

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

September 16, 2026

11:00 am

1. **Minutes:** September 2, 2026

2. **Administrative Items**

2.1 LVC080626: Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).
Staff Presenter: Felix Lleverino

2.2 LVW062625: Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phase 3. A 24 lot single-family development with a 2.1-acre open space parcel C.
Staff Presenter: Felix Lleverino

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

Minutes of September 2, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II

1. Minutes: August 26, 2026 – Approved as presented

2. Administrative Items

2.1 UVP080726: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 3 Subdivision, a 17-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final subdivision approval of the Prado at Powder Mountain Phase 3, a 17-lot single-family subdivision in the Destination and Recreation Resort (DRR-1) Zone. He explained that the subdivision would extend the private Summit Pass Road into the Powder Mountain resort area. The proposed lots ranged from approximately two acres to nearly five acres. Ski easements shown throughout the subdivision would support ski-in/ski-out access. Mr. Lleverino stated that staff reviewed the proposal for compliance with the applicable development agreement, zoning requirements, and the preliminary approval requirements of the Planning Commission. The developer had revised the civil drawings and subdivision plat to address the preliminary requirements, and staff recommended final approval subject to the conditions stated in the staff report.

Planning Director Rick Grover asked whether Summit Pass would terminate permanently at the proposed cul-de-sac or could be extended in the future. Mr. Lleverino stated that, based on the current plan and the terrain, it appeared to be a permanent terminal street. He noted that access from the property would return through Summit Pass Road and Powder Mountain Road. In response to an additional question, Mr. Lleverino confirmed that the proposal generally conformed to the master plan for single-family residential development, although road alignments had been adjusted over time.

Erik Anderson, representing Powder Mountain, thanked staff for the report and offered to answer questions. Mr. Anderson stated that he had no objection to the recommended conditions, but asked that the submitted subdivision improvement cost estimate be reviewed so the applicant could establish the required escrow. He stated that the estimate had been submitted on June 26, 2026. Mr. Lleverino had not yet received an update from Engineering regarding its status, and the participants agreed to follow up after the meeting.

Planning Director Rick Grover approved UVP080726, subject to the conditions and findings outlined in the staff report.

2.2 LVN090126: Consideration and action on a request for final approval of the Navy Meadows Phase 1 Subdivision (25 lots).

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of Navy Meadows Phase 1, a 25-lot single-family subdivision. He explained that the property had been rezoned with a development agreement in June 2024 and that preliminary approval for all ten proposed phases had been granted in January 2025. Staff reviewed the preliminary conditions and confirmed that annexation into the sewer district had been completed. The development included an interior public park and natural open space, and the Parks District supported the plan. Phase 1 included the park area so that it would be constructed early and available to residents as soon as possible.

Mr. Lleverino stated that the preliminary approval would expire on September 14, 2026. Final approval before that date would extend the approval period, with each subsequent phase having its own approval period. He explained that the developer was coordinating with the utility providers, particularly Taylor West Weber Water District and Hooper Irrigation Company, to obtain final will-serve letters.

ADMINISTRATIVE REVIEW

Doug Hamblin stated that the applicant had received the final letter from Hooper Irrigation Company the previous Friday and would upload it if it was not already included in the application record. He explained that Taylor West Weber Water District had approved the project but required payment of a review fee before issuing its final letter for Phase 1. The applicant had also uploaded information showing the applicable costs. Mr. Hamblin stated that the applicant continued to coordinate with Hooper Irrigation Company regarding system details, including proposed master-valve arrangements.

Mr. Lleverino stated that a few final review comments remained on the civil drawings and subdivision plat but that such comments were expected to be resolved. Staff recommended final approval of Navy Meadows Phase 1 subject to the conditions stated in the staff report.

Doug Hamblin thanked County staff for their work and explained that the project had gone through several sewer designs before reaching a workable design, which contributed to the application approaching the preliminary approval deadline. Jason Hamblin stated that he had worked directly with Lance at the Parks District and that the District was enthusiastic about the proposed regional park, which it hoped would serve as a hub for soccer and other sports. The applicant representatives affirmed that they would address remaining comments as they were issued.

Planning Director Rick Grover approved the Navy Meadows Phase 1 Subdivision, subject to the conditions and findings outlined in the staff report.

Adjournment 2:42pm
Respectfully Submitted,
Marta Borchert



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVC080626 - Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).
Agenda Date: Wednesday, September 16, 2026
Applicant: Jason Hamblin

Property Information

Approximate Address: 2375 S 3925 W
Project Area: 2 acres
Zoning: A-1
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-078-0160
Township, Range, Section: 6N 2W Sec 28

Adjacent Land Use

North: Residential

South: Residential

East: Residential

West: Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)

Background and Summary

The applicant is requesting final approval for Cameron Pointe Subdivision (2 lots). This proposal would divide a vacant 2.52-acre parcel and create two new building lots, with the remaining 0.52 acre being combined with the south 4.42 acres to create a remainder parcel that exceeds five acres to conform with the remainder parcel standards. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The existing 2375 South neighborhood street is fully built to the public county standard, complete with curb and gutter. The sidewalk along 4000 West Street and 2375 South Street will be built or escrowed for before the subdivision plat is recorded.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by implementing zoning development standards that guide residential development of large lots in which agricultural and residential uses are pursued.

Zoning: The subject property is located in the Agricultural A-1 Zone. The purpose and intent of the A-1 zone are identified in the LUC §104-2-1:

The AV-3 Zone and A-1 Zone are both agricultural zone and low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
3. Direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: The Site Development Standards from Section 104-2-5 require a minimum of 40,000 sq. ft. and 150' wide. Each lot within complies with these standards.

Culinary water: Taylor West Weber Water provided a final will-serve letter stating that the district has the capacity to provide only culinary water to the Cameron Pointe 2-lot subdivision. The district will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Pressurized Irrigation water: The final will-serve letter from Hooper Irrigation states that the fees are paid and a sufficient number of water shares are transferred. All secondary water line extensions shall be inspected and approved by Hooper Irrigation. Subdivision improvements related to secondary water infrastructure shall be installed or guaranteed financially before the subdivision plat can be recorded.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer needs of this development. Annexation into the District is complete.

Review Agencies: The subdivision application will be required to comply with all review agency requirements. Planning has posted final comments that will be addressed by a revised plat. The County Surveyor's office will provide final subdivision plat review comments that shall be addressed before the subdivision plat is recorded. The Weber Fire District review states that the fire hydrants are in place and with no additional comments. The County Engineering Department will post comments on the final plat and final civil drawings, which shall be addressed before the subdivision plat is recorded.

Staff Recommendation

Staff recommends final approval of Cameron Pointe Phase 1 Subdivision consisting of 2 lots. This recommendation is based on the review agency requirements and the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. The pathway segment in the south-west portion of the Cameron Village Cluster Subdivision is constructed or escrowed for before the subdivision plat is recorded.

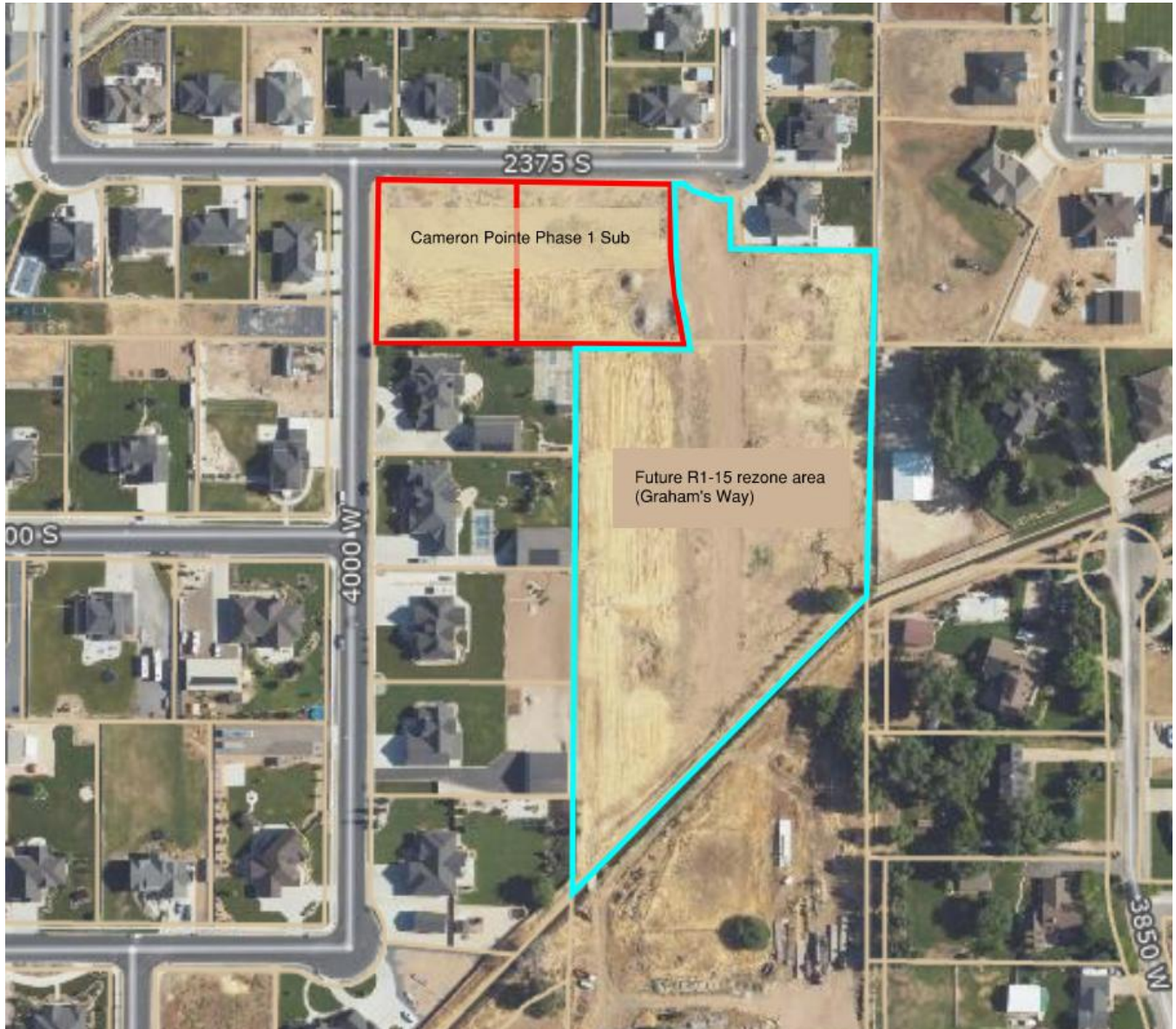
The following findings are the basis for the staff recommendation:

1. Cameron Pointe Phase 1 conforms to the West Central Weber County General Plan.
2. The lot area and width regulations are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Cameron Pointe Phase 1 Subdivision plat (final)
- B. Final culinary will-serve letter
- C. Final secondary water will-serve
- D. Central Weber Sewer Letter

Area Map



CAMERON POINTE SUBDIVISION - PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2026



VICINITY MAP
NOT TO SCALE

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN RING AND COLLAR 5" BELOW ASPHALT DATED 2004.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°13'15"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING SUBDIVISIONS BY RETRACING FOUND SECTION CORNERS AS SHOWN HEREON.

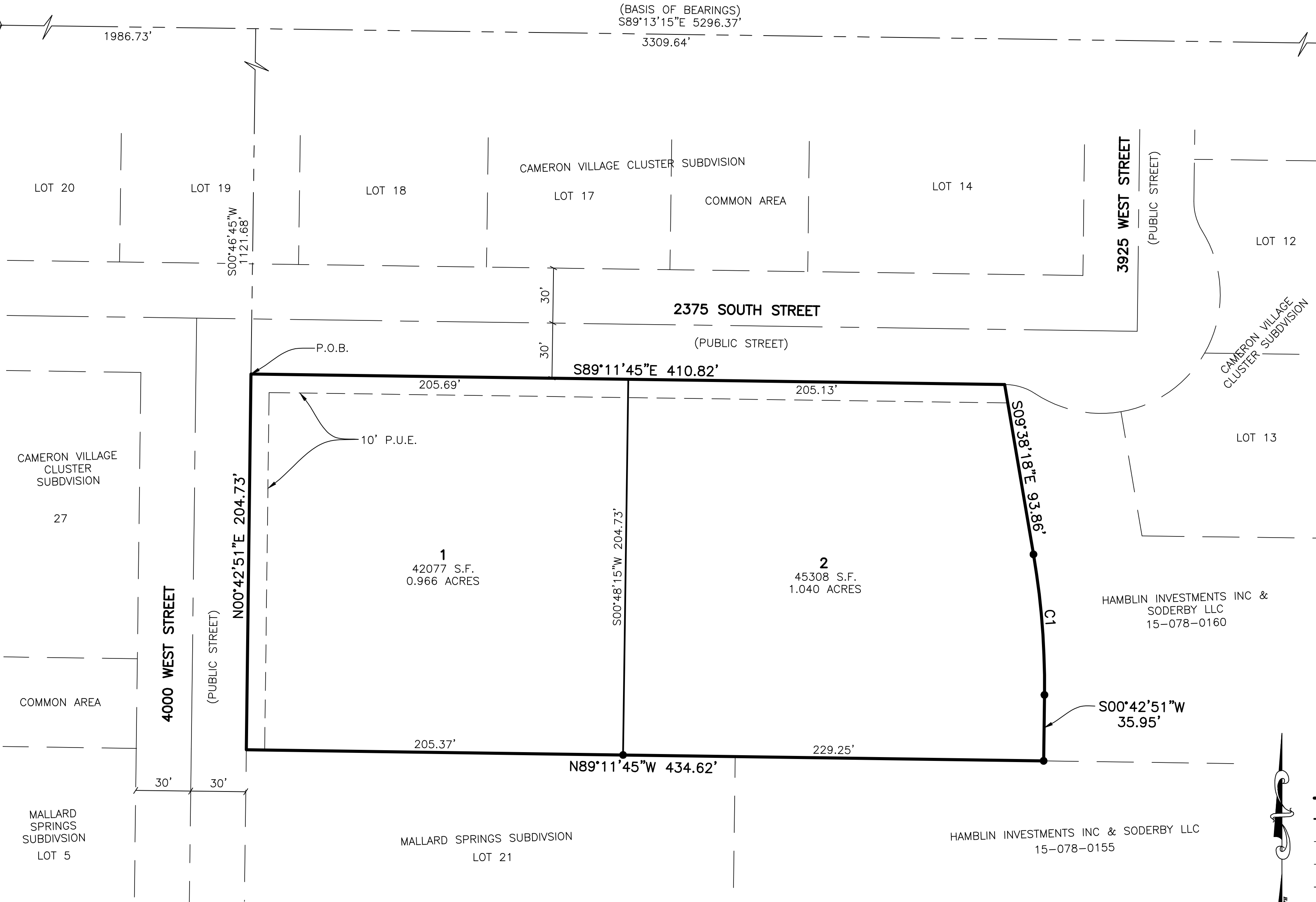
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

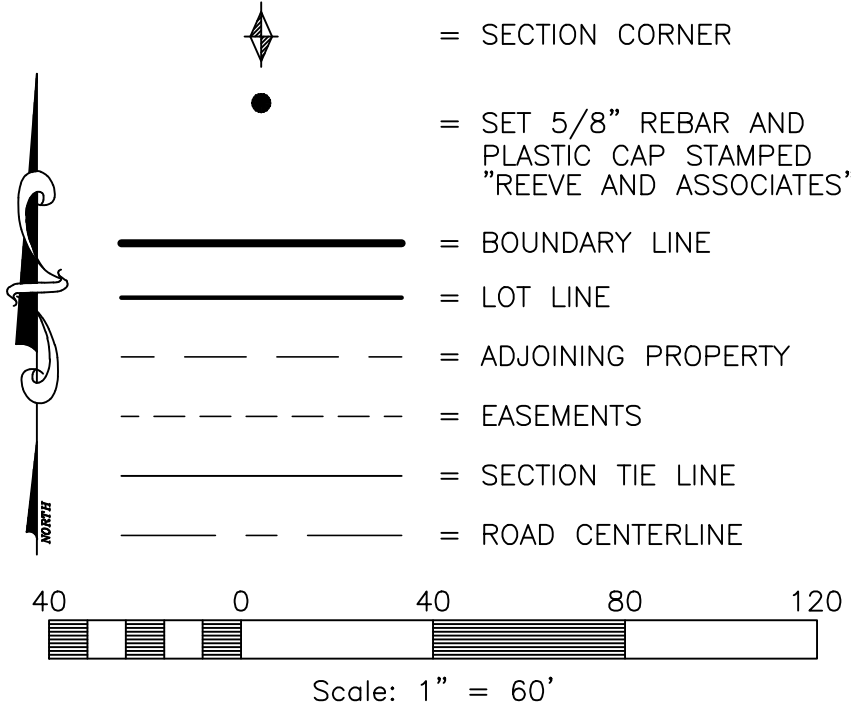
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2375 SOUTH STREET, SAID POINT BEING S89°13'15"E 1986.73 FEET AND S00°46'45"W 1121.68 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28 (WEST QUARTER CORNER BEING N89°13'15"W 5296.37 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28); THENCE SOUTH 89°11'45" EAST 410.82 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 09°38'18" EAST 93.86 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 425.62 FEET, AN ARC LENGTH OF 76.90 FEET, A DELTA ANGLE OF 10°21'09", A CHORD BEARING OF SOUTH 04°27'44" EAST, AND A CHORD LENGTH OF 76.80 FEET; THENCE SOUTH 00°42'51" WEST 35.95 FEET; THENCE NORTH 89°11'45" WEST 434.62 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET; THENCE NORTH 00°42'51" EAST 204.73 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 87385 SQUARE FEET OR 2.006 ACRES.

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN 8" CONCRETE COLUMN 6" BELOW GROUND DATED 2018 IN GOOD CONDITION



LEGEND



DEVELOPER:

DOUG HAMBLIN
HAMBLIN INVESTMENTS
2811 N. FAIRFIELD ROAD, STE. B-2
LAYTON, UTAH 84041

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	425.62'	76.90'	76.80'	N04°27'44"W	10°21'09"

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

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 _____, 20____.

WEBER 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 AFFECT. SIGNED THIS ____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN 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 ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ____ DAY OF _____, 20____.

