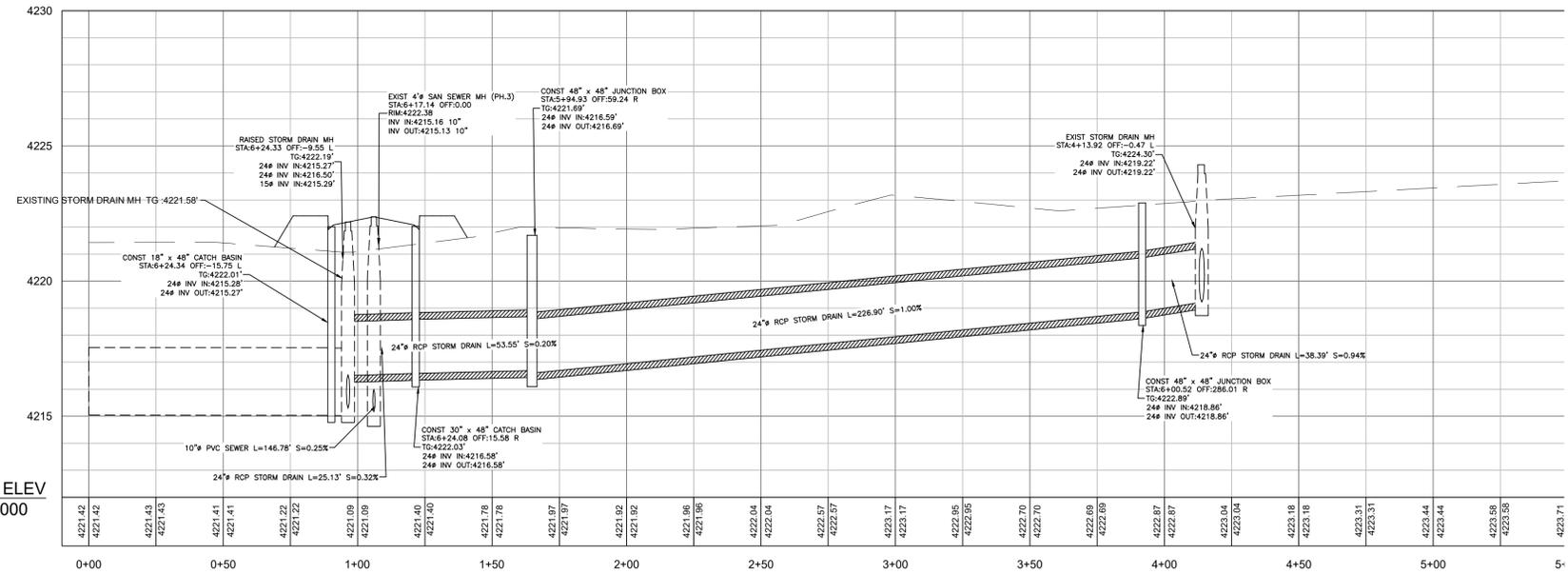
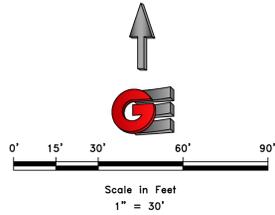
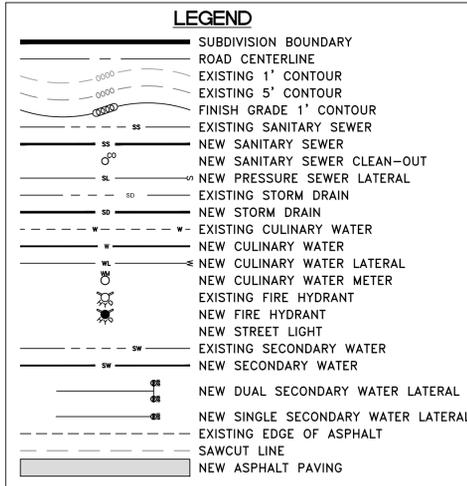
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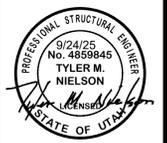
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EAST-WEST STORM DRAIN PLAN AND PROFILE

SUNCREST MEADOWS SUBDIVISION - PH4

2550 SOUTH 4950 WEST

WEBER COUNTY, UTAH

GARDNER ENGINEERING

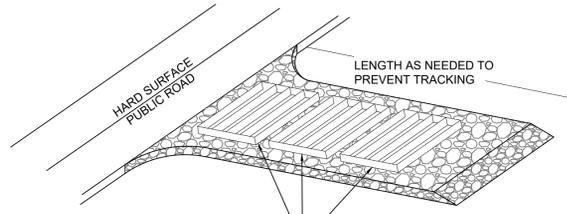
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PP3

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

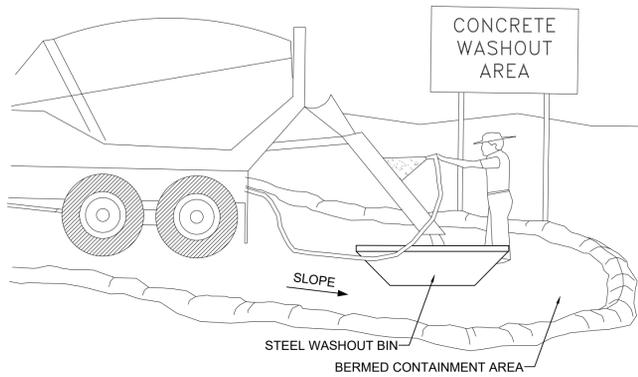
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



NOTES:

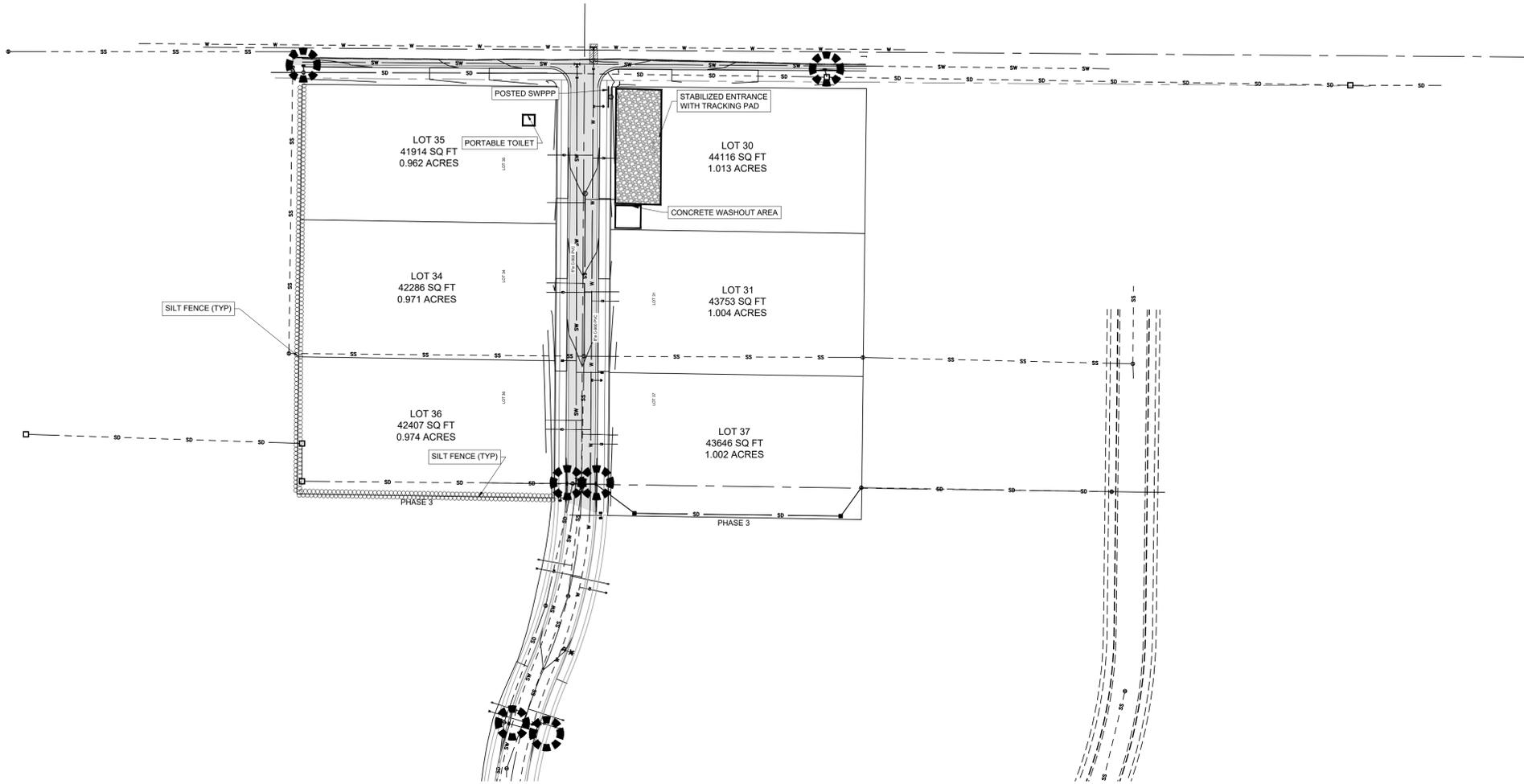
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION (EITHER OPTION)

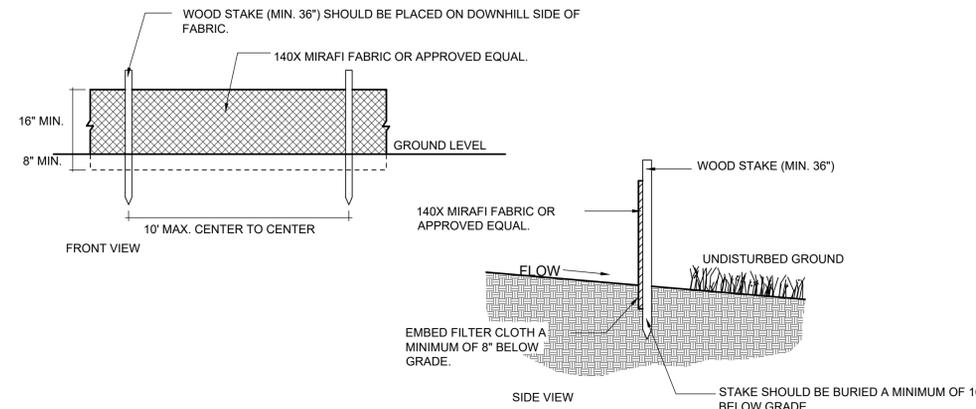
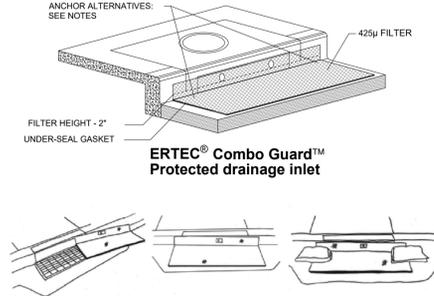


SILT FENCE



INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG, ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

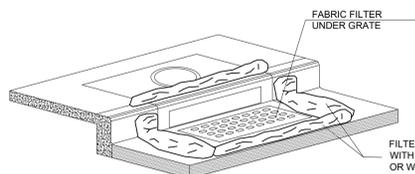


1A INLET PROTECTION - OPTION 1

Scale: NTS

2 SILT FENCE

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS

LEGEND



INLET PROTECTION (EITHER OPTION)



SILT FENCE

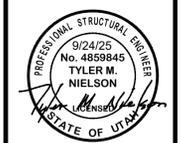
DEVELOPER:

BLACKBURN JONES
CARSON JONES
905 24TH ST
OGDEN
801-914-2018



Scale in Feet
1" = 75'

REVISIONS	DESCRIPTION
DATE	



SWPPP
SUNCREST MEADOWS SUBDIVISION - PH4
2550 SOUTH 4950 WEST
WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

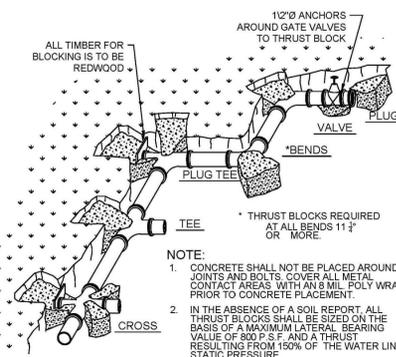
CE1-01

SCALE: 1" = 75'
DATE: 9/24/2025
DESIGN: JCH
DRAWN: JCH
CHECKED: TAN
DWG: RY1215 - JONES BLACKBURN ASSOC., 2001 - SUNCREST MEADOWS SUBDIVISION PH4.DWG

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS			TEES*			GATE VALVES	DEAD ENDS	CROSS/THRU PLUGGED	CROSS/THRU PLUGGED
	90°	45°	22 1/2°	11 1/4°	11 1/4°	11 1/4°				
3	1.0	0.0	0.5	0	0.7	0.5	0.7	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.5	0.5	1.3	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.5	7.3	11.5	11.5	11.5	11.5
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	12.7	17.6	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0	14.4	20.0	20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4	18.0	25.4	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	22.0	31.4	31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6	24.0	34.6	34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0	26.0	38.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	31.0	45.0	45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0	48.0	71.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	66.0	102.0	102.0	102.0	102.0

*FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

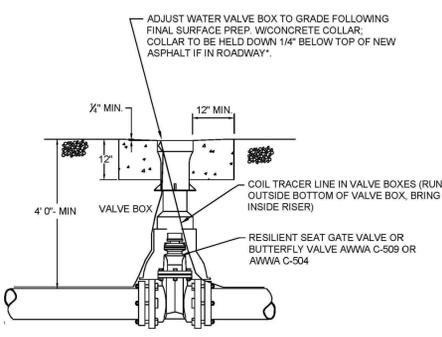


NOTE:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH AN 8 MIL. POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

*ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUG OR ROMA GRIP WITH FLUOROPOLYMER COATED BOLTS AND NUTS.
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

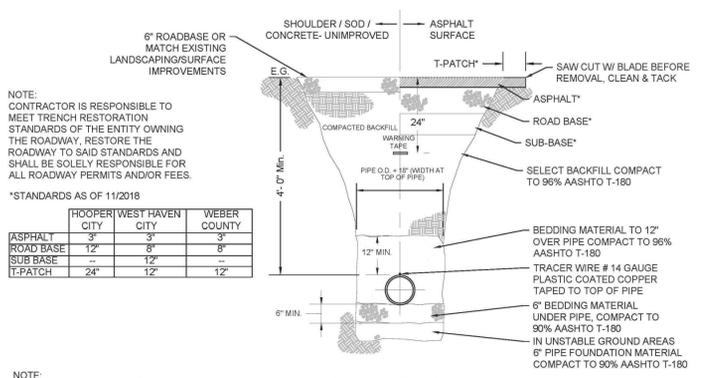
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.
EXAMPLE: TO FIND BEARING AREA FOR 8" 90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I. AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F = 1.5 / 3 = 0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1 = 3.55 = 4 SQ. FT. (←OR 2FT. LONG BY 2FT. HIGH)

1 TYPICAL THRUST BLOCK DETAIL Scale: NTS



NOTE: VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR. BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSION TOLERANCES. IF LOCATED IN ROADWAY W/ SPEED LIMIT OF 40 MPH OR GREATER, LID SHALL BE HEAVY AND EXTRA DEEP.

4 TYPICAL WATER VALVE DETAIL Scale: NTS

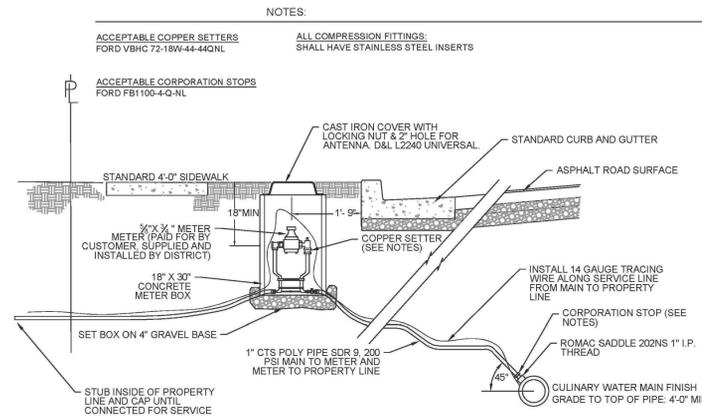


NOTE: CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY. RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.
*STANDARDS AS OF 11/2018

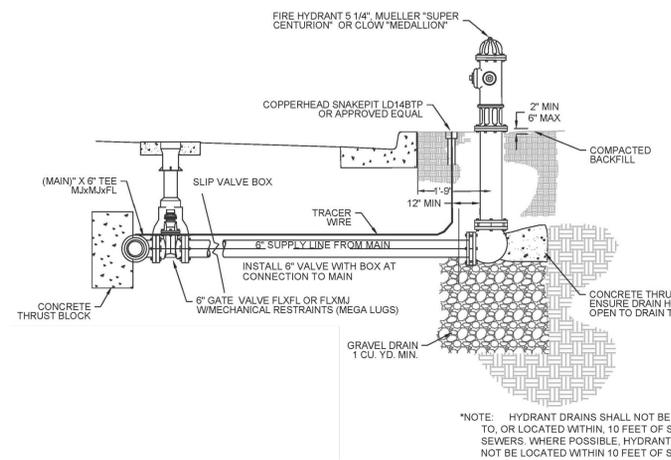
	ROOPER CITY	WEST HAVEN CITY	WEBER COUNTY
ASPHALT	3"	3"	3"
ROAD BASE	12"	8"	8"
SUB-BASE	12"	12"	12"
T-PATCH	24"	12"	12"

NOTE:
• WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
• WHERE A WATER MAIN AND A SEWER MAIN MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SEWER MAIN.
• SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
• WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
• IF THESE STANDARDS CANNOT BE MET AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXEMPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.