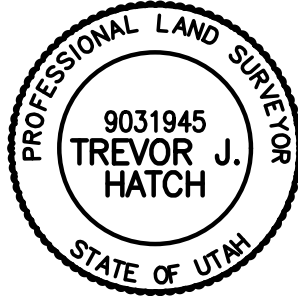
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT 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 HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CAMERON POINTE SUBDIVISION - PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CAMERON POINTE SUBDIVISION - PHASE 1**, AND DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

HAMBLIN INVESTMENTS INC

NAME/TITLE DATE

SODERBY LLC

NAME/TITLE DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) SS.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) SS.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 4-2-26
Name: CAMERON POINTE
SUBDIVISION - PHASE 1
Number: 3442-A48
Revision: 1"=40'
Scale: 1"=40'
Checked:



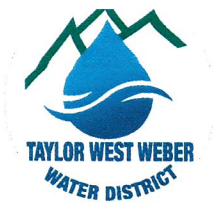
Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Weber County Recorder

Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
6/23/2026**

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 **Cameron Pointe Phase 1 subdivision**, a **two (2) lot subdivision** located at approximately **2375 S. 4000 W. Taylor, UT**.

Please note that this lot will be required to have connections to **Hooper Irrigation** for outdoor use. 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



June 30, 2026

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

RE: FINAL WILL SERVE LETTER – Cameron Pointe Subdivision, Phase 1

The development is located at approximately 2375 South and 3925 W in Taylor, Utah and consists of 2 proposed building lots.

Currently, Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and can and will provide secondary water at the time of occupancy.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. There was an adequate amount of water shares surrendered for the secondary water use for the development and the access fees and meter fees for the Secondary System have been paid.

Only this project is in consideration and final approval is good only for a period of one year from the date of this letter, if not constructed.

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

Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

April 23, 2026

Felix Lieverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Cameron Point Phase 1
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Jason Hamblin to provide sanitary sewer treatment services to the subdivision called Cameron Point Phase 1 located at approximate address 2375 S 3950 W. proposed 2 lot. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the 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 the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take 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. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

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.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid 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: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Jason Hambin



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phase 3. A 24-lot single-family development with a 2.1-acre open space parcel C.
Type of Decision:	Administrative
Agenda Date:	Wednesday, September 16, 2026
Applicant:	Wade Rumsey
File Number:	LVW062625

Property Information

Approximate Address:	3589 West 1800 South
Project Area:	4.8 acres
Zoning:	R1-15
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	15-796-0058, 15-796-0059, 15-796-0060,
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter:	Felix Lleverino filleverino@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Zones, Chapter 12, Residential (R1-15) Zone
- Title 106, Subdivisions

Development History

- The Winston Park Phase 1 Cluster Subdivision was recorded on July 12, 2022.
- The Weber County Commission approved a rezone of the Winston Park Development on August 20, 2024. The rezone facilitated the development of the Winston Park open space. Select pages of the development agreement are included with this report under Exhibit C.
- The Western Weber Planning Commission granted preliminary approval of the Winston Park Subdivision Phases 2 and 3 in a public meeting held on April 22, 2025 with the following conditions:
 1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
 2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
 3. Proof of satisfactory contribution towards parks and open space as specified in the development agreement is completed before each phase is recorded.
 4. The civil drawings shall include a landscape plan that shows the landscape materials and the method of irrigation for the parking strips and the detention basins.
 5. Developer is required to show compliance with the recorded development agreement.
 6. The developer is required to include a geotechnical study for the home-site areas and roadway areas to be reviewed with the construction drawings prior to recording the final plat.
 7. The civil drawings shall comply with all Weber County Engineering requirements.

8. The landscape plan shall include details for landscaping or parking for the area west of the duplexes within the drainage easement area
 9. All detention and open space landscaping must be completed with either phase two or three, whichever is completed first
- Phase 2 of Winston Park was recorded on December 11, 2025.

Background

This is a request for final approval of the Winston Park Subdivision, Phase 2, from the Weber County Planning Division. The development plan subdivides a 4.8-acre parcel into 24 single-family patio home lots. The streets throughout this portion of the development will be made private, complete with curb, gutter, landscaping, and street trees managed by the HOA.

The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. To the fulfillment of the preliminary plan requirements and approval procedure, the preliminary plan was presented to the Planning Commission on April 22, 2025. On that date, the request received a positive recommendation from the Planning Commission and was forwarded for final subdivision review. The following section is a brief analysis against the subdivision code and development agreement.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating a wider variety of housing types within a residential development that implements smart growth principles.

Zoning: The subject property is located in the Residential (R1-15) Zone.

The purpose of the Residential (R1-15) zone is identified in the LUC-§ 104-12-1 as:

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are references to the R1-12 and R1-10 zones, respectively.

Phase three single-family lots range in size from 3,700 to 6,700 SF. The development plan would create 24 patio home lots. After deducting the number of platted lots within phase 1 (54-lots), the remaining maximum number of lots totals 62. The total number of lots shown on the preliminary plan for phases 2 and 3 total 53, 29 lots within phase 2 and 24 units within phase 3.

Culinary water: The Taylor West Weber Water District will provide culinary water to the Winston Park Subdivision, Phase three. The district fees have been paid, and the developer is awaiting the final will-serve letters.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots and units within the Winston Park Subdivision Phases two and three with pressurized irrigation water intended for outdoor watering.

The Hooper Irrigation Co. has reviewed and approved the plans for this phase with sufficient water shares submitted to Hooper Irrigation to connect to the secondary pressurized water system. Fees have been paid to the Company, and the developer is awaiting the final will-serve letter.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer treatment services to the Winston Park Development. Annexation into the District is complete.

Geotechnical Study: A geotechnical study prepared by AGECE Applied GeoTech, dated September 29, 2016, is included with this proposal. For the natural soil composition within the site. "Based on the results of the test and published literature, the natural soil possesses negligible sulfate attached potential on the concrete. No special cement type is required for concrete placed in contact with the natural soil." The report finds that residences may be supported on spread footings bearing on the undisturbed natural or compacted structural fill extending down to the undisturbed natural soil, see page 1 for further details. The property is not within a geologic study area, and the structures to be built within the development are not considered critical facilities.

Additional Standards and Development Agreement:

Landscaping, energy efficiency and outdoor lighting shall be verified before the certificate of occupancy by the Planning Division.

The landscape plan is included with this report to show how each standard from the development agreement will be implemented through pathways, ground covering, irrigation system, trees, and turf grass in the detention basin area.

The developer agrees to contribute toward the parks and open space of the Taylor West Weber Parks District, \$7,500 per lot within the project. This shall be remitted to the park district before recording a subdivision plat.

A review of the development agreement, included as Exhibit C, is ongoing to ensure that the development plan is in alignment and the required private infrastructure is installed before the planning division grants final approval for a certificate of occupancy.

Since the streets within Phase 3 are private, the street trees and landscaping do not need to be included with the cost estimate; however, the street trees fronting on Richmond Drive will need to be included because they front on a public street. The turf grass within the detention basin area is escrowed with phase 2. The requirement for turf grass installation or funding was included with phase 2 approval after the planning commission required that the detention basin be completed with either phase, whichever phase is completed first.

Review Agencies: The subdivision application will be required to comply with all review agency requirements and consideration for final approval requires satisfaction of the conditions of approval stated in this report. The County Surveyors are ready to sign the final plat. Comments from the County Engineering Department are addressed. The Weber Fire District has approved following the depiction of fire hydrants and through access.

Staff Recommendation

Staff recommends final approval of Winston Park Subdivision Phase three, consisting of 24 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Proof of satisfactory contribution towards parks and open space is required before phase 3 is recorded.
2. The subdivision improvements shall be completed or escrowed before the final subdivision plat is recorded.

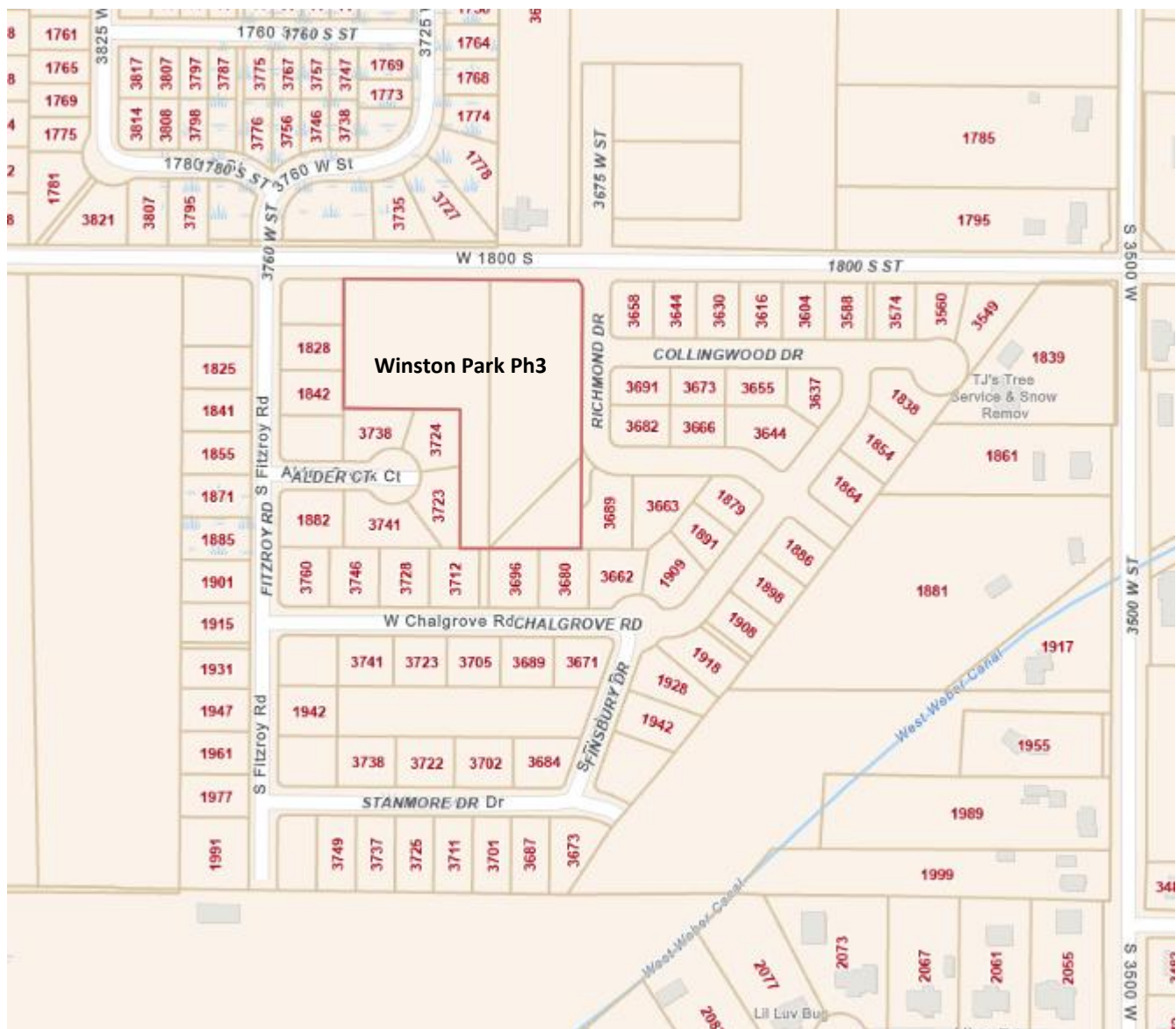
The following findings are the basis for the staff recommendation:

1. Winston Park Phase 3 conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed final plan
- B. Improvement drawings, including the landscape plan
- C. Development Agreement (select pages)
- D. Will serve letters

Area Map



LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET 3/4 REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET 3/4 REBAR AND CAP)		LOT LINE
	PUBLIC UTILITY EASEMENT STREET MON. (TO BE CONST.)		STREET CENTERLINE
	PEDESTRIAN WALKWAY DEDICATED TO WEBER COUNTY FOR PUBLIC USE IN PHASE 2		EASEMENT LINE
	UTILITY AND DRAINAGE EASEMENT/ PRIVATE ACCESS EASEMENT, SEE NOTE 3.		RIGHT OF WAY LINE
	EASEMENTS VACATED BY THIS PLAT		PARCEL/LOT LINES
	27' EMERGENCY ACCESS EASEMENT		

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST (FOUND 3" BRASS CAP MONUMENT SET IN CONCRETE FLUSH WITH ROAD SURFACE. MONUMENT SET IN 1963 BY WEBER COUNTY SURVEYOR DEPARTMENT. GOOD CONDITION)

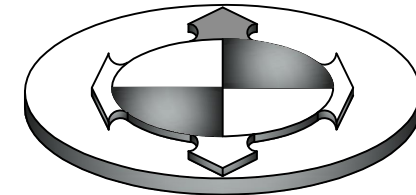
WINSTON PARK SUBDIVISION PHASE 3

AMENDING PARCEL "A" & COMMON AREA "A"

OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
AUGUST, 2026

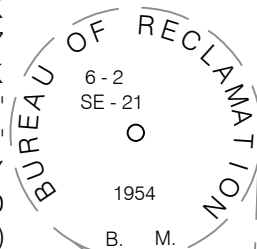
NORTH



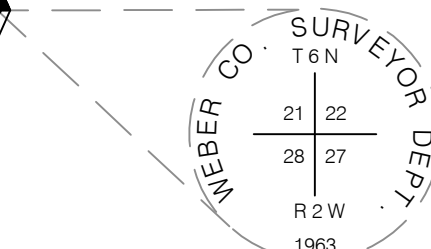
GRAPHIC SCALE

(IN FEET)
1 inch = 50ft.

WEBER COUNTY BENCHMARK
62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'
(FOUND 3" BRASS CAP SET IN 6"
CONCRETE POST. SET IN 1954 BY
BUREAU OF RECLAMATION. GOOD
CONDITION)



NORTHEAST CORNER OF
SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP
MONUMENT SET IN CONCRETE
2' BELOW ROAD SURFACE.
MONUMENT SET IN 1963
BY WEBER COUNTY SURVEYOR
DEPARTMENT. GOOD
CONDITION)

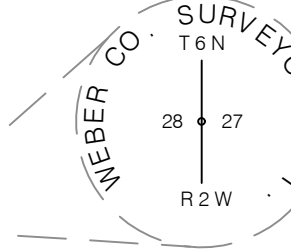


NOTES:

- ALL FOOTINGS WILL NEED TO BE ON NATURAL GROUND, GEOTECHNICAL ENGINEER TO VERIFY.
- DUE TO HIGH GROUND WATER, ALL LOTS TO BE SLAB ON GRADE OR LOWEST FINISH FLOOR ELEVATION TO BE APPROVED BY COUNTY ENGINEER.
- THE PRIVATE ACCESS EASEMENT DESIGNATED ON THIS PLAT, WHETHER OR NOT SHOWN IN THE SAME AREA AS A UTILITY AND DRAINAGE EASEMENT, IS HEREBY ESTABLISHED IN FAVOR OF WINSTON PARK HOMEOWNERS ASSOCIATION, FOR THE BENEFIT OF LOTS 301-324 AND THEIR RESPECTIVE OWNERS, RESIDENTS, GUESTS, INVITEES, TENANTS, CONTRACTORS, SERVICE PROVIDERS, AND EMERGENCY RESPONDERS, FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, AND ACCESS PURPOSES.
- UNDERLYING FEE TITLE TO THE PORTIONS OF THE LOTS BURDENED BY THE UTILITY AND DRAINAGE EASEMENT/PRIVATE ACCESS EASEMENT SHOWN ON THE PLAT SHALL REMAIN IN THE RESPECTIVE LOT OWNERS, SUBJECT TO THE EASEMENT RIGHTS AND GOVERNING DOCUMENTS APPLICABLE THERETO.

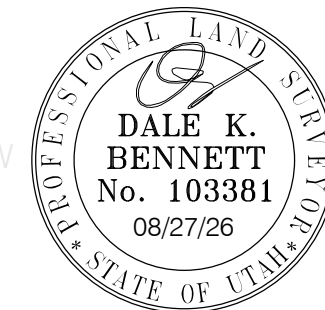
S 00°37'00" W 2556.60' (MEASURED)
S 00°36'51" W 2556.57' (RECORD)

EAST QUARTER CORNER OF
SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP
MONUMENT SET IN CONCRETE 1'
BELOW ROAD SURFACE
MONUMENT SET IN 1963
BY WEBER COUNTY SURVEYOR
DEPARTMENT. GOOD
CONDITION)



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 103381. AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-507 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT ON THIS PLAT OF WINSTON PARK (PHASE 3) IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED WITH.

FOR REVIEW
ONLY

WINSTON PARK SUBDIVISION PHASE 3

AMENDING PARCEL "A" & COMMON AREA "A"
OF WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 1158.71 FEET AND SOUTH 00°44'52" WEST 40.00 FEET, FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHEASTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 44°16'11" EAST 21.20 FEET; THENCE SOUTH 00°41'12" WEST ALONG THE WESTERLY LINE OF RICHMOND DRIVE, A PUBLIC STREET 546.71 FEET TO A POINT ON THE NORTH LINE OF LOT 140 OF WINSTON PARK SUBDIVISION ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°15'08" WEST ALONG SAID LOT LINE AND LINE EXTENDED 255.34 FEET TO THE SOUTHEAST CORNER OF LOT 148 OF SAID WINSTON PARK SUBDIVISION; THENCE NORTH 00°44'52" EAST 289.69 FEET TO THE NORTHEAST CORNER OF LOT 149 OF SAID WINSTON PARK SUBDIVISION; THENCE NORTH 89°15'08" WEST 244.80 FEET TO THE NORTHWEST CORNER OF LOT 150 OF SAID WINSTON PARK SUBDIVISION; THENCE NORTH 00°44'52" EAST 272.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 1800 SOUTH STREET; THENCE SOUTH 89°15'08" EAST ALONG SAID SOUTHERLY LINE 484.57 FEET TO THE POINT OF BEGINNING. 209,794 SQ FT 4.816 ACRES, MORE OR LESS.

SAID TRACT OF LAND COMPRISING PARCEL NOS. 15-796-0059 AND 15-796-0060, TOGETHER WITH THE PORTION OF PARCEL NO. 15-796-0058 INCLUDED WITHIN THE BOUNDARY DESCRIBED ABOVE, INCLUDING PORTION "D" AS IDENTIFIED ON PAGE 2 OF THIS PLAT; CONTAINING 24 RESIDENTIAL LOTS AND COMMON AREA C.