2 TYPICAL TRENCH SECTION Scale: NTS

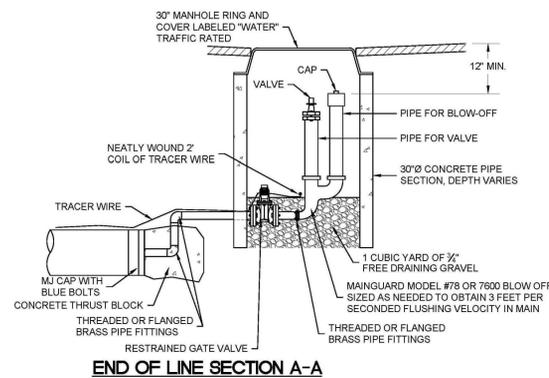


5 TYPICAL CULINARY WATER SERVICE LATERAL DETAIL Scale: NTS

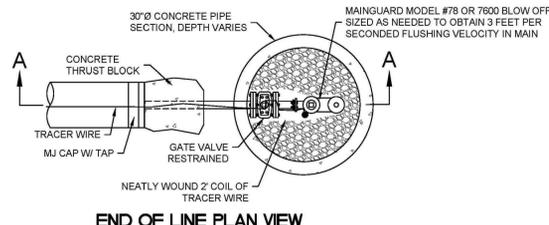


NOTE: HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

3 TYPICAL FIRE HYDRANT DETAIL Scale: NTS

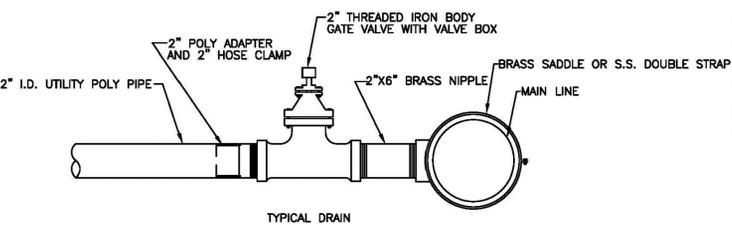


END OF LINE SECTION A-A

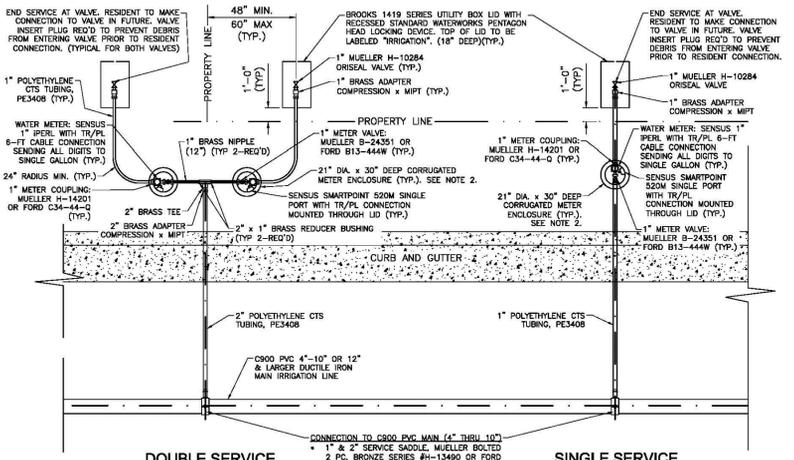


END OF LINE PLAN VIEW

6 TYPICAL BLOW-OFF DETAIL Scale: NTS



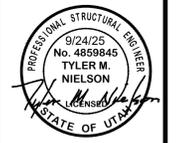
8 TYPICAL SECONDARY DRAIN DETAIL Scale: NTS



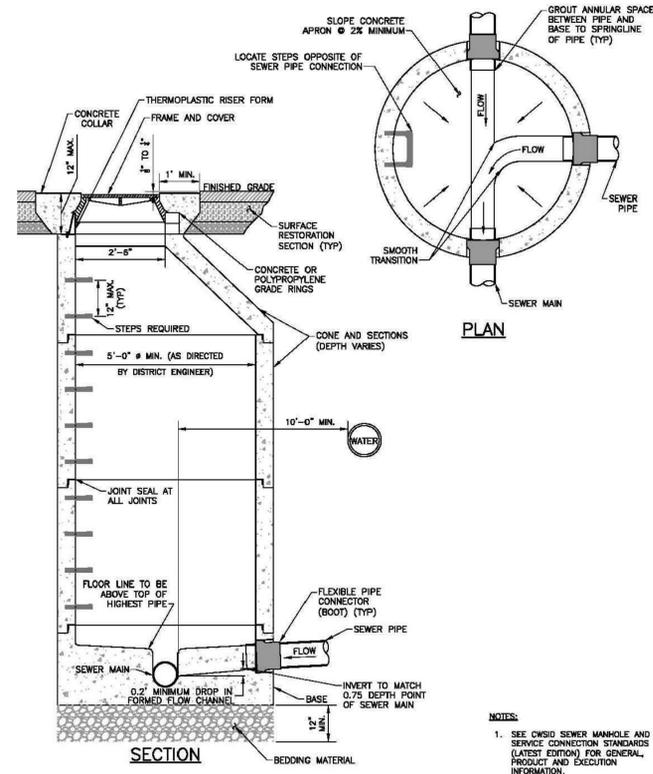
NOTE:
1. STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED TO BE USED ON ALL CONNECTIONS ON POLY PIPE. INSURE VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE LID.
2. CONNECTION TO DUCTILE IRON MAIN (12\"/>

7 TYPICAL SECONDARY WATER SERVICE DETAIL Scale: NTS

REVISIONS	DESCRIPTION	DATE

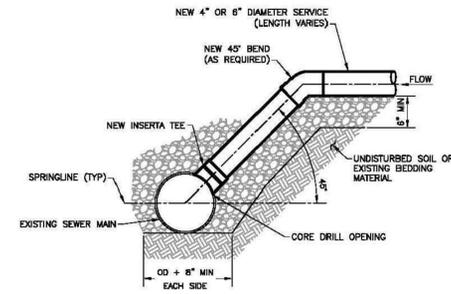


TYPICAL CULINARY AND IRRIGATION WATER DETAILS
SUNCREST MEADOWS SUBDIVISION - PH4
2550 SOUTH 4950 WEST
WEBER COUNTY, UTAH

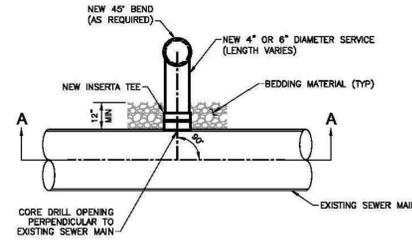


1 TYPICAL SANITARY SEWER DETAIL
Scale: NTS

NOTES:
1. SEE CWSID SEWER MANHOLE AND SERVICE CONNECTION STANDARDS (LATEST EDITION) FOR GENERAL PRODUCT AND EXECUTION INFORMATION.



SECTION AA

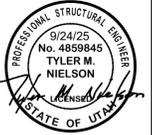


PLAN

NOTES:
1. SEE CWSID SEWER MANHOLE AND SERVICE CONNECTION STANDARDS (LATEST EDITION) FOR GENERAL PRODUCT AND EXECUTION INFORMATION.

2 TYPICAL SANITARY SERVICE LATERAL DETAIL
Scale: NTS

SCALE (AS NOTED)	DATE	DESIGN	DRAWN	CHECKED
	9/24/25	JKH	JKH	TUN
REVISIONS	DESCRIPTION			
DATE				



TYPICAL SANITARY SEWER DETAILS
SUNCREST MEADOWS SUBDIVISION - PH4
2550 SOUTH 4950 WEST
WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/26/2025**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will-serve** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the **Suncrest Phase 4 Subdivision totaling 6 lots**. The property is located at 4950 W. 2550 S. Taylor UT. The District has the capacity to serve this subdivision for culinary purposes only. Pressurized secondary water must be provided by Hooper Irrigation. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements before subdivision approval:

- Plan review / inspection fee \$200 per lot = \$1,200
- Plan approval
- Water rights impact fee=\$7,842 per lot = \$47,052
- Will serve letter from Hooper Irrigation

Requirements after subdivision approval:

- Impact and connection fee \$6,856 per lot this includes the cost of the meter. This will need to be paid for at the time building permits are issued.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND BUILDING APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE ISSUED
IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY.

Expires 5/11/2026

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



October 24, 2025

Weber County Planning Commission
2380 Washington Blvd, Suite 240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Suncrest Meadows Subdivision, PH 4

Phase 4 of the Suncrest Meadows Subdivision is located at approximately 2550 South and 5000 West, and a total of 6 lots are proposed. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office. There is a storm drain which will need to be piped within the subdivision boundaries.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved. There will be 6 water shares required to connect to the secondary pressurized system and ownership of shares has been verified to be in good standing.

This subdivision only is in consideration and guaranteed service, and the plan review is good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in for Hooper Irrigation Secondary Pressurized water.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is written in a cursive style and is positioned above the typed name.

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

August 7, 2024

Charlie Ewert
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Summer Crest Meadows Phase 4
Sanitary Sewer Service
Will Serve Letter

Charlie:

At the request of Carson Jones, Summer Crest Meadows Phase 4 a development of 102 residential lot located approximately at 2550 S. 4950 W. **The entire parcel of property to be served will need to be annexed into the District prior to any service or connection to the District's line.** We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The 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 Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber 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. Central Weber's Wastewater Control Rules and Regulations state:

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



Central Weber Sewer Improvement District

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.
6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

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

Sincerely,

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Charlie Ewert



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative review of the Hipwell Subdivision First Amendment, consisting of 2 lots.

Agenda Date: Wednesday, February 25, 2026

Applicant: John Thomas, Owner

File Number: SUB012026

Property Information

Approximate Address: 111North 3600 West

Project Area: 1.84 Acres

Zoning: Agricultural (A-2)

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 15-028-0062, 15-028-0063

Township, Range, Section: T6N, R2W, Section 9

Adjacent Land Use

North: Residential/Agricultural	South: Residential/Agricultural
East: Residential/Agricultural	West: Residential/Agricultural

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 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 19 (Development on a Substandard Street or Public Right-of-Use Road)

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 1.86 acres. Access to the properties is via a fully dedicated 60' public right-of-way and a substandard public road called 3600 West Street. The substandard existing street conditions will require a determination from the Weber County Engineer on the public street improvements necessary for the frontage of these two lots. The County Engineering may also consider accepting a Deferral agreement for curb, gutter, and sidewalk.

The future streets and transit map indicates that the 3600 West right of way is planned for a minor collector 100' right of way. Which would typically require 50' half-width dedication, however, considering that the home on the north lot is built at the 30' setback line from the edge of a 60' right of way, the planning staff recommends an addition 20' setback in addition to the minimum 30' setback depicted on the subdivision plat to avoid have an additional structure built too close to the future street expansion area.

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 A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

"The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible."

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-2 Zone. Each lot within this proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "Preliminary plan/plat approval of a small subdivision, as defined in [Section 101-2-20](#) of this Land Use Code, is not required. The preliminary plan/plat required in this section shall be reviewed simultaneously with the final plat." LUC §106-1-5.30 (b). This proposal qualifies as a small subdivision consisting of nine or fewer lots as defined in Section 101-2-20 Su, Small Subdivision.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water Improvement District currently serves the north lot with culinary water. The District will serve culinary water to the south lot with the condition that the owner "contract with the Hooper Irrigation Company for a future connection for outdoor use. This contract must be fully functional before any building permits are issued. Prior to the issuance of permits, the builder will also be required to pay all applicable impact fees."

Secondary Water: The Hooper Irrigation Company cannot serve this property at this time. However, it is anticipated that the neighboring development of Lomond View Subdivision will result in an accessible Hooper service line for this property and greater area.

Substandard Street: Since 3600 South Street at this location is considered substandard, Section 108-7-19 (c) applies. The applicant is responsible for the improvement of the applicant's own street frontage. The County Engineer has the full authority and discretion to determine which improvements are installed and which may be deferred to a later time. The applicant must also pay a proportionate share of street design and street improvements. To determine a proportionate share, the applicant shall:

Provide an engineer's cost estimate to improve the street to a county standard.

Determine the street's estimated build-out potential, which is the sum of estimated lots expected along the street plus the number of lots proposed by the applicant. Follow sections 108-7-19 (3) (a) (b) and (c). Section 108-7-19 (4) gives complete discretion to the County Engineer on specific improvements required of the applicant. The current lot count as of February 19, 2026, is 15 lots.

Secondary Egress: In this circumstance, the development plan aligns with the Future Streets and Transit Map. Development on a terminal street may be allowed no more than 30 residential lots before a secondary emergency egress and fire access that ties back with the greater interconnected public street network is required. The current lot count as of February 19, 2026, is 15 lots

Temporary Terminal Street: The temporary terminal street code, Section 106-2-2.040 (b), allows for the extension of 3600 West Street because the area dedicated to the public street aligns with the Western Weber General plan in terms of future ROW expansion.

Septic System: Weber-Morgan Health Department has provided a feasibility letter stating that ground water tables do not 36 inches, fall within the range of acceptability for a conventional system. The north lot contains a permitted system.

Review Agencies: The Weber County Fire District has approved this proposal with the anticipation that further requirements will become applicable at the time of building permit review. Weber County Engineering has posted a series of comments that will be addressed by a revised subdivision plat, and a deferral agreement for certain 3600 West Street improvements. The County Surveyors' Office will conduct a detailed review after planning and engineering comments are satisfied. The county Planning Division has included final requirements in this report as conditions of approval.

Staff Recommendation

Staff recommends that final approval of the Hipwell Subdivision First Amendment, a two-lot residential subdivision of land. The Staff's recommendation adds the following conditions that are required before recording the subdivision plat:

1. A cost estimate for the street improvements shall be submitted for review by the County Engineer.
2. The owner shall pay a roughly proportionate share to bring the street closer to compliance with County Standards, as directed in Section 108-7-19 (c).
3. The owner is financially responsible for the improvements to their own street frontage. Which may be in the form of installation of improvements, escrow funds deposited with the county, and a deferral agreement, as directed is Section 108-7-19 (c) (2).
4. If a deferral agreement is accepted by the County, then the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor Wester Weber Water District are satisfied before issuing building permits.

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.

Area Map



Exhibits

- A. Hipwell Subdivision First Amendment plat
- B. Taylor West Weber Will-Serve Letter
- C. Hooper Availability Letter
- D. Septic Feasibility Letter

HIPWELL SUBDIVISION ~ FIRST AMENDMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 9
T. 6 N., R. 2 W., S.L.B.M.
WEBER COUNTY, UTAH
December 2020

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON AND NAME SAID TRACT HIPWELL SUBDIVISION ~ FIRST AMENDMENT.

RICHARD V. HIPWELL

CARISA L. HIPWELL

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF THE HIPWELL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILLED AS ENTRY 1427870, BOOK 43, PAGE 3 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

METES AND BOUNDS DESCRIPTION

PART OF SOUTHEAST QUARTER SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9 AT A POINT BEING 1716.32 FEET NORTH 89°26'19" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 89°26'19" WEST 255.11 FEET; THENCE NORTH 0°56'30" EAST 362.30 FEET; THENCE SOUTH 89°26'19" EAST 209.00 FEET; THENCE SOUTH 0°56'33" WEST 103.32 FEET; THENCE ALONG AN ARC 131.63 FEET TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, THE CHORD OF WHICH IS SOUTH 5°47'31" EAST FOR A DISTANCE OF 131.33 FEET; THENCE SOUTH 12°31'31" EAST 131.88 FEET TO THE POINT OF BEGINNING. CONTAINS 1.84 ACRES OR 80,336 SQ. FT. IN AREA.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)

SS

COUNTY OF WEBER)
ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING IN:

MY COMMISSION EXPIRES

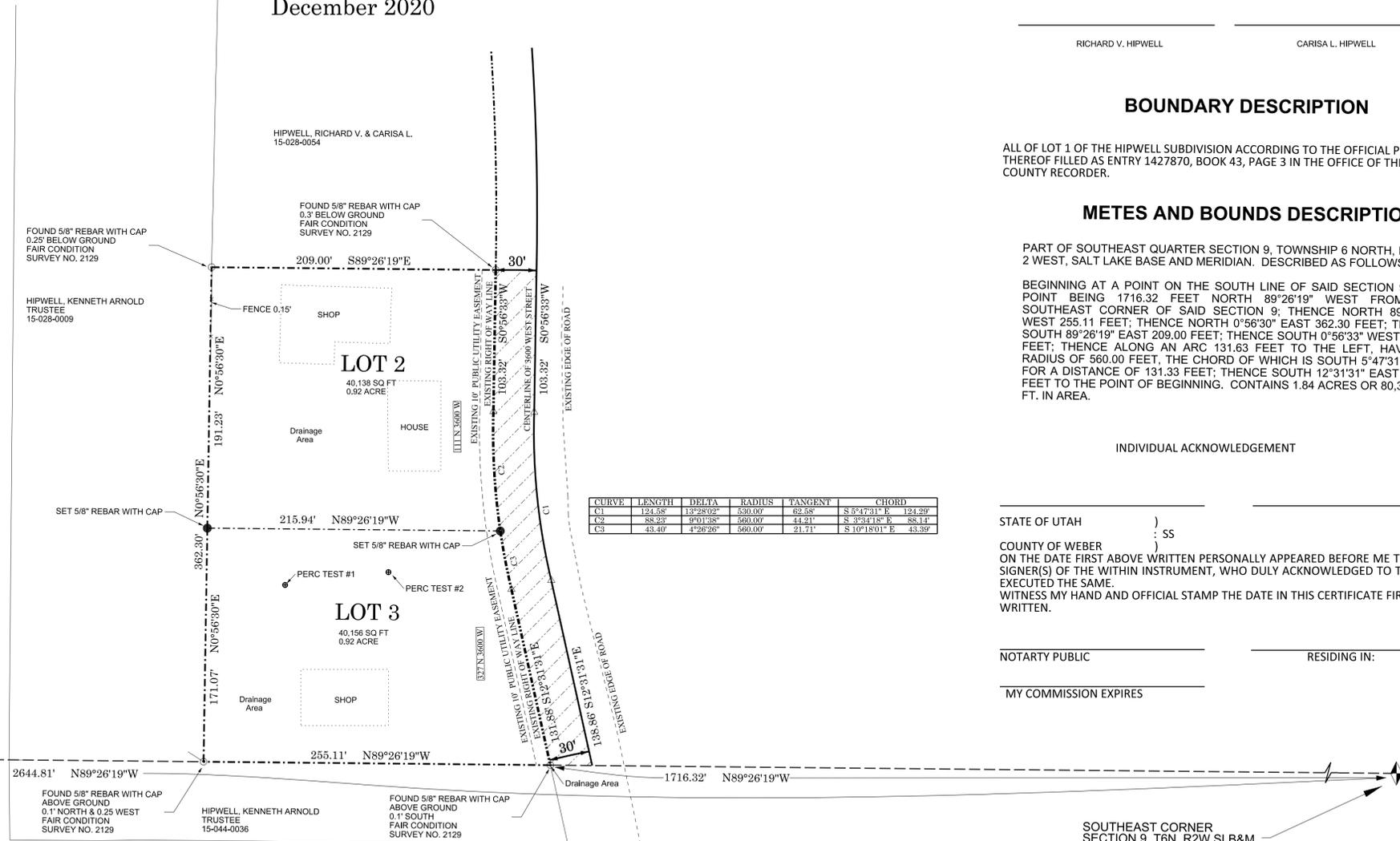
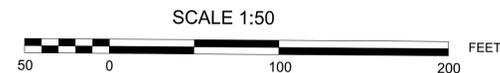
- Exist. Structure
- Section Line
- Boundary Line
- Existing Right of Way Line
- Existing Fence
- Existing Edge of Road
- Previous Street Dedication
- ◆ Section Monument
- Found 5/8" Rebar with Cap
- Set 5/8" Rebar with Cap

NOTE:
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

Due to the topography and the location of the subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

Perc Pit	Required Perc Depth	Ground Water Table	Soil Evaluations, Weber County Health Department
#1	12"	62"	0-15" silty clay loam, massive structure, 2% gravel 15-84" silty clay loam, massive structure
#2	12"	93"	0-21" silty clay loam, granular structure silty clay loam, massive structure

SOUTH QUARTER CORNER SECTION 9, T6N, R2W SLB&M (FOUND WEBER COUNTY BRASS CAP SET IN 1988 ABOVE GROUND IN GOOD CONDITION)



CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	124.58'	13°28'02"	560.00'	62.58'	S 8°47'31" E 131.33'
C2	88.22'	9°01'38"	560.00'	44.21'	S 3°34'18" E 88.14'
C3	43.40'	4°26'26"	560.00'	21.71'	S 10°18'01" E 43.39'

SURVEYOR'S CERTIFICATE

I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN AS HIPWELL SUBDIVISION FIRST AMENDMENT IN WEBER COUNTY, UTAH, AND HAVE CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS ON THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED.

NARRATIVE

THE PURPOSE OF THIS SURVEY DIVIDE LOT 1 LOT AMENDING LOT 1 AMENDING HIPWELL SUBDIVISION FILED AS ENTRY 142770, BOOK 30, PAGE 3, IN THE OFFICE OF THE WEBER COUNTY RECORDER, CREATE A 2 LOT SUBDIVISION AND SET LOT CORNERS AS SHOWN AND DESCRIBED HEREON.
THE SAID SURVEY WAS ORDERED BY RICHARD AND CARISA HIPWELL WHO HAVE TITLE AND ARE THE DEVELOPERS OF THE REAL PROPERTY. THE RIGHT OF WAY OF 3600 WEST STREET AND A 10' PUBLIC UTILITY EASEMENT WAS PREVIOUSLY DEDICATED IN THE SAID HIPWELL SUBDIVISION PLAT RECORDED AS ENTRY 1427870, BOOK 43, PAGE 3, IN THE WEBER COUNTY RECORDER AND ESTABLISHED ACCORDING. THE BASIS OF BEARING FOR THE SURVEY WAS FROM THE FOUND SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

RICHARD V. AND CARISA L. HIPWELL
111 N. 3600 W. OGDEN, UT 84404

DEVELOPER



DEREK C. PETERSON
1590 CANYON DR.
SO. WEBER, UT
801-458-8217
P.L.S. No. 1745518

WEBER COUNTY HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for onsite wastewater disposal systems. Signed this ___ day of _____, 20__.
Director, Weber-Morgan Health Department

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by Weber County Planning Commission on the ___ day of _____, 20__.