OWNERS DEDICATION

OGDEN 3, LLC, A UTAH LIMITED LIABILITY COMPANY (THE "DECLARANT"), THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN (THE "PHASE 3 TRACT"), HEREBY SUBDIVIDES AND SETS APART THE PHASE 3 TRACT INTO THE LOTS, COMMON AREA, PARCEL A, AND EASEMENT AREAS DEPICTED HEREON, DESIGNATING THE SAME AS WINSTON PARK SUBDIVISION PHASE 3.

FURTHER, THE DECLARANT AND WINSTON PARK HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION (THE "HOA"), AS APPLICABLE, DO HEREBY GRANT AND DEDICATE FOR PUBLIC USE THOSE PARCELS, PORTIONS OF LAND, AND EASEMENTS EXPRESSLY DESIGNATED ON THIS PLAT FOR PUBLIC USE.

PARCEL A, AS SHOWN ON THIS PLAT AND DESIGNATED FOR PEDESTRIAN WALKWAY PURPOSES, TOGETHER WITH THE PEDESTRIAN WALKWAY EASEMENT AREAS EXPRESSLY DESIGNATED ON THIS PLAT FOR PUBLIC USE, IS HEREBY GRANTED AND DEDICATED FOR PUBLIC USE AS REFLECTED ON THIS PLAT.

THE PRIVATE ACCESS EASEMENT DESIGNATED ON THIS PLAT IS ESTABLISHED AS PROVIDED IN NOTE 3 ON THIS PLAT. THE HOA SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND CONVENTIONALLY PAVE OR REPAVE IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT AREAS FOR THE ACCESS PURPOSES INDICATED ON THIS PLAT, AND THE UNDERLYING FEE TITLE TO THE PORTIONS OF THE LOTS BURDENED THEREBY SHALL REMAIN IN THE RESPECTIVE LOT OWNERS, SUBJECT TO SUCH EASEMENT RIGHTS, SUCH IMPROVEMENTS, AND THE GOVERNING DOCUMENTS APPLICABLE THERETO.

THE DRAINAGE EASEMENT COMPONENT OF THE UTILITY AND DRAINAGE EASEMENT DESIGNATED ON THIS PLAT IS ESTABLISHED IN FAVOR OF THE HOA TO THE EXTENT REASONABLY NECESSARY OR CONVENIENT TO SERVE THE PHASE 3 LOTS. THE PRIVATE ACCESS EASEMENT AREAS, AND HOA-MAINTAINED IMPROVEMENTS, SUBJECT TO ANY SUPERIOR OR SEPARATE RIGHTS EXPRESSLY DESIGNATED ON THIS PLAT IN FAVOR OF WEBER COUNTY, PUBLIC UTILITIES, OR OTHER GOVERNMENTAL OR UTILITY PROVIDERS.

THE DECLARANT AND HOA, AS APPLICABLE, FURTHER HEREBY ESTABLISH AND GRANT THOSE DRAINAGE EASEMENTS, STORM DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, ACCESS EASEMENTS, AND RELATED EASEMENT RIGHTS EXPRESSLY SHOWN OR DESIGNATED ON THIS PLAT, FOR THE USES AND PURPOSES INDICATED HEREON. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED WITHIN ANY SUCH EASEMENT AREA EXCEPT IMPROVEMENTS EXPRESSLY PERMITTED BY THIS PLAT, INCLUDING PAVEMENT, SIDEWALKS, AND OTHER SURFACES INTENDED FOR VEHICULAR OR PEDESTRIAN USE, ALL AS APPLICABLE AND SUBJECT TO THE MAINTENANCE ALLOCATIONS PROVIDED BY THE GOVERNING DOCUMENTS AND APPLICABLE LAW.

(CONTINUED ON PAGE 2...)

WINSTON PARK SUBDIVISION PHASE 3

AMENDING PARCEL "A" & COMMON AREA "A"
OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JUNE, 2026

PAGE 1 OF 2

NARRATIVE

THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY# 005615.

SURVEY NOTE:

- LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB AT THE LOT LINE EXTENDED.

OWNER / DEVELOPER:

NAME: OGDEN 3, LLC
TELEPHONE: (208) 313-9113
WADERUMSEY@gmail.com



BENCHMARK
ENGINEERING &
LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DESIGN IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE _____ DAY OF _____, 2022.

REPRESENTATIVE (TWWWD)

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 _____.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY # 7053

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING
COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2025

SIGNATURE

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 2025

SIGNATURE

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY

2006142ap-ph3.dwg - Page 1 - 8/27/2026

WINSTON PARK - PHASE 3 OWNERS DEDICATION:

THE PHASE 3 TRACT INCLUDES CERTAIN PROPERTY PREVIOUSLY DESIGNATED ON THE PLAT OF WINSTON PARK SUBDIVISION RECORDED AS ENTRY NO. 3245491 IN THE RECORDS OF THE WEBER COUNTY RECORDER (THE "PHASE 1 PLAT"), INCLUDING PORTIONS FORMERLY WITHIN COMMON AREA "A" ON THAT PLAT. CERTAIN PREVIOUSLY EXISTING EASEMENTS AND RIGHTS-OF-WAY AFFECTING SUCH PROPERTY, INCLUDING SPECIFICALLY IDENTIFIED PUBLIC WALKING-TRAIL, EMERGENCY-ACCESS, PUBLIC-RIGHT-OF-WAY, DRAINAGE, AND STORM-DRAIN EASEMENT AREAS DESIGNATED ON THIS PLAT AS BEING VACATED, RELOCATED, AMENDED, SUPERSEDED, OR REPLACED, ARE HEREBY VACATED, MODIFIED, SUPERSEDED, OR REPLACED ONLY TO THE EXTENT EXPRESSLY REFLECTED ON THIS PLAT, WITH SUCH APPROVAL AND RESULTING EFFECT EVIDENCED BY WEBER COUNTY'S APPROVAL OF THIS PLAT FOR RECORDATION AND THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE WEBER COUNTY RECORDER, EXCEPT AS SO EXPRESSLY VACATED, MODIFIED, SUPERSEDED, OR REPLACED, EXISTING EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN IN FULL FORCE AND EFFECT.

A PORTION OF THE PHASE 3 TRACT, CONSTITUTING A PORTION OF THE LAND THAT NOW COMPRISES PARCEL NO. 15-796-0059 (THE "PARCEL 0059 CONVEYED PORTION"), WAS PREVIOUSLY CONVEYED BY DEED (ENTRY NO. 3356406) FROM THE HOA TO THE DECLARANT FOR SUBDIVISION AS PART OF THE HEREIN-DESCRIBED TRACT OF LAND. THAT CONVEYANCE WAS AUTHORIZED PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND WAS UNDERTAKEN PURSUANT TO THE SUBDIVISION APPROVAL FRAMEWORK THEN APPLICABLE, INCLUDING UTAH CODE § 17-27A-606 (2017), WITH THE REQUIRED LOCAL-GOVERNMENT APPROVAL FOR THAT CONVEYANCE EVIDENCED BY WEBER COUNTY'S APPROVAL OF THIS PLAT FOR RECORDATION AND THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE WEBER COUNTY RECORDER.

A PORTION OF THE PHASE 3 TRACT, IDENTIFIED ON THIS PLAT AS PORTION "D", WAS CONVEYED BY DEED FROM THE HOA TO THE DECLARANT FOR SUBDIVISION AS PART OF THE HEREIN-DESCRIBED TRACT OF LAND. THAT CONVEYANCE WAS AUTHORIZED PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND WAS UNDERTAKEN PURSUANT TO APPLICABLE LAW, INCLUDING UTAH CODE § 17-79-709, FOR PURPOSES OF THE LOCAL-GOVERNMENT APPROVAL REQUIRED IN CONNECTION WITH THAT CONVEYANCE. THE DECLARANT AND HOA RELIED UPON WEBER COUNTY'S APPROVAL OF THIS PLAT FOR RECORDATION AND THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE WEBER COUNTY RECORDER, TOGETHER WITH THE OTHER APPROVALS REQUIRED BY APPLICABLE LAW.

OGDEN 3, LLC,
A UTAH LIMITED LIABILITY COMPANY,
DECLARANT

BY: _____
WADE RUMSEY, MANAGING MEMBER

THE DECLARANT, THROUGH ITS MANAGING MEMBER, HEREBY CERTIFIES THAT, WITH RESPECT TO THE PARCEL 0059 CONVEYED PORTION AND PORTION "D":

1. AT THE TIME OF APPROVAL OF EACH SUCH CONVEYANCE, THE DECLARANT HELD ONE HUNDRED PERCENT (100%) OF THE VOTING INTERESTS IN THE HOA PURSUANT TO THE HOA'S GOVERNING DOCUMENTS.
2. AT THE TIME OF APPROVAL OF EACH SUCH CONVEYANCE, THE HOA REMAINED WITHIN THE DECLARANT'S PERIOD OF ADMINISTRATIVE CONTROL PURSUANT TO THE HOA'S GOVERNING DOCUMENTS.

WINSTON PARK HOMEOWNERS ASSOCIATION,
A UTAH NONPROFIT CORPORATION

THE UNDERSIGNED DIRECTOR OF THE HOA CERTIFIES THAT EXECUTION OF THIS DEDICATION ON BEHALF OF THE HOA WAS DULY AUTHORIZED IN ACCORDANCE WITH THE HOA'S GOVERNING DOCUMENTS AND APPLICABLE LAW.

BY: _____
WADE RUMSEY, DIRECTOR

WINSTON PARK SUBDIVISION (PHASE 3)

AMENDING PARCEL "A" & COMMON AREA "A"

OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
AUGUST, 2026

LOT	ADDRESS
301	3678 WEST
302	3686 WEST
303	3694 WEST
304	3702 WEST
305	3701 WEST
306	3693 WEST
307	3685 WEST
308	3677 WEST
309	3678 WEST
310	3686 WEST
311	3694 WEST
312	3702 WEST
313	3700 WEST
314	3693 WEST
315	3685 WEST
316	3677 WEST
317	3676 WEST
318	3684 WEST
319	3690 WEST
320	3698 WEST
321	3699 WEST
322	3691 WEST
323	3685 WEST
324	3677 WEST

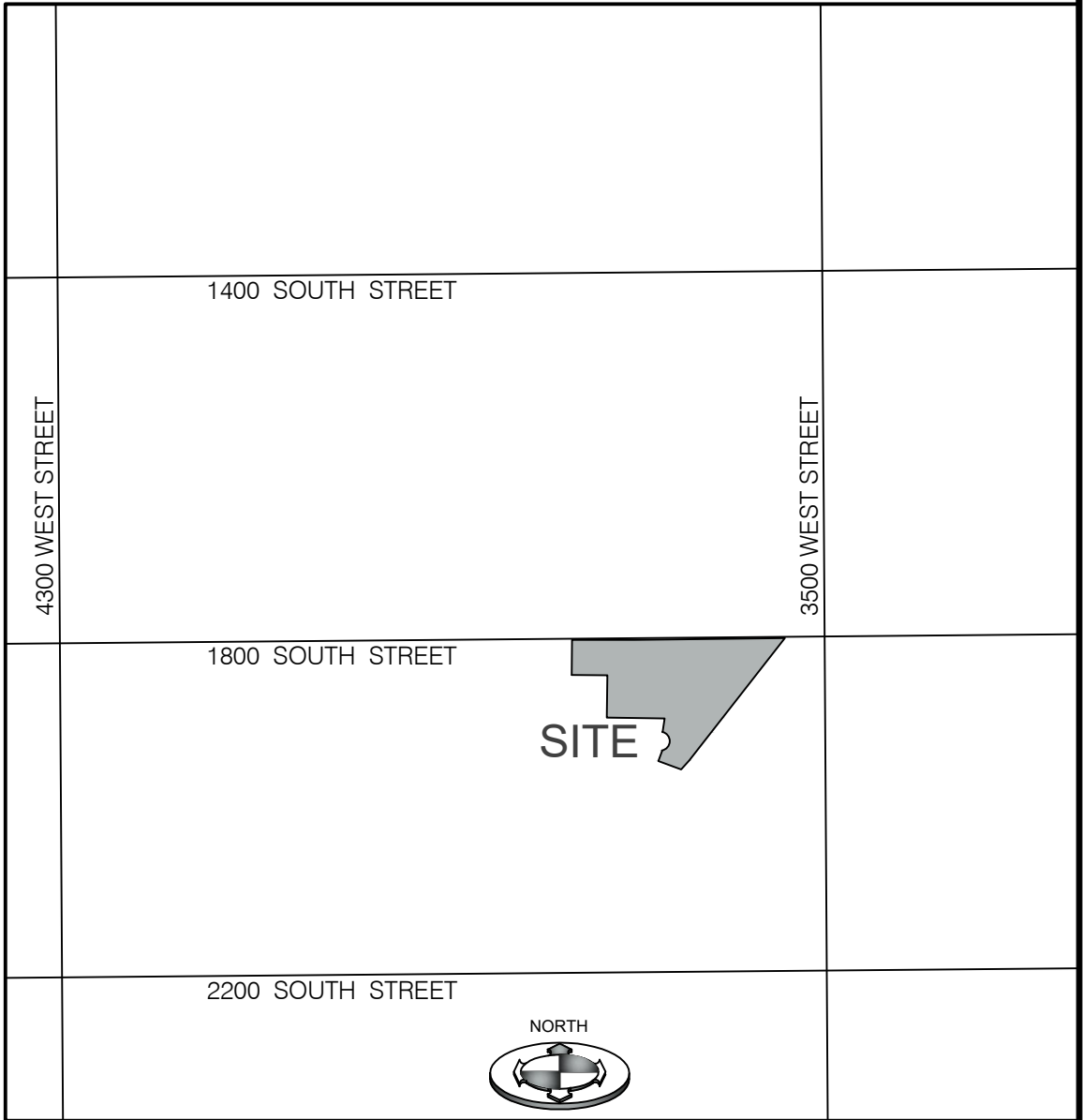
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	52.02'
L2	N 41°27'59" E	11.40'
L3	N 89°15'08" W	52.04'
L4	S 00°44'17" W	74.00'
L5	N 89°15'09" W	47.00'
L7	S 89°15'08" E	47.00'
L9	N 89°15'09" W	47.00'
L10	S 89°15'08" E	46.61'
L11	S 89°15'08" E	47.00'
L13	N 89°15'08" W	63.35'
L14	S 89°15'08" E	44.00'
L15	S 89°15'08" E	48.25'
L16	S 89°15'08" E	44.00'
L17	S 89°15'08" E	48.09'
L19	N 89°15'08" W	63.44'
L22	N 89°15'08" W	47.00'
L23	S 00°41'12" W	97.45'
L25	N 89°15'09" W	47.00'
L26	S 00°41'12" W	38.90'
L27	N 89°15'08" W	42.02'
L28	N 89°15'08" W	52.01'
L29	S 00°44'52" W	74.00'
L32	N 89°15'08" W	6.02'
L33	N 89°15'08" W	44.99'
L34	N 89°15'08" W	5.02'
L35	N 89°15'08" W	40.98'
L37	N 89°15'08" W	4.02'
L38	N 89°15'08" W	41.98'
L40	N 89°15'08" W	59.52'
L43	N 00°44'17" E	89.00'
L44	N 89°15'08" W	58.02'
L46	N 89°15'08" W	42.41'
L50	N 89°15'08" W	40.41'
L51	S 00°44'52" W	15.00'
L52	N 00°44'17" E	89.00'
L53	N 89°15'08" W	41.00'
L55	N 89°15'08" W	7.00'
L58	N 00°41'12" E	61.23'
L60	N 00°41'12" E	1.83'
L61	N 00°44'52" E	15.00'
L62	N 43°37'33" E	19.74'
L63	N 00°41'12" E	40.63'
L66	S 89°15'08" E	47.94'
L69	N 89°15'08" W	58.06'
L71	S 89°15'08" E	44.00'
L72	N 89°15'08" W	44.00'
L74	S 89°15'08" E	44.00'
L75	N 89°15'08" W	44.00'
L76	N 00°44'17" E	79.69'
L78	S 89°15'08" E	41.73'

LINE TABLE		
LINE #	BEARING	DISTANCE
L79	N 89°15'08" W	46.71'
L85	N 00°44'52" E	94.00'
L89	N 89°34'51" W	26.97'
L90	N 89°34'51" W	8.46'
L100	N 00°44'26" E	380.80'
L101	S 89°34'51" E	35.43'
L102	S 00°00'00" E	24.50'
L103	N 89°15'43" W	8.78'
L104	N 89°15'34" W	26.98'
L105	S 00°44'17" W	356.50'
L110	S 00°44'17" W	148.00'
L114	N 00°44'17" E	180.00'
L118	N 00°44'17" E	12.00'
L124	N 00°44'17" E	12.45'
L125	N 00°44'17" E	2.55'
L128	N 00°44'17" E	77.18'
L129	N 90°00'00" W	280.30'
L130	S 00°44'52" W	160.28'
L131	N 89°15'08" W	10.00'
L132	S 89°15'08" E	10.00'
L133	S 00°44'52" W	49.74'
L134	S 00°44'52" W	40.00'
L135	N 89°15'08" W	1158.71'
L136	N 90°00'00" E	243.21'
L137	S 17°55'14" E	106.65'
L138	S 00°44'17" W	213.33'
L139	N 00°44'17" E	230.02'
L140	N 90°00'00" W	16.10'
L141	S 17°55'14" E	103.47'
L142	S 00°44'17" W	30.92'
L143	S 00°44'17" W	17.00'
L144	S 00°44'17" W	13.00'
L145	S 00°44'17" W	2.00'
L146	S 00°44'17" W	79.69'
L147	S 00°39'56" W	79.02'
L148	S 00°47'53" W	15.00'
L149	S 00°41'12" W	15.00'
L150	S 00°41'12" W	74.00'
L151	S 00°41'12" W	74.00'
L152	S 00°41'12" W	15.00'
L153	S 00°41'45" W	15.00'
L154	S 00°41'06" W	74.00'
L155	S 00°44'52" W	94.00'
L156	S 00°44'52" W	94.00'
L157	S 00°44'52" W	15.00'
L158	S 00°44'52" W	15.00'
L159	S 00°44'52" W	15.00'
L160	S 00°44'52" W	15.00'
L161	S 00°44'52" W	74.00'
L162	S 00°44'52" W	74.00'