Chairman, Weber County Planning Commission

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 _____, 20__.

Signature

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 _____.

County Surveyor

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 _____, 20__.

Attest:
Chairman, Weber County Commission Title: Weber County Clerk

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 _____, 20__.

Signature

WEBER COUNTY RECORDER

Entry Number _____ Fee Paid _____

Filed for Record and Recorded this Day of _____, 20__, in Book _____, Page _____ of the Office of Official Records

Deputy County Recorder



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
2/2/2026**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This letter is to inform you that **Final Will Serve approval has been granted**, and that **Taylor West Weber Water District** (“the District”) has the capacity to provide **culinary water only** for the **Carly Thomas** subdivision, located at approximately **113 N. 3600 W. West Weber, UT**.

Please note that this lot will be to have a **contract with Hooper Irrigation** for a future connection for outdoor use. This contract must be fully functional **before any building permits are issued**. Prior to the issuance of permits, the builder will also be required to pay all applicable **impact fees**. The developer has paid all **plan review fees** and **water right impact fees** in full.

Sincerely, 

Ryan Rogers, General Manager
Taylor West Weber Water District
ryan@taylorwestweberwater.com
Office: 801-731-1668 ext. #102



December 15, 2025

Weber County Planning Commission
2380 Washington Blvd, Ste #240
Ogden, Utah 84401

RE: AVAILABILITY LETTER – 111 N 3600 W, West Weber, UT 84404

The subject property is located at approximately 111 North and 3600 West and is one proposed lot. The subject property is within the boundaries of the Hooper Irrigation Company service area and Hooper Irrigation is willing to provide secondary water service once lines are installed at the property location.

Currently, Hooper Irrigation does not have secondary lines installed at the subject property location. There is a proposed subdivision that will bring secondary lines into the area, but there is no guaranteed date for the installation of the lines.

Future construction would require approval of plans, payment of access and meter fees and turning in adequate water shares to meet all requirements for secondary water service. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been surrendered to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

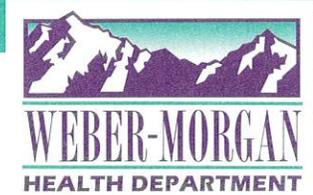
Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is written in a cursive style and is positioned above the typed name and title.

Michelle Pinkston
Office Manager
Board Secretary

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

December 8, 2025



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**
Hipwell Subdivision First Amendment, 2 lots
Parcel #15-028-0034
Soil log #13138

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor-West Weber Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lot 2: An existing single-family residence is located on this proposed lot

Lot 3: Documented ground water tables not to exceed 36 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for a silty clay loam, massive structure soil horizon. Absorption trenches must be located at least 100 feet away from surface water bodies.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final subdivision approval of the Horizon Run Ranches Phase 1 Subdivision. This application proposes to combine both Lot 2R of Horizon Run Ranches Subdivision Phase 1, and Lot 117 R of Summit Eden Phase 1A Amendment 2 Subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 25, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVH012726

Property Information

Approximate Address:	7557 East Horizon Run
Project Area:	4.76 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	23-135-0001, 23-163-0002
Township, Range, Section:	T7N, R2E, Section 6

Adjacent Land Use

North:	Horizon Run Rd	South:	Vacant/Resort
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- 12/16/2015 - Summit Eden Phase 1A Amendment 2 recorded.
- 3/2/2021 – Horizon Run Ranches Phase 1 recorded.

Summary and Background

The Weber County Planning Division recommends final subdivision approval of the Horizon Run Ranches at Powder Mountain Phase 1. The existing subdivisions are in the DRR-1 zone.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies subdivision amendments as a “Small Subdivision” that can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment meets the number of lots that can be administratively approved, therefore the plat amendment has been submitted for final approval to the Weber County Planning Director. The proposed subdivision amendment and lot configuration is in conformance with the current zoning, and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B) as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. Minimum setbacks for the DRR-1 Zone are as follows:

Front – 0'

Side – 5'

Rear – 10'

The plat identifies a buildable area, easements for a ski bridge, retaining walls, and recreation areas.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

Per a geologic hazard study submitted by IGES (Project No. 01628-012, dated 12/20/2016) most all of the hazards are rated with a likelihood to occur as 'low'. Specific lots (Lot 2R of Horizon Run Ranches Phase 1) are cited with a possibility of landslide hazards.

A note on the plat will provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Additional design standards and requirements: The improvements for the private roadway (Horizon Run Road) have been installed during the previous phase.

Culinary water and sanitary sewage disposal: Powder Mountain Water and Sewer District has already committed to serving the lot in this subdivision. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Surveyor's Office has reviewed and made recommendations that will need to be addressed prior to recording the final Mylar. The Weber Fire District and Weber County Engineering have approved the proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final plat.

Planning Commission Recommendation

The Weber County Planning Division recommends approval of the Horizon Run Ranches Phase 1 Subdivision, Amendment 1. This recommendation for approval is subject to **all review agency requirements** and based on the following conditions:

1. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. The Horizon Run Ranches Phase 1 Amendment 1 Proposed Final Plat.
- B. Powder Mountain Water & Sewer Letter

Location Map 1





November 9, 2020

Mr. Don Guerra
Summit Mountain Holding Group LLC
SMHG Phase I LLC
3923 N. Wolf Creek Drive
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and sanitary sewer services for the Horizon Run Ranches at Powder Mountain Phase I.

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate projects proposed to be developed by SMHG Phase I, LLC, a Delaware limited liability company (the "Developer").

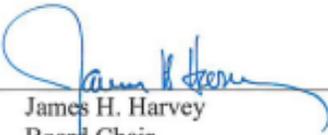
(The "Project") is currently known as Horizon Run Ranches at Powder Mountain Phase 1, however the name of the Project could change prior to platting. Subject lots are anticipated to be approximately located as shown on Page 2 of this letter.

The District confirms that it has adequate capacity to provide water and sewer services to serve 1 Equivalent Residential Units ("ERUs") in connection with the Project, for a total requirement of 2 ERU's as requested by the Developer. The existing parcel will be subdivided into two lots and is already accounted for and paying stand by fees, so only 1 additional ERU is needed for this two-lot subdivision.

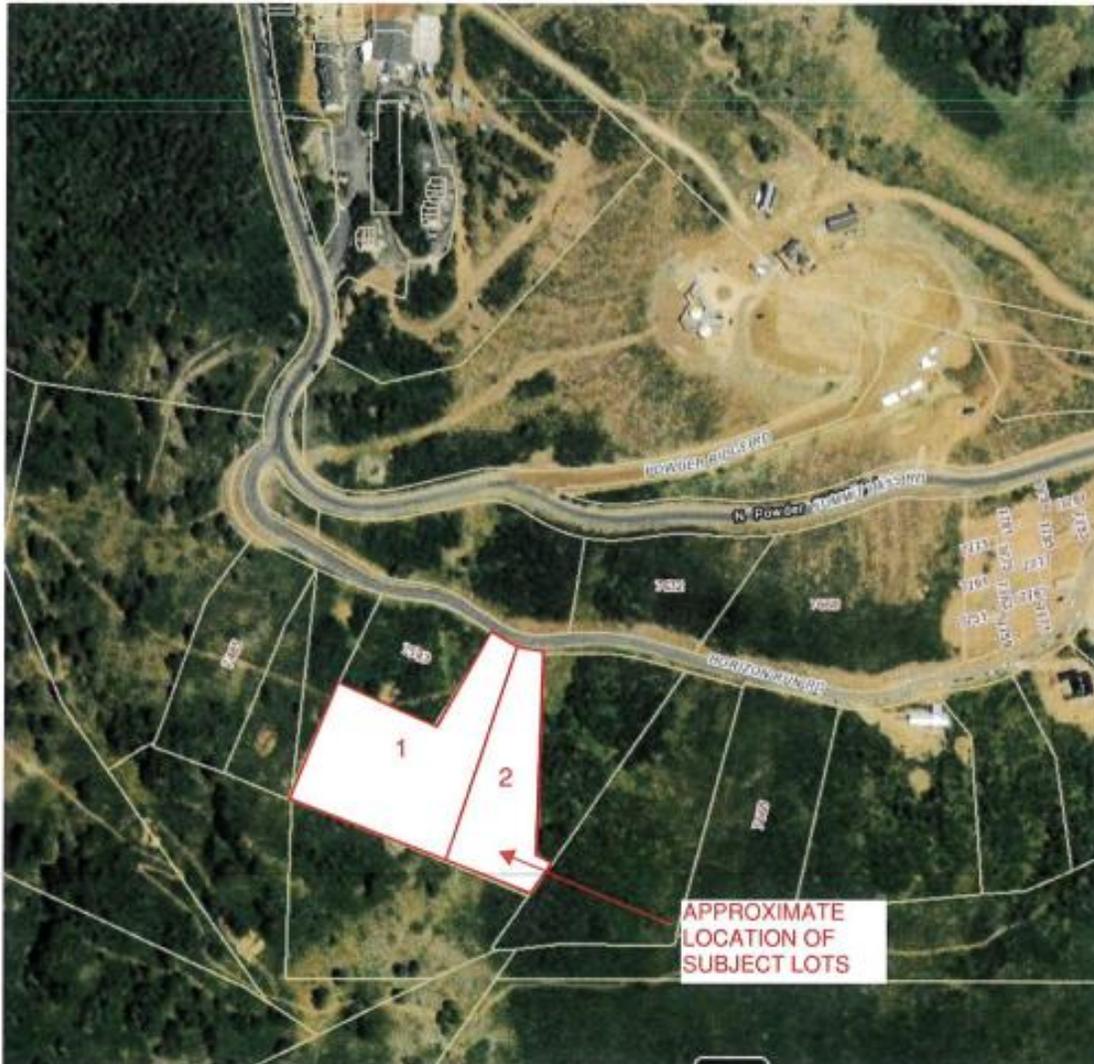
Building permits shall not be issued without final approval by the District. Final approval is subject to the Developer meeting all applicable requirements of the District and payment of all applicable fees.

The District's commitment set forth in this letter is effective as of the date of this letter.

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

By: 
James H. Harvey
Board Chair

PROJECT LOCATION





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	A request from Summit Mountain Holding Group (Powder Mountain) for final subdivision approval of the Village Nest East 2025 Subdivision, a 20-lot subdivision located in the DRR-1 zone at approximately 5780 N Daybreak Ridge, Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 25, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVV111325

Property Information

Approximate Address:	5780 N Daybreak Ridge, Eden, UT, 84310
Project Area:	2.786 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-152-0001 through 23-152-0021
Township, Range, Section:	T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Daybreak Ridge Rd

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

7/19/2016 – Conditional Use Permit for the Summit at Powder Mountain PRUD is approved by the Weber County Commission.

8/3/2017 – Village Nests East at Powder Mountain PRUD is recorded.

8/26/2025 – Preliminary approval granted.

This is a request for final approval of Village Nest East Subdivision, vacating the PRUD, and recording a standard subdivision in the DRR-1 Zone. There are no minimum lot sizes or widths for this zone. Applicant is offering lots with areas ranging from 3,100-4875 square feet. Proposed lot widths range approximately 40' -82'. Private roads, and open spaces with snow storage and grading easements, are part of this standard subdivision, as well as a fire access/turnaround area. This application is not proposing any new density or public roadways.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. Per the preliminary approval of this subdivision, as Natural Hazards Notice shall be recorded with the final plat.

Additional design standards and requirements: Cochise Way, a proposed new private roadway is proposed to be 50' in width. As such, there will be no parking permitted on any private roadways within this subdivision, per the applicant. Any requirements/standards from the Weber Fire District and Weber County Engineering shall be addressed prior to final approval of the subdivision. This is a terminal dead-end street. Per Weber County Ordinance 106-2-2.040, "**Maximum length and number of lots.** A permanently terminal street (cul-de-sac or dead-end) or permanently terminal street-route shall:

1. Serve no more than 15 subdivision lots or lots of record as defined by Section 101-2;
2. Provide access to no more than 30 total dwelling units; and
3. Have a maximum length of 750 feet. This length shall be measured from the point at which the street or street-route becomes terminal to the furthest extent along the terminal street or terminal street-route. If the terminal street or terminal street-route loops back onto itself, the furthest extent shall be the midpoint of the loop.

A 'No Access Line' shall be shown on the plat for those lots on the west side of Cochise Sway that will take their access from Daybreak Ridge, a private roadway on the western boundary of this proposed subdivision.

2. **Alternative allowance due to constraints.** If approved by the local fire authority, a permanently terminal street or street-route may serve a maximum of 30 subdivision lots or lots of record, and the maximum length of the street may be waived by the Land Use Authority, as long as the topography or other constraints of the land in the vicinity will not reasonably allow for a street connection to make the street or street-route non-terminal.
3. **Turn-around required.** A terminal street shall be terminated by a turnaround of not less than 100 feet diameter, or as otherwise required by the local fire authority or the County Engineer. If stormwater drains into the turnaround, a stormwater catch basin and drainage easement shall be provided. "

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: Weber County Engineering, Weber Fire District and the Weber Surveyor's Office have not yet reviewed this proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends preliminary approval of the Village Nests East 2025 Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
2. A 'No Access Line' shall be shown on the plat for those lots on the west side of Cochise Sway that will take their access from Daybreak Ridge, a private roadway on the western boundary of this proposed subdivision.
3. Required improvements shall either be installed, escrowed for, or a combination of both prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed Final Subdivision Plat

Location Map 1