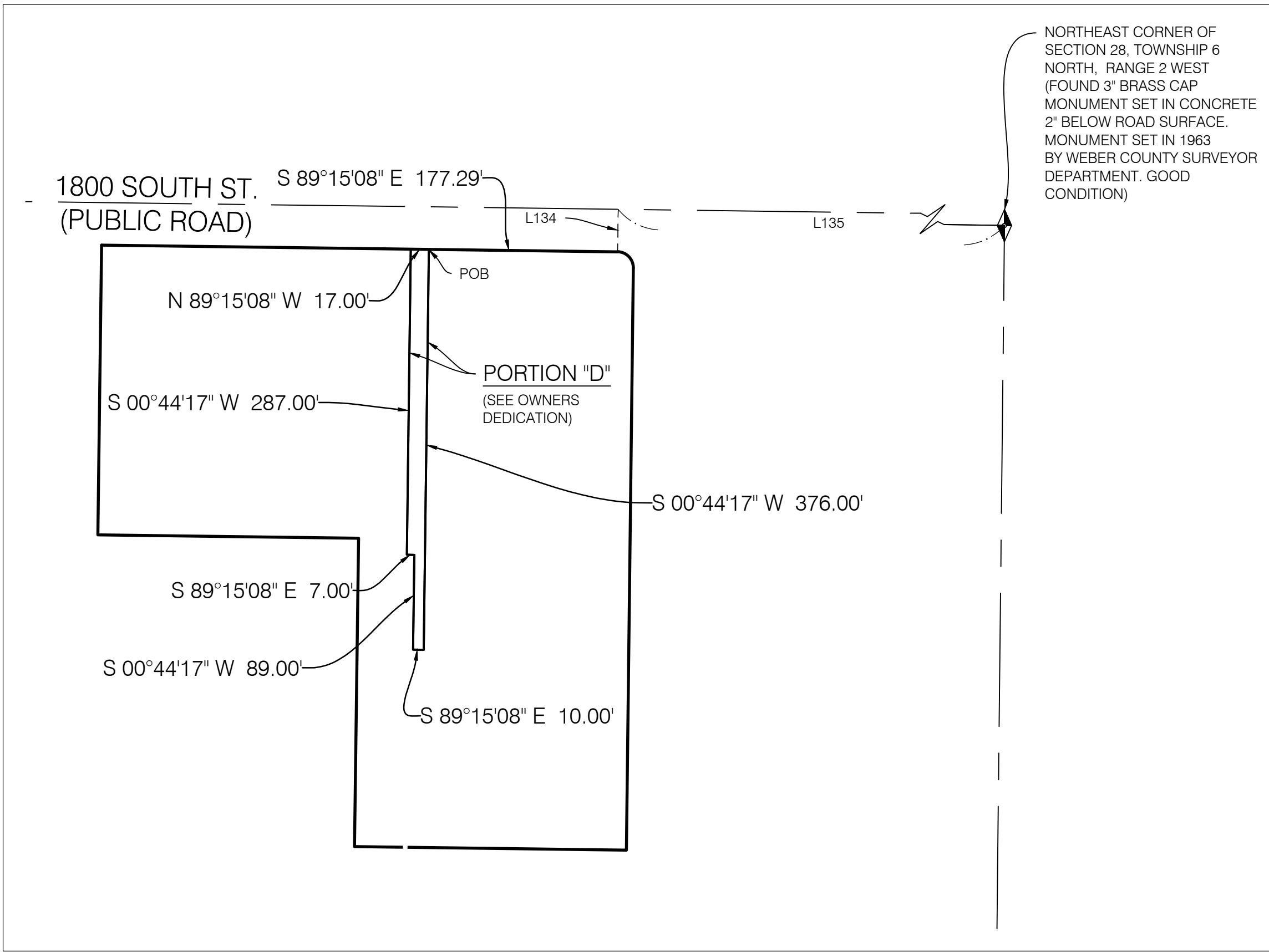
LINE TABLE		
LINE #	BEARING	DISTANCE
L163	S 00°44'52" W	74.00'
L164	S 00°44'52" W	74.00'
L165	S 00°44'52" W	74.00'
L166	S 00°44'52" W	15.00'
L167	S 00°44'52" W	15.00'
L168	S 00°44'52" W	15.00'
L170	S 89°15'08" E	47.56'
L171	S 89°15'17" E	15.00'
L172	S 00°44'52" W	15.00'
L173	N 89°15'08" W	15.00'
L175	N 89°15'08" W	290.27'
L177	S 89°15'08" E	5.59'
L178	S 89°15'08" E	3.59'
L179	S 89°15'07" E	1.59'
L180	S 00°44'52" W	15.00'
L181	S 00°44'52" W	15.00'
L182	S 00°44'52" W	74.00'
L183	S 00°44'52" W	74.00'
L184	S 00°44'52" W	74.00'
L185	S 00°43'37" W	73.99'
L186	S 00°43'37" W	73.98'
L187	S 00°43'36" W	73.96'
L188	S 00°43'37" W	17.01'
L189	S 00°43'37" W	17.02'
L190	S 00°43'36" W	17.04'
L191	S 00°44'27" W	13.00'
L192	S 00°44'27" W	81.69'
L193	S 89°15'08" E	52.03'
L194	S 89°15'08" E	47.00'
L195	S 89°15'08" E	47.00'
L196	S 89°15'08" E	63.36'
L197	S 89°15'08" E	47.00'
L198	S 89°15'08" E	47.00'
L199	S 89°15'08" E	63.36'
L200	S 00°44'17" W	74.00'
L201	S 89°15'05" E	42.00'
L202	S 89°15'05" E	47.00'
L203	S 89°15'05" E	47.00'
L204	S 89°15'05" E	63.52'
L205	N 89°15'05" W	59.53'
L206	N 89°15'05" W	46.00'
L207	N 89°15'05" W	46.00'
L208	N 89°15'05" W	42.97'
L209	S 00°45'00" W	37.27'
L210	S 00°45'00" W	36.73'
L211	S 89°15'08" E	8.03'
L212	S 89°15'08" E	1.97'
L213	S 00°44'17" W	74.00'
L214	S 00°45'00" W	74.00'
L215	S 89°16'06" E	44.54'

LINE TABLE		
LINE #	BEARING	DISTANCE
L216	S 89°16'06" E	44.00'
L217	S 89°16'06" E	44.00'
L218	S 89°16'06" E	46.60'
L219	S 89°16'06" E	1.99'
L220	S 00°44'52" W	81.69'
L221	S 00°44'52" W	81.69'
L222	S 00°44'52" W	81.69'
L223	S 00°44'52" W	3.00'
L224	S 00°44'52" W	3.00'
L225	S 00°44'52" W	3.00'
L226	S 00°41'12" W	1.80'
L227	S 00°41'12" W	84.62'
L248	S 00°44'17" W	77.00'
L249	S 00°44'17" W	16.82'
L250	N 00°44'17" E	77.18'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	7.85'	5.00'	90°00'34"	N 45°44'34" E	7.07'
C2	10.23'	30.00'	19°32'02"	N 80°58'57" E	10.18'
C4	35.86'	80.00'	25°40'49"	N 41°19'31" W	35.56'
C6	33.48'	45.75'	41°55'41"	S 24°28'31" W	32.73'
C7	30.26'	44.00'	39°24'02"	N 20°23'13" E	29.66'
C8	7.81'	9.50'	47°05'41"	S 24°14'03" W	7.59'
C10	48.73'	35.35'	78°58'59"	N 43°27'38" E	44.96'



VICINITY MAP
SCALE: N.T.S.



PORTION "D" EXHIBIT

(SEE OWNERS DEDICATION)

PORTION "D" BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 1158.71 FEET AND SOUTH 00°44'52" WEST 40.00 FEET TO THE POINT OF BEGINNING, FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°15'08" WEST 177.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°44'17" WEST 376.00 FEET; THENCE NORTH 89°15'08" WEST 10.00 FEET; THENCE NORTH 00°44'17" EAST 89.00 FEET; THENCE NORTH 89°15'08" WEST 7.00 FEET; THENCE NORTH 00°44'17" EAST 287.00 FEET; SOUTH 89°15'08" EAST 17.00 FEET TO THE PORTION "D" POINT OF BEGINNING.
5,769 SQ FT 0.132 ACRES, MORE OR LESS.

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
(1)	12" PVC SDR-35 SEWER MAIN PER WEBER COUNTY STDS	
(2)	1" POLY WATER SERVICE LINE & METER PER TAYLOR WEST WEBER WATER DISTRICT STDS	3/CDT.03
(3)	8" PVC C-900 PRESSURIZED IRRIGATION PIPE PER HOOPER IRRIGATION STDS	1/CDT.02
(4)	THRUST BLOCK PER HOOPER IRRIGATION STDS	3/CDT.02
(5)	GATE VALVE PER HOOPER IRRIGATION STDS	4/CDT.02
(6)	FIRE HYDRANT PER APWA PER TAYLOR WEST WEBER WATER DISTRICT STDS	3/CDT.03
(7)	1" POLY IRRIGATION SERVICE LINE & METER PER HOOPER IRRIGATION STDS	1/CDT.02
(8)	8" 60° BEND	
(9)	THRUST BLOCK PER TAYLOR WEST WEBER WATER DISTRICT STDS	1/CDT.03
(10)	SEWER CLEANOUT EVERY 50' @ EVERY SERVICE LINE	
(11)	DARK SKY COMPLIANT STREET LIGHT PER WEBER COUNTY STDS	
(12)	8" PVC C-900 CULINARY WATER MAIN PER TAYLOR WEST WEBER WATER DISTRICT STDS	
(13)	GATE VALVE PER TAYLOR WEST WEBER WATER DISTRICT STDS	1/CDT.03
(14)	6" PVC C-900 FIRELINE PER TAYLOR WEST WEBER WATER DISTRICT STDS	
(15)	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY STDS	
(16)	4" PVC SDR-35 SEWER LATERAL (2% MIN SLOPE) PER WEBER COUNTY STDS	
(17)	4" Ø SSMH PER WEBER COUNTY STDS	4/CDT.01
(18)	FLX MJ VALVE WITH 12" FLANGED TEE PER TAYLOR WEST WEBER WATER DISTRICT STDS	
(20)	4" SCH. 40 PVC DRAIN LINE AND VALVE PER HOOPER IRRIGATION STDS	5/CDT.01
(21)	COMBO AIR VAC PER HOOPER IRRIGATION STDS	2/CDT.02
(22)	12"x12"x8" TEE	
(23)	8" 45° BEND	
(24)	8"x8"x8" TEE	
(25)	8"x8"x8" WYE	
(26)	8"x8"x8" CROSS	
(27)	8" 22° BEND	
(28)	1-1/2" POLY IRRIGATION SERVICE LINE & METER PER HOOPER IRRIGATION STDS	1/CDT.02

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
TOTAL NUMBER OF 1" WATER METERS= 50 UNITS

NOTE:
CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON PLANS FOR REDESIGN

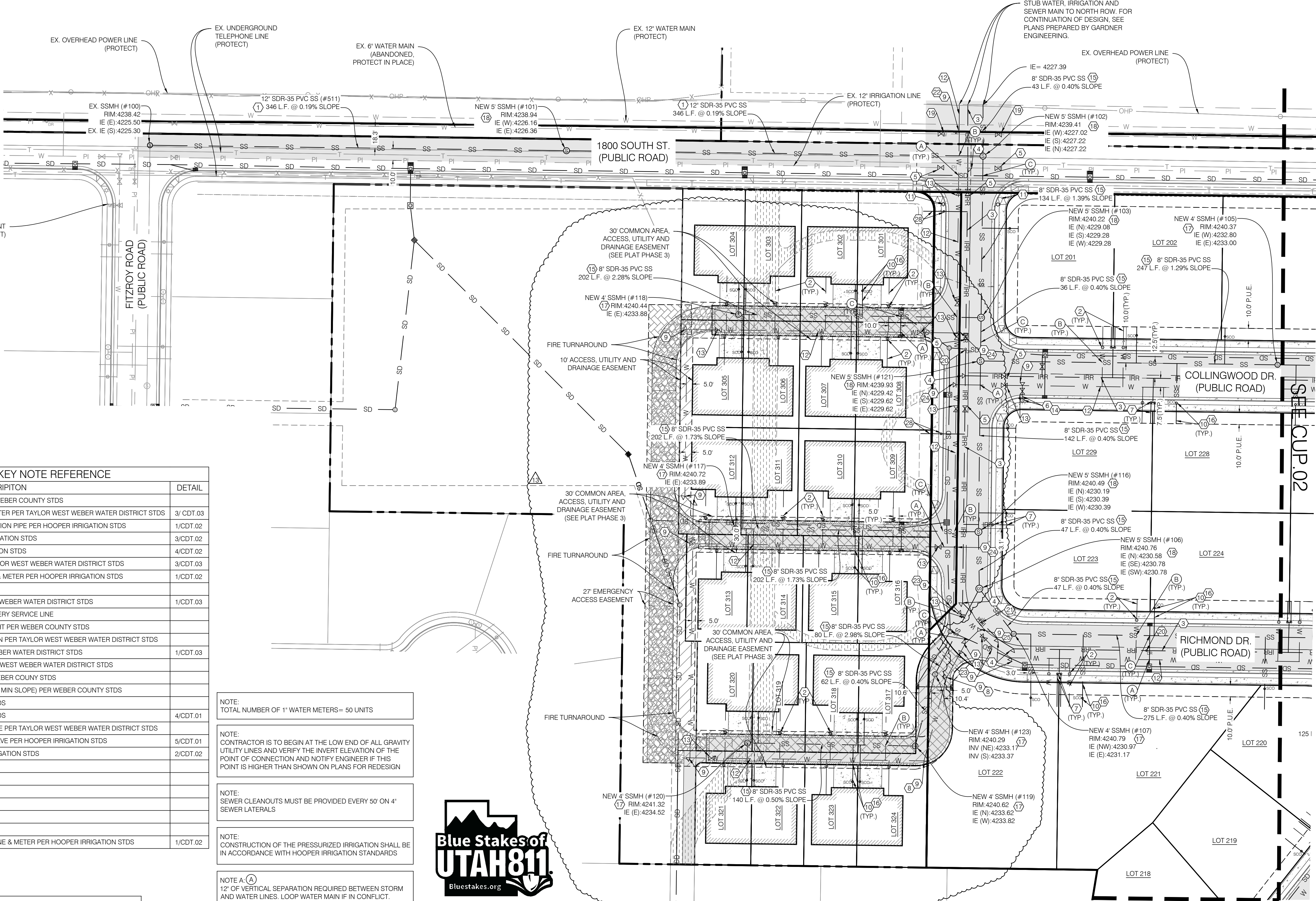
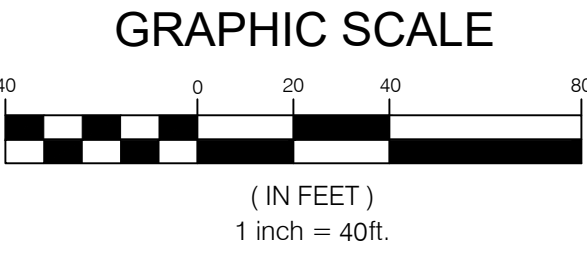
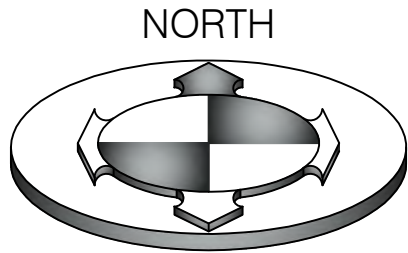
NOTE:
SEWER CLEANOUTS MUST BE PROVIDED EVERY 50' ON 4" SEWER LATERALS

NOTE:
CONSTRUCTION OF THE PRESSURIZED IRRIGATION SHALL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS

NOTE A. (A)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B. (B)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C. (C)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY



PROJECT NO. 2006142

UTILITY PLAN

CUP.01
5 OF 22

PRELIMINARY PLANS NOT FOR CONSTRUCTION

Winston Park Subdivision
Phase 2 & 3

3701 W 1800 S
Weber County, Utah

DATE: 07/07/25

NO. 8

BY: AGA

CHECKED BY: ADZAC

DATE: 09/27/2024

NO. 11

BY: ADZAC

DATE: 04/22/24

NO. 12

BY: ADZAC

DATE: 04/27/24

NO. 13

BY: ADZAC

DESCRIPTION

REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN

REVISED PHASE 3 IRR. PER HOOPER RR. COMMENTS

REVISED PHASE 2 STORM DRAIN CONNECTION

REVISED PHASE 2 STORM DRAIN SYSTEM

REVISED PHASE 3 SITE PLAN AND PLAT

REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND

DRAWN BY: DZB

SCALE: 1"=40'

SCALE MEASURES 1"=40' ON FULL SIZE SHEETS

SCALE MEASURES 1"=40' ON REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

No. 113666933

ALLISON G. ALBERT

STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100

SANDY, UTAH 84071 (801) 542-7192

www.benchmarkcivil.com

STORM DRAINAGE CALCULATIONS

Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof =	295.792	264413 S.F.
Pavement =	420.266	378239 S.F.
Landscaping =	1,678.269	335654 S.F.
Sum:	2392327 S.F.	978306 S.F.

NOAA ATLAS 14 (100 YEAR STORM)					Allowable Discharge = 10cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	4.10	1.025	83564	4943	78621
30	2.76	1.380	112505	9886	102620
60	1.71	1.710	139409	19771	119637
120	0.93	1.860	151637	39543	112095
180	0.64	1.905	155306	59314	95992
360	0.35	2.124	173160	118628	54532
720	0.22	2.604	212292	237256	0
1440	0.12	2.904	236750	474511	0

Detention Calculations

Pond Volume

Detention Pond Civil 3D = 114,378 cf

Pipe Volume

15 in. Pipe Length = 1,229 lf

Volume = 1,508 cf

18 in. Pipe Length = 320 lf

Volume = 565 cf

24 in. Pipe Length = 615 lf

Volume = 1,932 cf

Phase 1 Pipe Storage = 6,245 cf

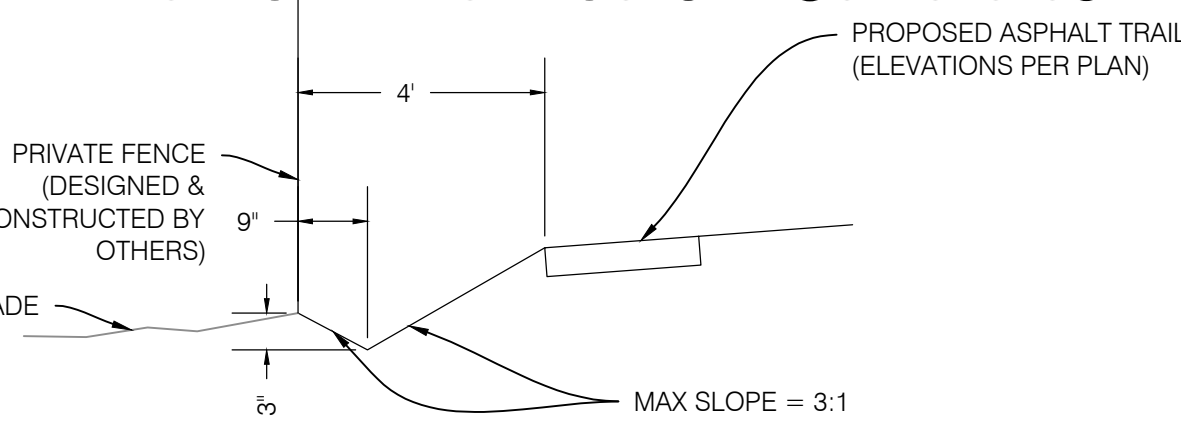
Phase 2 Pipe Storage = 4,006 cf

Is there adequate storage?

Storage Provided = 124,629 cf

Req. Storage = 119,637 cf

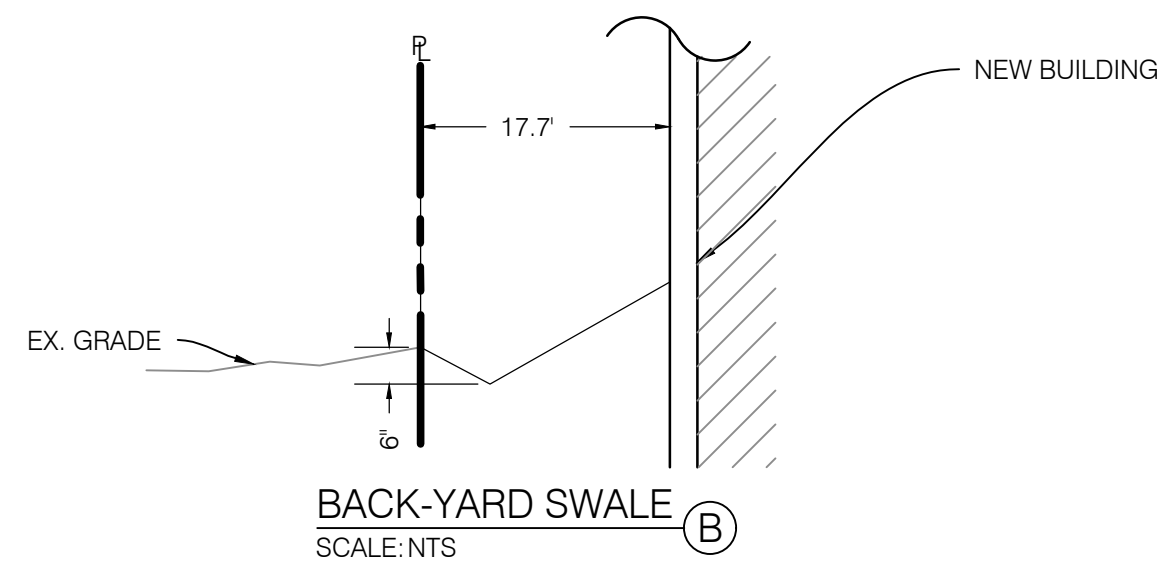
YES



GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	

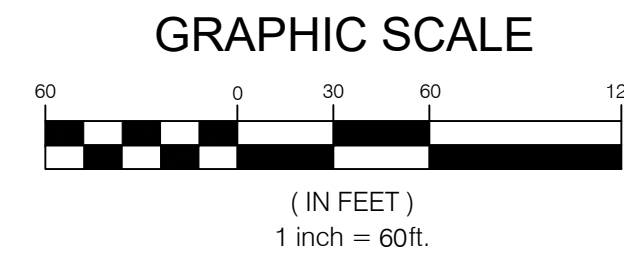
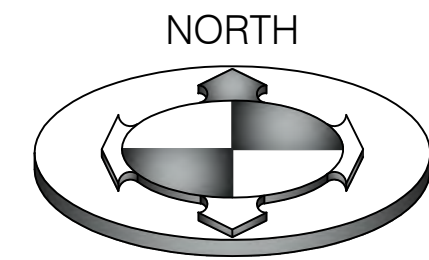
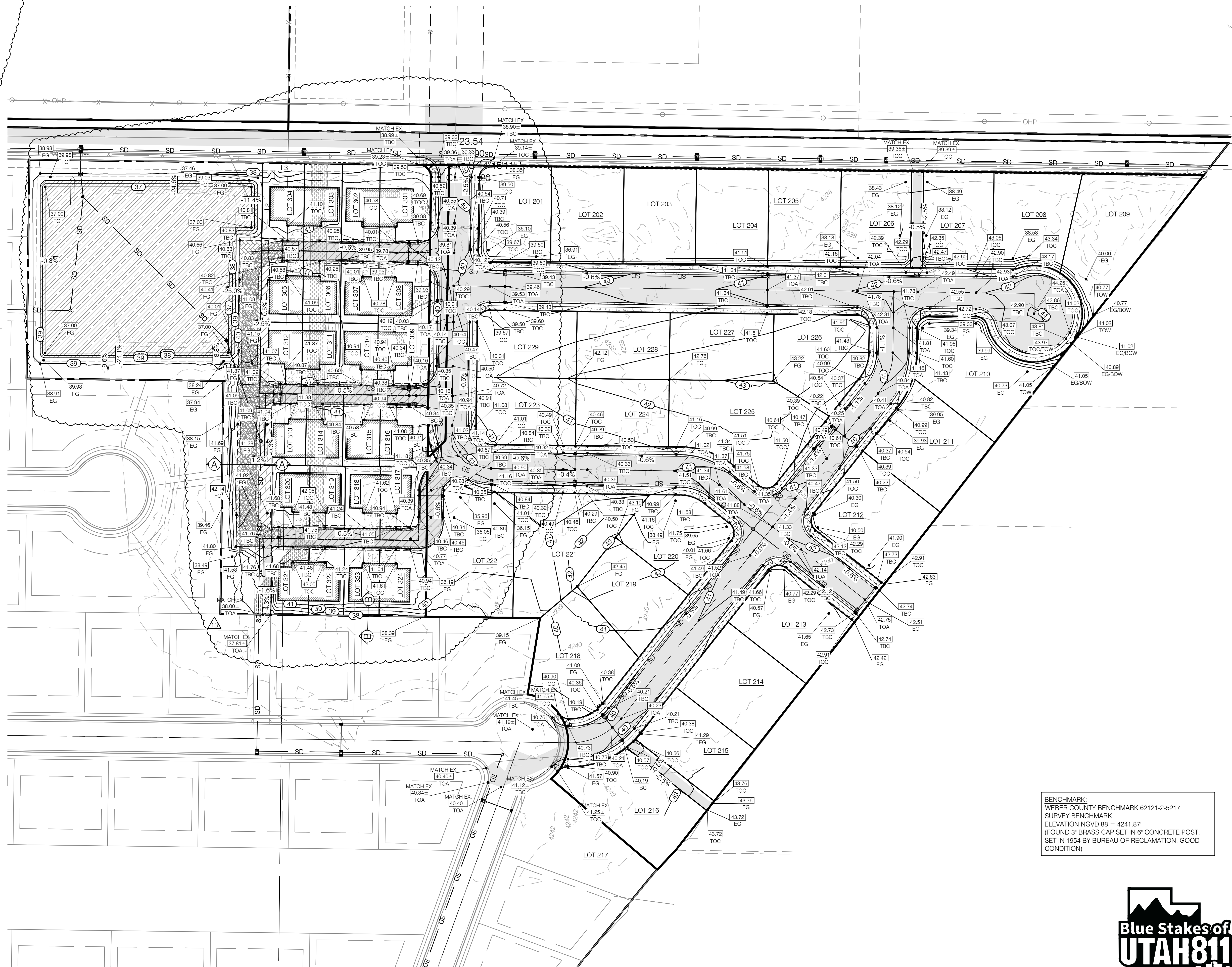
ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS



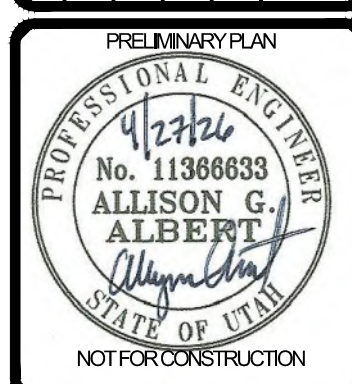
NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



NO.	DATE	DESCRIPTION
8	07/07/25	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN
9	07/09/25	REVISED PHASE 3 R.R. PER HOOPER R.R. COMMENTS
10	08/06/25	REVISED PHASE 2 STORM DRAIN CONNECTION
11	08/10/25	REVISED PHASE 2 STORM DRAIN SYSTEM
12	08/22/25	REVISED PHASE 3 SITE PLAN AND PLAT
13	04/27/26	REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND



BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE 1100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

**WINSTON PARK SUBDIVISION
PHASE 2 & 3**
3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142
**GRADING
PLAN**
CGD.01
7 OF 22



BENCHMARK:
WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NOVD 88 = 4241.87'
(FOUND 3" BRASS CAP SET IN 6" CONCRETE POST.
SET IN 1954 BY BUREAU OF RECLAMATION. GOOD
CONDITION)

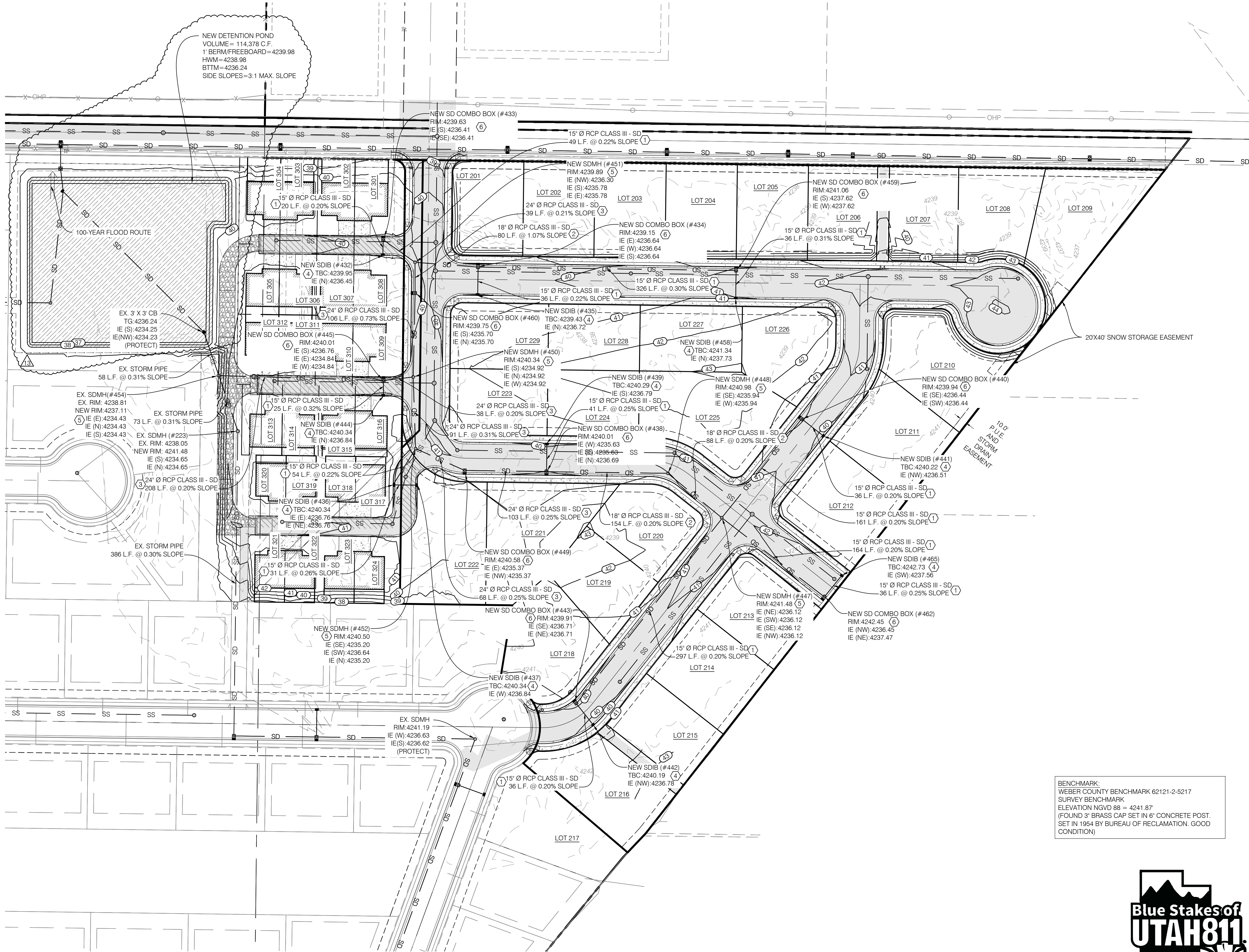
GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	15" Ø RCP CLASS III SD PIPE	
②	18" Ø RCP CLASS III SD PIPE	
③	24" Ø RCP CLASS III SD PIPE	
④	STORM DRAIN INLET BOX PER APWA #315.1	
⑤	STORM DRAIN MANHOLE	
⑥	STORM DRAIN COMBO BOX PER APWA #316	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

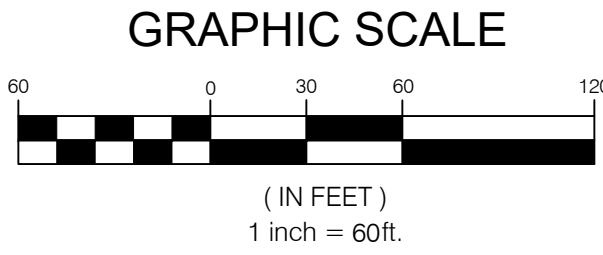
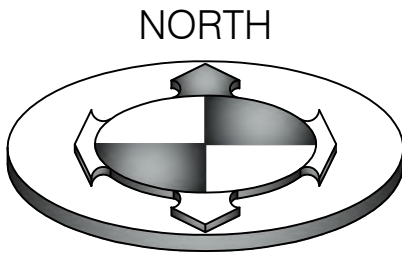
NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO
BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

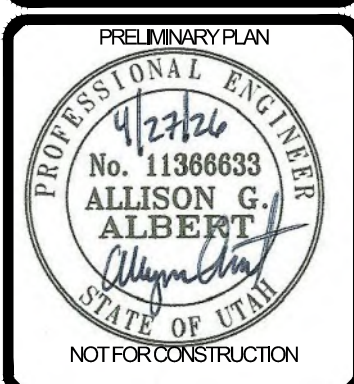
SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION
SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT
PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE
RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY
MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS
SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC
DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING.
THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE
PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD
IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON
ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND
SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR
SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE
DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION
SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY
ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED
PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



BENCHMARK:
WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NOV08 88 = 4241.87'
(FOUND 3" BRASS CAP SET IN 6" CONCRETE POST.
SET IN 1954 BY BUREAU OF RECLAMATION. GOOD
CONDITION)



NO.	DATE	DESCRIPTION
8	07/07/25	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN
9	07/09/25	REVISED PHASE 3 R.R. PER HOOPER R.R. COMMENTS
10	08/06/25	REVISED PHASE 2 STORM DRAIN CONNECTION
11	08/10/25	REVISED PHASE 2 STORM DRAIN SYSTEM
12	08/22/25	REVISED PHASE 3 SITE PLAN AND PLAT
13	08/27/25	REVISED PHASE 3 UTILITY AND GRADING PLANS
14	08/27/25	SCALE MEASURES - INCH ON FULL SIZE SHEETS
15	08/27/25	ADJUST ACCOUNTING FOR REDUCED SIZE SHEETS

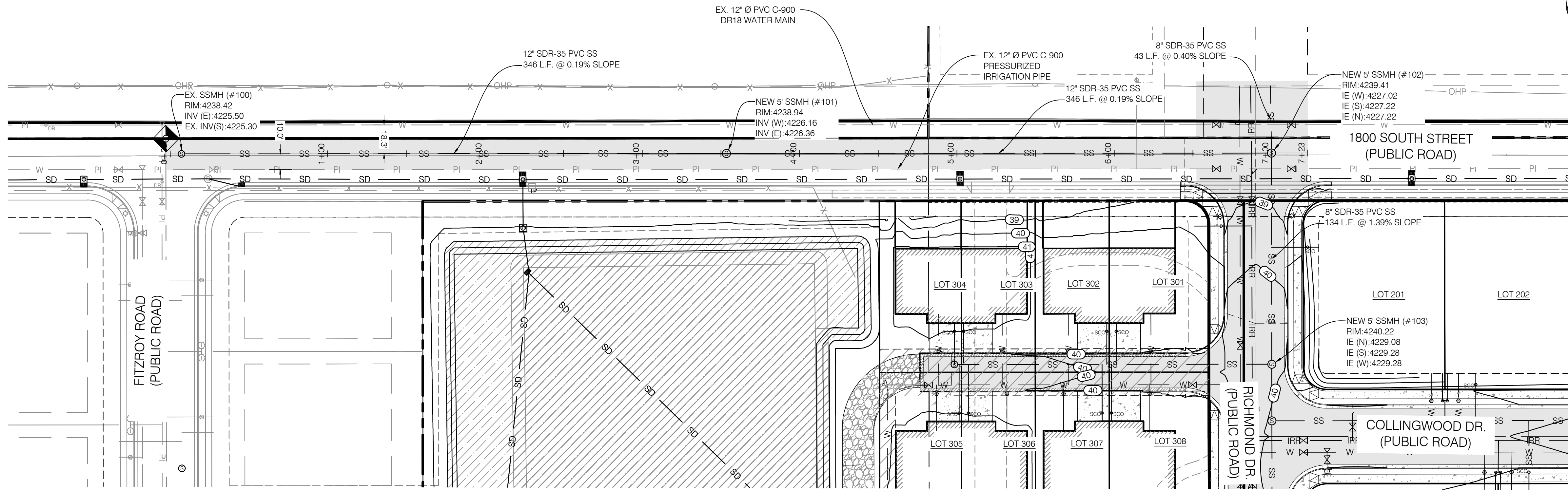


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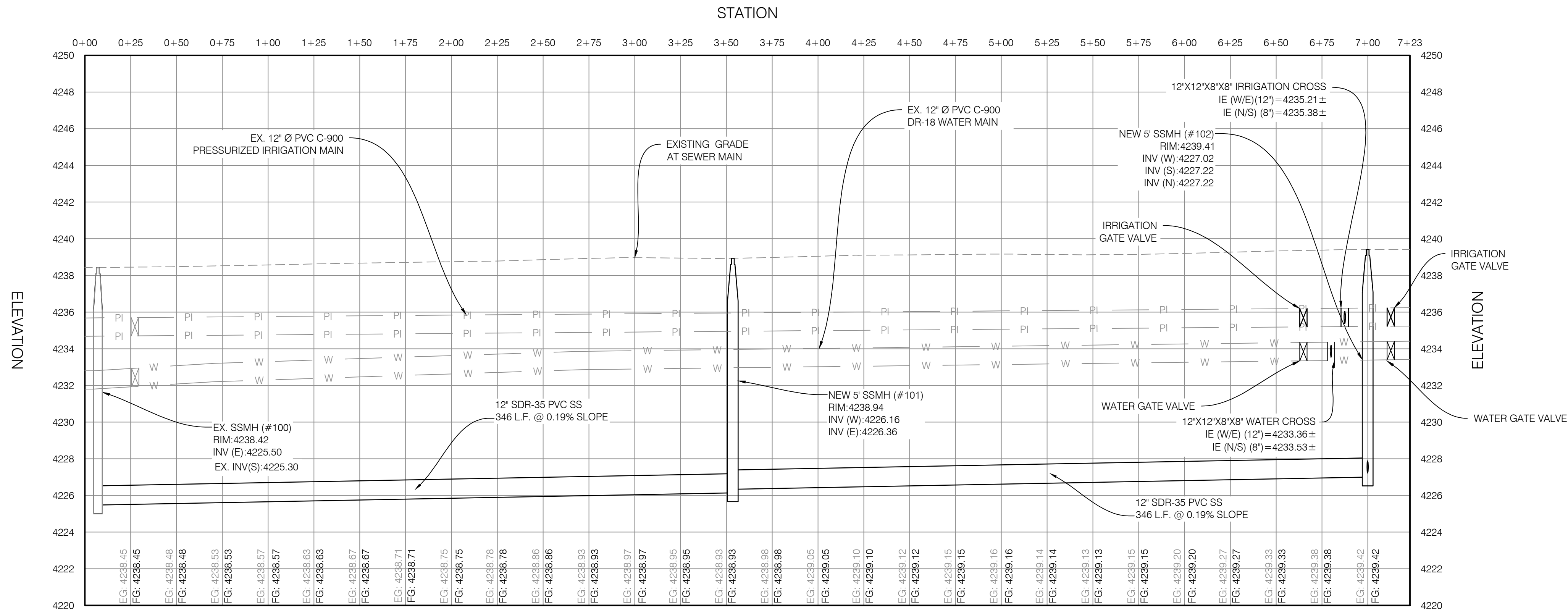
**WINSTON PARK SUBDIVISION
PHASE 2 & 3**
3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142
**DRAINAGE
PLAN**
CDP.01
8 OF 22

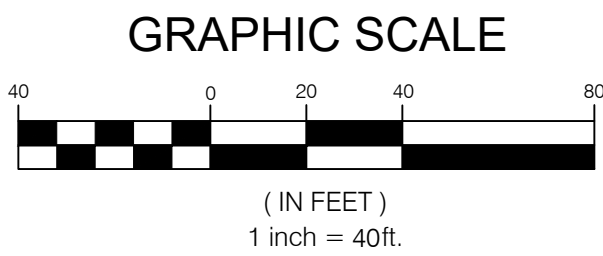
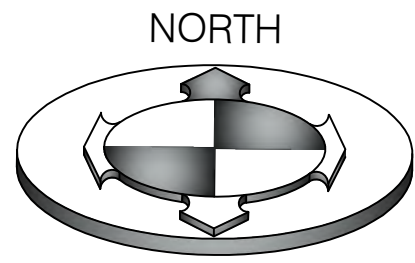




1800 SOUTH STREET PLAN

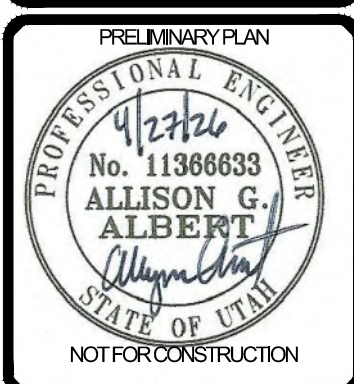


1800 SOUTH STREET PROFILE



REVISION		DATE	DESCRIPTION
1	NOV/05	07/05	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN
2	NOV/05	07/05	REVISED PHASE 3 RR PER HOOPER RR COMMENTS
3	NOV/05	08/05	REVISED PHASE 2 STORM DRAIN CONNECTION
4	NOV/05	08/05	REVISED PHASE 2 STORM DRAIN SYSTEM
5	NOV/05	08/05	REVISED PHASE 3 SITE PLAN AND PLAT
6	NOV/05	08/05	REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND

SCALE MEASURES: 1"=40' ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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PHASE 2 & 3**

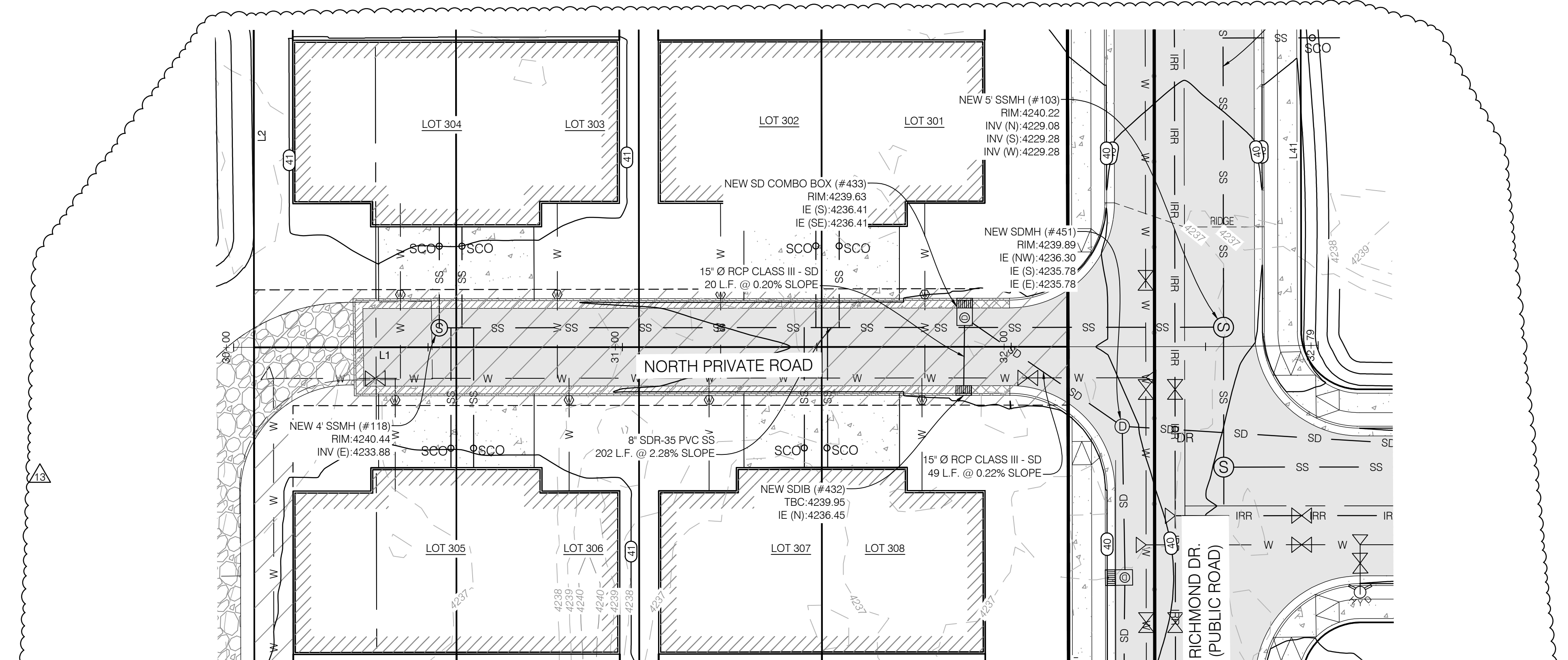
3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142

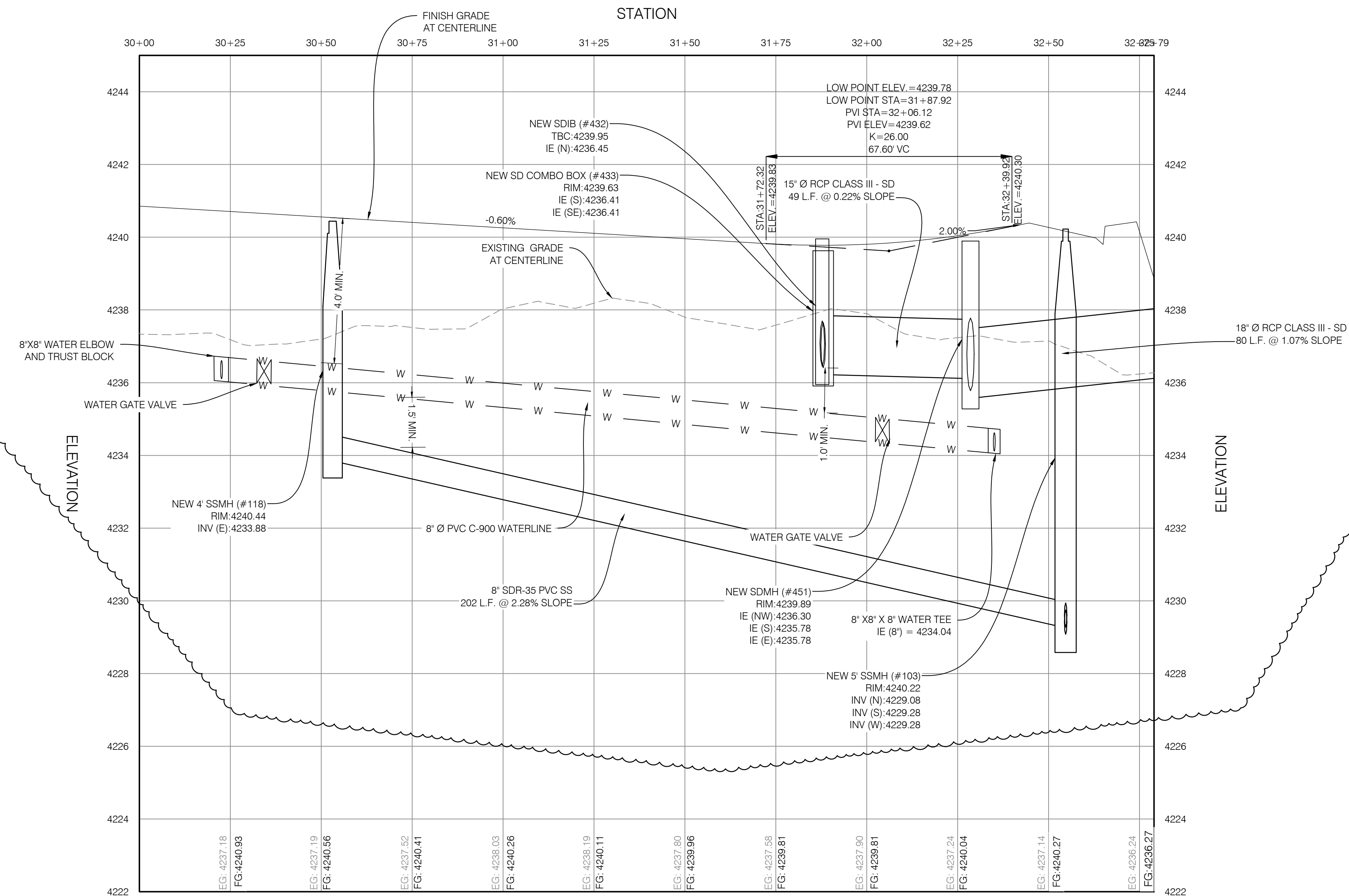
**PLAN &
PROFILE**

CPP.05
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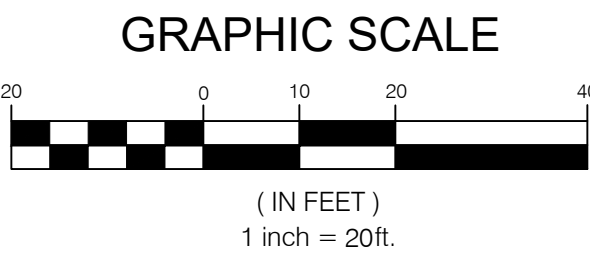
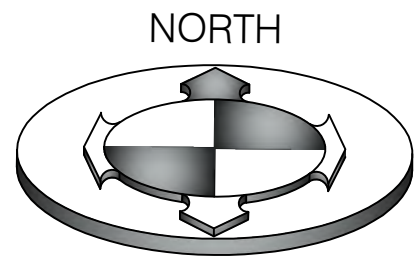




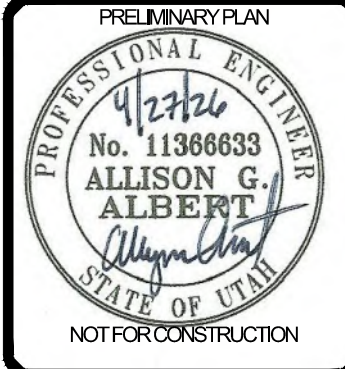
NORTH PRIVATE ROAD PLAN



NORTH PRIVATE ROAD PROFILE



NO.	DATE	DESCRIPTION
8	07/07/25	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN
9	07/09/25	REVISED PHASE 3 RR PER HOOPER RR COMMENTS
10	08/05/25	REVISED PHASE 2 STORM DRAIN CONNECTION
11	08/10/25	REVISED PHASE 2 STORM DRAIN SYSTEM
12	08/22/25	REVISED PHASE 3 SITE PLAN AND PLAT
13	08/27/25	REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND

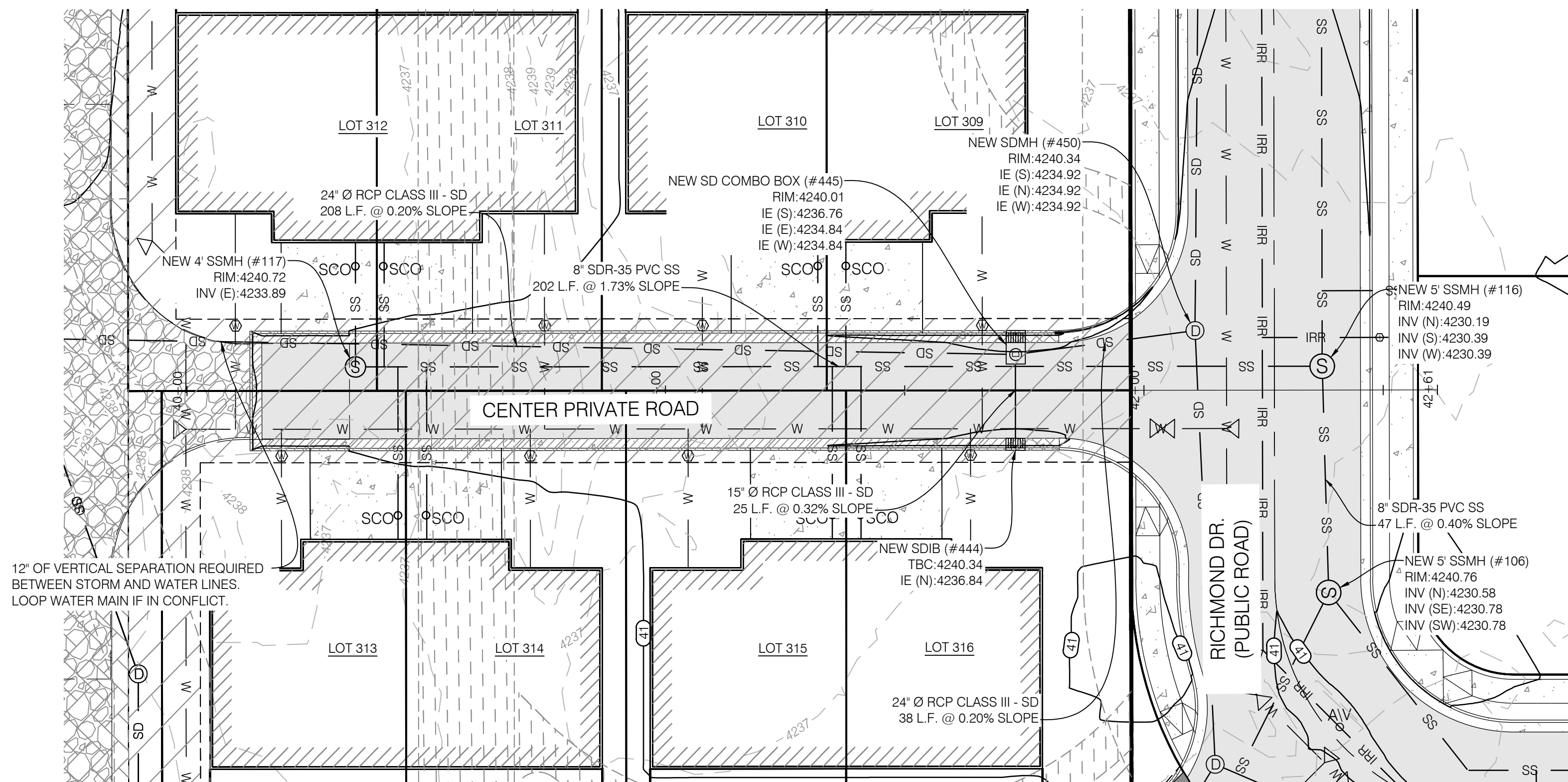
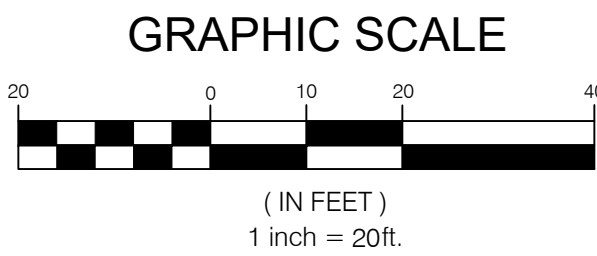
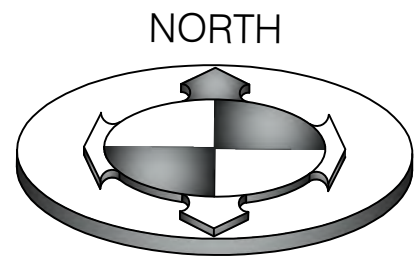


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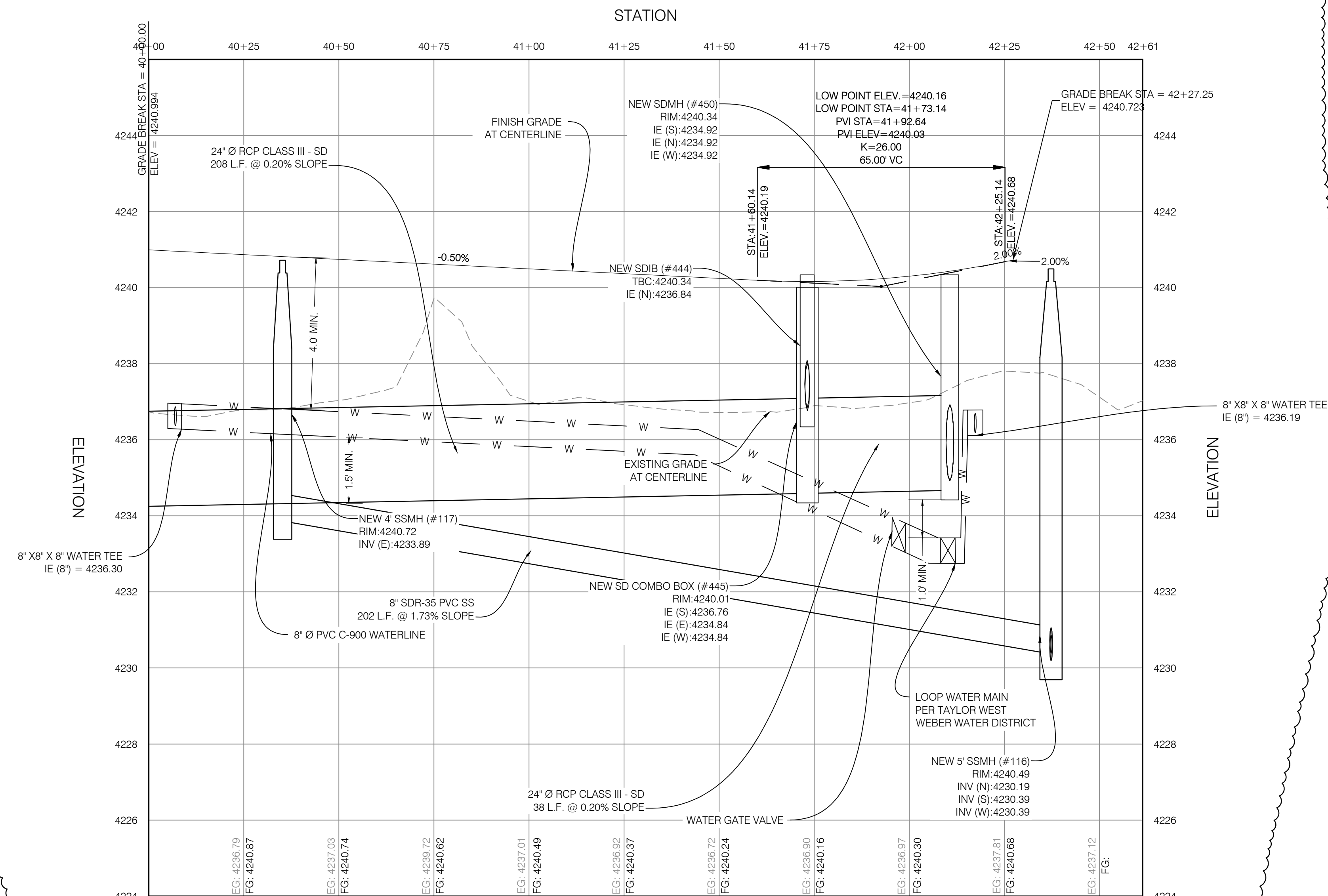
**WINSTON PARK SUBDIVISION
 PHASE 2 & 3**
 3701 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 2006142
**PLAN &
 PROFILE**
 CPP.06
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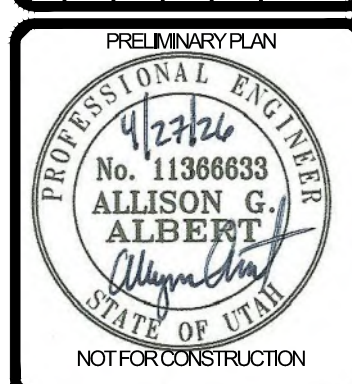
CENTER PRIVATE ROAD PLAN



CENTER PRIVATE ROAD PROFILE

NO.	DATE	DESCRIPTION
8	07/07/25	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN
9	07/09/25	REVISED PHASE 3 IRR. PER HOOPER RRR COMMENTS
10	08/09/25	REVISED PHASE 2 STORM DRAIN CONNECTION
11	08/10/25	REVISED PHASE 2 STORM DRAIN SYSTEM
12	04/02/26	REVISED PHASE 3 SITE PLAN AND PLAT
13	04/27/26	REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND

SCALE MEASURES - INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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PHASE 2 & 3**

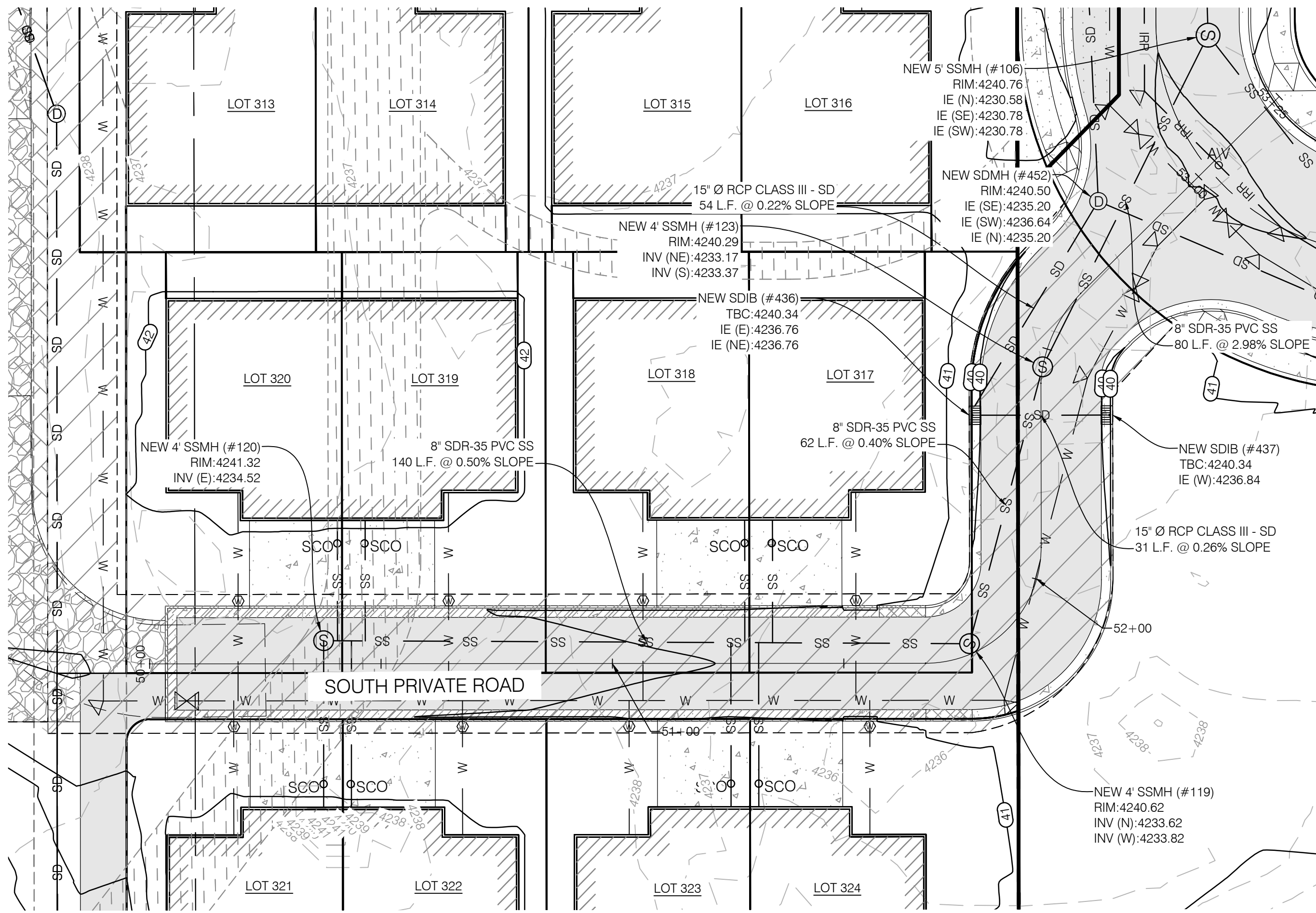
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PROJECT NO. 2006142

PLAN &
PROFILE

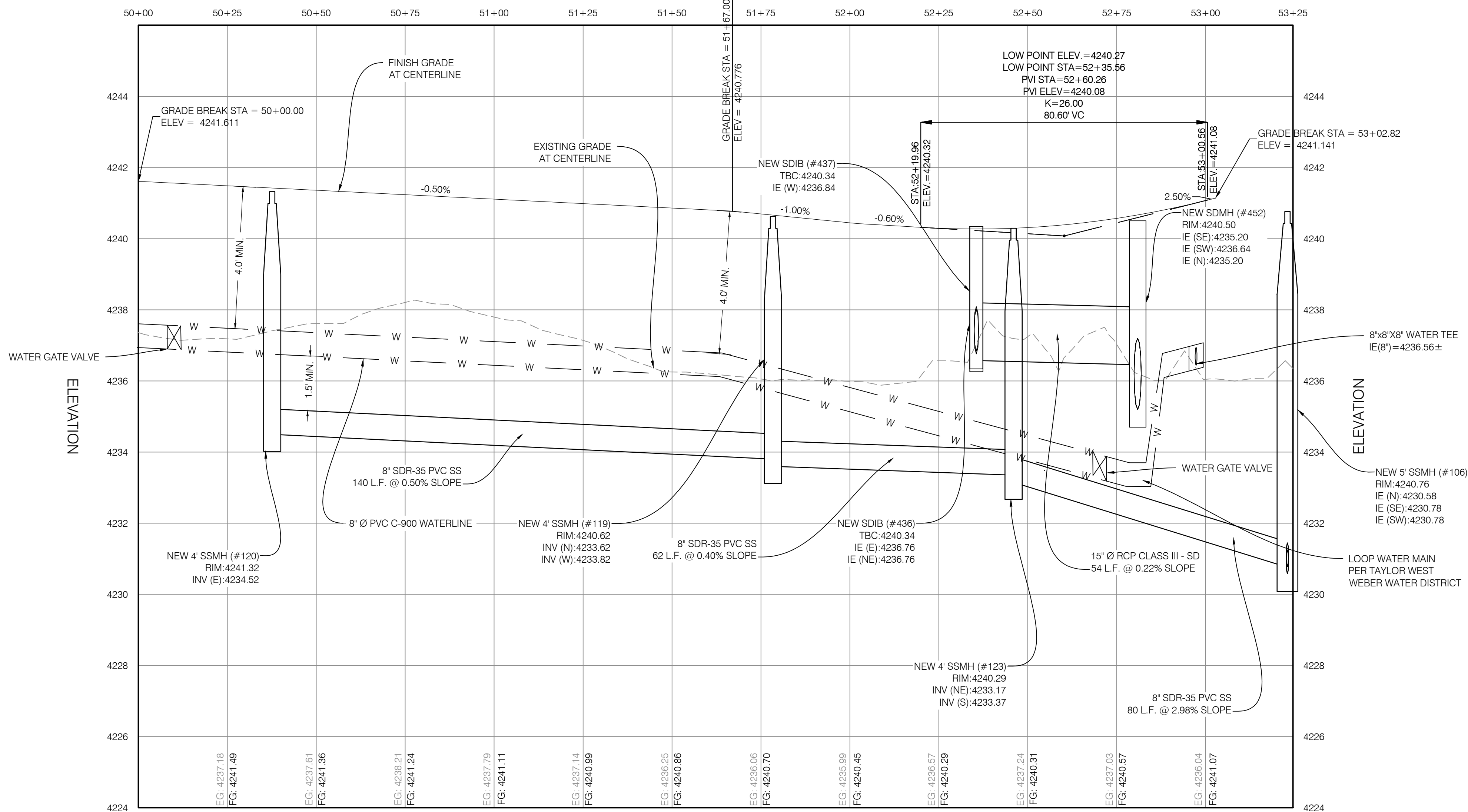
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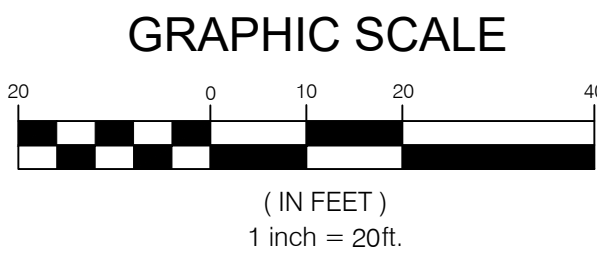
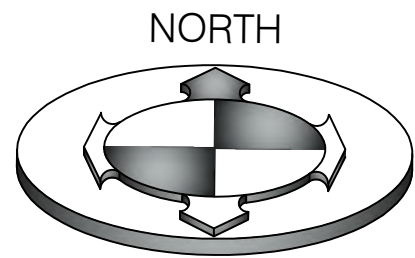


SOUTH PRIVATE ROAD PLAN

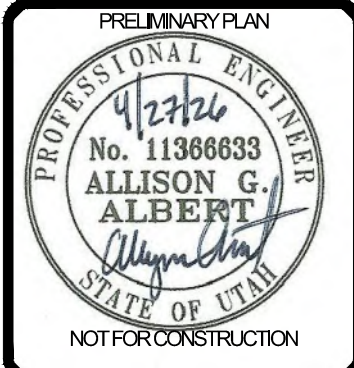
STATION



SOUTH PRIVATE ROAD PROFILE



DRAWN BY		DATE		DESCRIPTION	
DZB	AGA	8	07/07/25	REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN	
	KDZAC	9	07/09/25	REVISED PHASE 3 RR PER HOOPER RR COMMENTS	
		10	08/09/25	REVISED PHASE 2 STORM DRAIN CONNECTION	
		11	08/10/25	REVISED PHASE 2 STORM DRAIN SYSTEM	
		12	08/22/25	REVISED PHASE 3 SITE PLAN AND PLAT	
PROJECT NO.		2006142		SCALE MEASURES - INCH ON FULL SIZE SHEETS	
PROJECT NO.		2006142		ADJUST ACCORDING TO REDUCED SIZE SHEETS	

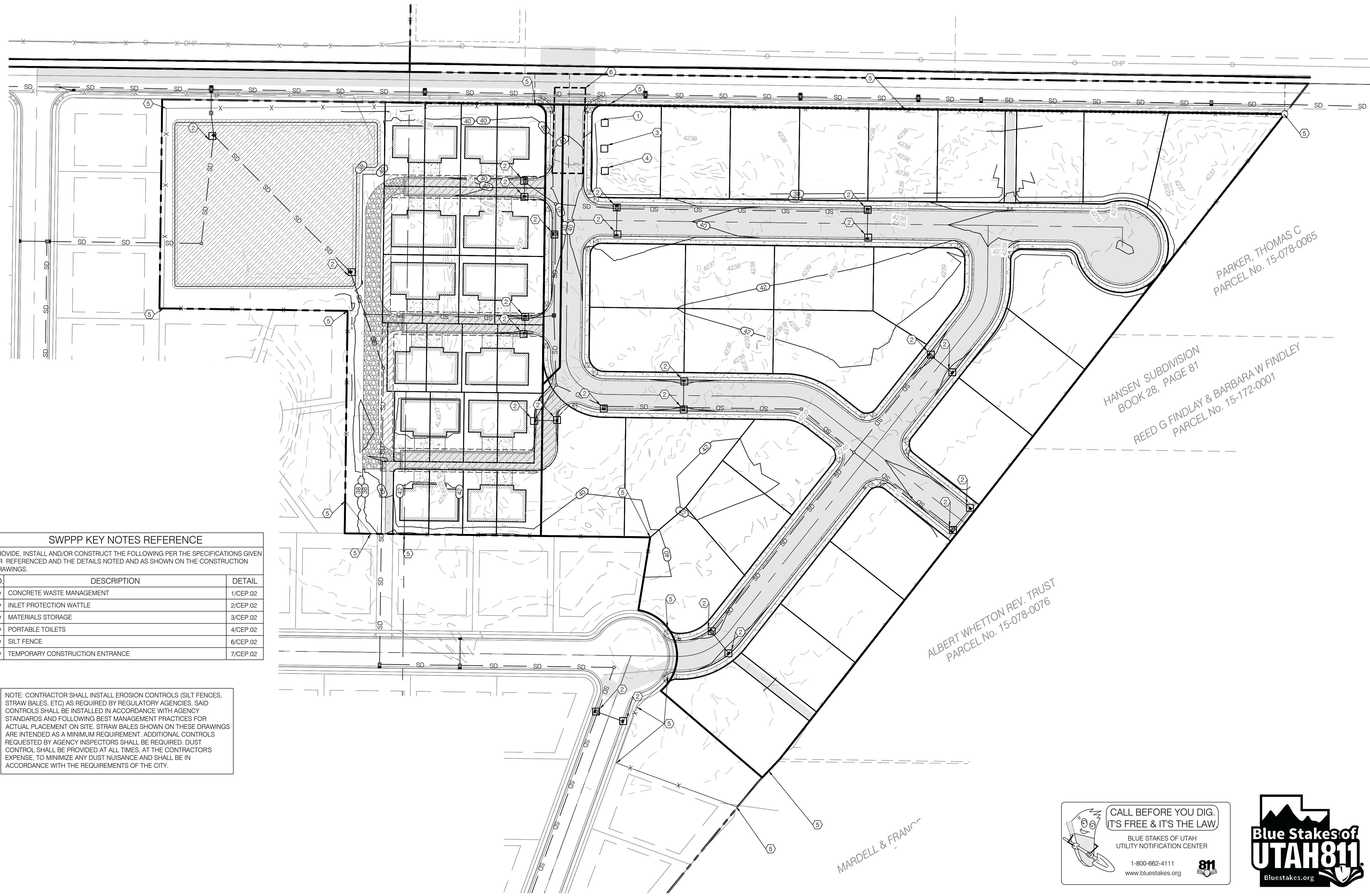


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WINSTON PARK SUBDIVISION
PHASE 2 & 3
3701 W 1800 S
WEBER COUNTY, UTAH

PLAN &
PROFILE
CPP.08
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SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO.	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

PROJECT NO. 2006142

EROSION CONTROL PLAN

CEP.01
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Winston Park Subdivision
Phase 2 & 3

3701 W 1800 S
Weber County, Utah

PRELIMINARY PLANS NOT FOR CONSTRUCTION

Winston Park Subdivision
Phase 2 & 3

3701 W 1800 S
Weber County, Utah

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MARCELL & FRANCIS

HANSEN SUBDIVISION
BOOK 28, PAGE 81

REED G FINDLAY & BARBARA W FINDLEY
PARCEL No. 15-172-0001

PARKER, THOMAS C
PARCEL No. 15-078-0065

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

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CHECKED BY AGA
DESIGNED BY KDZAC
DATE 09/27/2024
DWG FILE 2006142 SITE

NO. 8
DATE 07/07/25
DESCRIPTION REVISED PHASE 3 SECONDARY IRRIGATION WATER DESIGN

NO. 9
DATE 07/09/25
DESCRIPTION REVISED PHASE 3 IRR. PER HOOPER IRR. COMMENTS

NO. 10
DATE 08/09/25
DESCRIPTION REVISED PHASE 2 STORM DRAIN CONNECTION

NO. 11
DATE 09/12/25
DESCRIPTION REVISED PHASE 2 STORM DRAIN SYSTEM

NO. 12
DATE 04/02/26
DESCRIPTION REVISED PHASE 3 SITE PLAN AND PLAT

NO. 13
DATE 04/02/26
DESCRIPTION REVISED PHASE 3 UTILITIES, BUILDING LAYOUT AND POND SCALE MEASURES HINGED ON FULL SIZE SHEETS

ADJUST ASSURANCE FOR REDUCED SHEETS

6" Angular Rock
Park Strip

15ft Wide Easement
10ft Wide Pathway 6' Rhino Rock
Wall along 1800 S.

1800 SOUTH ST.
(PUBLIC ROAD)

COLLINGWOOD DR.
(PUBLIC ROAD)

RICHMOND DR.
(PUBLIC ROAD)

CHALGROVE RD
(PUBLIC ROAD)

FINSBURY RD
(PUBLIC ROAD)

15ft Wide Easement
10ft Wide Pathway

Grassy Area
Storm drain easement in
favor of Weber County,
to be owned and
maintained by HOA
Detention Basin

(ASPHALT ROAD)

Twin Home Area

15ft Wide Easement
10ft Wide Pathway

Twin Home Standards

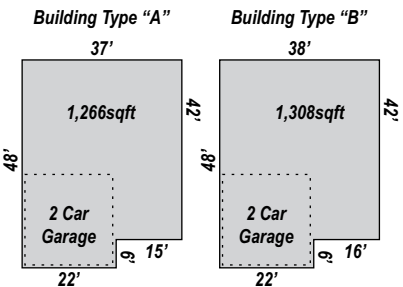
1. 10 ft distance between any 2 buildings
2. Front of each building setback of 24 ft wide shared private lane, ROW of 15 ft
3. Each building setback from Public St, no less than 20 ft, Except 30 ft from 1800 S.
4. Section 9.9.4 = 1800 S units requirements noted.
5. 1 story units, with 1 step, however 50% with no step
6. Owner Occupied, HOA governed
7. General Design: 1) roofline breaks every 50 ft w/ no less than 12" shift (9.9.7.1) 2) Building massing, building facades broken at least every 50 ft.
8. Privacy fencing between phase 1 lots and twin home area.

Landscape Plan

1. Pathways: 4 to be installed, 10 ft wide
~ 3 pathways within phase 2 (north, eastside, south (emergency road)
~ Weed barrier, and rock or mulch or both along side the 10 ft asphalt path
~ 4th pathway will be installed by adjacent developer to the west between lots 108 & 109 ph 1
2. Trees: 2 trees per lot, 2 inch caliper, 2 different tree species (Chanticleer Pear Tree & Canada Red Chokecherry)
~ Coordination between Builder and Homeowner of the planting
~ Weed barrier, and rock or mulch or both along side the 10 ft asphalt path
~ Voucher will be available for homeowner at the timing of the planting
~ Watering of the tree will be the responsibility of the homeowner. Secondary water meter of the lot that the tree is fronting
3. Parks Donation: Developer to donate \$7,500 per lot to Weber County Parks District

Certification of Occupancy Requirement

1. Landscape installation of an operable smart water controller as provided in section 9.4
2. Energy Efficient appliances 95%, as provided in section 9.7.1
3. Outdoor Lighting, use of dark-sky friendly lighting as provided in section 9.8



- 7.3. **Reserved Legislative Powers.** Developer acknowledges that the County is restricted in its authority to limit its police powers by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the County all of its police power that cannot be so limited. Notwithstanding the retained power of the County to enact such legislation under its police powers, any such legislation shall only be applied to modify the vested rights of Developer as referenced herein under the terms of this Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as codified in Utah Code 17-27a-508. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the unincorporated areas of the County; and unless in good faith the County declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

8. **Certificate of Occupancy Requirements.**

- 8.1. **Each Dwelling to Comply.** Developer, including assigns and successors, understands and agree that no certificate of occupancy for any dwelling unit in the Project will be provided until Weber County has verified compliance with this section.
- 8.2. **Landscaping.** Installation of an operable smart watering controller, as provided in Section 9.4.
- 8.3. **Energy Efficiency.** Installation of operable energy efficient appliances, as provided in Section 9.7.1.
- 8.4.
- 8.5. **Outdoor Lighting.** Use of dark-sky friendly lighting, as provided in Section 9.8.

9. **Development Standards and Requirements.**

- 9.1. **Project Density.** In exchange for the benefits offered by the developer in this Agreement, County agrees to allow no more than 116 total dwelling units within the original 40-acre boundaries of the Winston Park Subdivision, as provided in Entry 3245491 in the Weber County Recorder's Office. No more than 24 of these units shall be patio homes, as further governed in Section 9.9 herein. The remaining shall be for typical single-family dwelling lots.
- 9.2. **Connectivity Incentivized.** Developer hereby volunteers and agrees to follow the minimum street and pathway standards as provided in Section 106-2-4.030 of the Code. The County hereby agrees to allow the flexible lot standards as provided by that section of Code. The County also agrees that the conceptual street layout illustrated in **Attachment C** satisfactorily complies with that code section for the purposes of this Project.
- 9.3. **Street Improvements.** Streets in the Project shall be designed and installed by the Developer in accordance with the street cross sections depicted in **Attachment E**.
- 9.3.1. **Driveway Accesses along 1800 South Street.** Developer agrees that no lot will be platted to provide driveway access to 1800 South Street.
- 9.3.2. **Street Wall Along Rear-Facing or Side-Facing Lots on 1800 South.** Developer agrees install a solid wall along 1800 South Street where the rear or side of a residential lot or unit abuts or is otherwise adjacent to and visible from this street. The wall shall be designed to provide visual breaks in the horizontal wall plane at least every 30 feet, such as a column or similar, and the wall and each column shall have a cap. The wall

shall be muted earth-tone in color. Except for the required clear-view triangles, this fence shall be at least six feet in height, but no more than eight feet. Examples of such a fence is provided in **Attachment F**. Alternative fencing along this street may be approved by the Planning Director if it provides similar or better visual qualities and materials. Vinyl fencing along this street is prohibited.

9.3.3. Public Street Landscaping.

9.3.3.1. Street Trees. All streets shall be lined with shade trees in the parkstrip.

9.3.3.1.1. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

9.3.3.1.2. Except as provided herein or when otherwise prohibited by Code, no less than two trees shall be planted for every 60-feet of a lot's frontage. Trees shall be spaced as evenly as practicable, and shall not be planted within the clearview triangle of an intersection.

9.3.3.1.3. At least two different tree varieties shall be used and dispersed in a manner to avoid transmission of pests/disease, or as may otherwise be specified by a landscape architect or other professional qualified in tree health, such that the trees have optimal chance of long-term health.

9.3.3.1.4. Developer agrees to provide or cause to be provided by means of the homeowner's association each street tree with an irrigation mechanism tied either to a homeowner's association master meter, or tied directly to the secondary water meter of the lot that the tree is fronting.

9.3.3.1.5. No tree with a caliper less than two inches shall be planted.

9.3.3.1.6. Developer is responsible for tree health throughout the duration of the warranty period. Developer agrees to obligate the homeowners association to provide for the tree health thereafter.

9.3.3.2. Parkstrip Landscaping. Developer shall place six-inch angular rock, 8-inches deep, in the parkstrip of 1800 South, with a weed barrier beneath. Alternatively, County agrees that Developer may, at its option, install alternative planting and landscaping along 1800 South Street as long as it is operated and maintained by a homeowner's association. County agrees that other park strips in the project may be planted with grass or other landscaping by the Developer or homeowners, which will be operated and maintained either by the adjoining owner or a homeowners association, as may be provided in the covenants.

9.3.3.3. Construction Drawings to Include Landscaping. Each development application submitted shall provide a detailed public landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

9.4. Non-Public Water-Wise Landscaping. All lots within the development will have water wise landscaping implemented as follows:

9.4.1. Smart Controller. A smart watering controller shall be installed and prewired for at least six irrigation zones. "Prewired" means it is connected to live power, but does not mean it needs to be connected to control valves. A smart water controller, such as an Orbit B-

Hyve smart controller or a Rainbird ESP smart controller, is an automatic landscape watering controller that can connect to the internet to automatically adjust watering schedules or amounts based on local weather and environmental conditions. County and Developer mutually agree that the requirement of this Section 9.4.1 will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.4.2. Landscape Certificate of Occupancy Requirement. See Section 8.

- 9.5. Public Utilities.** Developer agrees to underground all utilities in a manner that complies with adopted standards, including any existing overhead utilities within the property and within any right-of-way adjacent to the property. High voltage power transmission lines are exempt from this requirement.

9.6. Parks, Open Space, and Trails

In consideration for the rezone of the Property, Developer hereby agrees to provide, at no cost to the County, the following parks, open space, and trails amenities:

- 9.6.1. Parks and Open Space:** Developer agrees to donate \$7,500 per lot or unit within the Project to the Park District. Developer agrees that this is a donation offered of the Developer's own free will and is not a fee or exaction imposed by the County or Park District. Developer also agrees that once this donation is made the Park District has full discretion on how to use the donation and Developer has no claim to the donation or how it is used. The per-lot donation shall be remitted to the Park District prior to recordation of a subdivision plat. No Building Division or Planning Division application will be accepted or approved in the Project until the County receives written confirmation of this donation from the Park District.

9.6.2. Trails, Sidewalks, and Pathways:

- 9.6.2.1. Locations.** Developer agrees to install 10-foot wide asphalt pathways in the locations as indicated on **Attachment C** and in accordance with Section 106-2-4.030 of the Code.
- 9.6.2.2. Pathway or Sidewalk Trees.** Each pathway and sidewalk within the development shall be lined with shade trees in a manner as specified in Section 9.3.3.1 herein.
- 9.6.2.3. Pathway Landscaping.** Developer agrees to install a low-maintenance native seed mix, ground cover, or rock mulch, or a combination thereof along the shoulders of the pathways. Native seed mix shall be hydro-seeded. Mulch shall be substantial enough to minimum its migration onto the pathway. The shoulders shall also be lined with weed barrier. The landscaping shall be such that it will minimize weed growth along the pathway right-of-way. County agrees that other landscaping may be installed by the Developer or homeowners, which will be operated and maintained either by the adjoining owner or a homeowners association, as may be provided in the covenants.
- 9.6.2.4. Phase 1 Pathway Right-of-Way.** Prior to recordation of the first plat, Developer agrees to provide a public pathway right-of-way through a lot(s) in the existing Winston Park subdivision. The lot(s) shall be selected from lots 105 through lot 112. The pathway right-of-way shall be no less than 12-feet wide and shall be dedicated or conveyed to Weber County prior to the recordation of a subdivision plat. It shall be configured so that it connects

the sidewalk along Fitzroy Road to the western most edge of the lot(s), providing a stub to the adjacent property to the west. Developer may, at its option, install a pathway within this right-of-way. The pathway shall be at least 10 feet wide.

9.6.2.5. Construction Drawings to Include Landscaping. Each subdivision's improvement plans shall provide a detailed landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

9.6.3. Drainage Detention Landscaping. Developer agrees to install turf grass and appropriate turf sprinkler system in the drainage detention basin for both the Winston Park Subdivision Phase 1 and any additional drainage basins resulting from this Project. The Parties agree that the HOA shall manage and maintain the turf grass.

9.7. Emissions and Air Quality Standards. Developer further agrees that all buildings will be designed to an energy efficiency rating that is one climate zone colder than the area. The following are also required:

9.7.1. Appliance Efficiency. Natural gas heating appliances, such as furnaces, water heaters, boilers, etc., shall have a 95% efficiency rating. County and Developer mutually agree that this requirement will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.7.2. Environmental Certificate of Occupancy Requirement. See Section 8.

9.8. Outdoor Lighting. Developer agrees that all outdoor lighting within the Project will be governed by the County's Outdoor Lighting ordinance, Chapter 108-16 of the Code. Except for lights installed by Developer, County and Developer mutually agree that this requirement will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.9. Patio Homes Development Standards. County agrees to allow and Developer agrees to build no more than 24 patio homes in the location as generally depicted in **Attachment C**. The County agrees to allow each patio home to be accessed by means of a Shared Private Lane pursuant to Section 106-2-2.030 of the Code. Each shall comply with the following standards:

9.9.1. Condominiums. The County agrees that some or all of the patio homes may be platted as condominium dwelling units pursuant to State and County Laws.

9.9.1.1. If platted as a condominium unit, when a unit is attached to another unit by means of a common wall, the combination of units shall be deemed a "building" for the purposes of determining building setbacks.

9.9.1.2. There shall be at least 10-foot distance between any two buildings.

9.9.1.3. The front of each building shall be setback from the 24-foot wide shared private lane right-of-way at least 15 feet.

9.9.1.4. Each building shall be setback from a public street no less than 20 feet, except 30 feet from 1800 South.

9.9.1.5. Only two condominium units are allowed per building.

9.9.2. Single-Family Attached. The County agrees that some or all of the patio homes may be platted as single-family attached dwelling units, each on their own single-family lot.

A lot for a single-family attached dwelling unit may have one of the two side setbacks eliminated so that more than two dwelling units can abut or attach to each other at the common side lot line. The other side setback shall be no less than five-feet, except those adjacent to a street shall be no less than 15 feet. Each dwelling shall be setback from the 24-foot-wide Shared Private Lane right-of-way at least 15 feet, and be setback from the rear lot line at least five feet.

- 9.9.3. **Single-Family Detached.** The County agrees that some or all of the patio homes may be platted as single-family detached dwelling units, each on their own single-family lot. Each side setback shall be no less than five feet. The rear setback shall be no less than five feet. Each dwelling shall be setback from the 24-foot-wide Shared Private Lane right-of-way at least 15 feet.
- 9.9.4. **Units Backing Onto 1800 South.** For each unit abutting 1800 South Street, each patio home building shall face away from 1800 South Street. The rear of these buildings shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished by, among other means, avoiding repetitive or otherwise redundant configurations of walls, wall massing, wall planes, windows sizes and locations, rooflines, chimneys, patios, door sizes and locations and other related design elements. Unless approved otherwise by the Planning Director after being presented with an alternative that, in the director's sole discretionary discernment, is better, this shall necessitate custom interior layouts that do not repeat from unit to unit, nor from building to building. The rear setback of these units (from 1800 South) shall be 30 feet.
- 9.9.5. **One Story Buildings.** Each patio home shall be no greater than one story. At least 50 percent shall be designed so that there are no steps entering or within the dwelling unit. The rest may have up to one step.
- 9.9.6. **Owner Occupancy Requirement.** Each patio home shall be deed-restricted to only allow owner-occupants. Occupancy verification shall be the homeowner association's responsibility. County and Developer mutually agree that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.
- 9.9.7. **General Design.** The exterior design of the patio homes shall follow the following standards:
 - 9.9.7.1. **Roofline Breaks.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines that are on a paralleling plane.
 - 9.9.7.2. **Building Massing.** The wall massing of building facades shall be broken at least every 50 feet with no less than a six-inch shift in the plane of adjacent walls.
- 9.9.8. **Special Considerations.** Developer further agrees to the following:
 - 9.9.8.1. **Privacy Fence and Landscaping.** A six-foot fence shall be constructed between the patio homes development and lots in Winston Park Subdivision Phase 1, and provide privacy trees along said fence, spaced in a manner such that the crown of the trees will converge at their average maturity.
 - 9.9.8.2. **Driveway Buffer.** Where driveways serving the patio homes development are configured in a manner that creates a reasonable likelihood for vehicles to hit fencing, screening, or landscaping between the patio homes and adjoining lots in Winston Park Subdivision Phase 1, a permanent concrete barrier shall be constructed to contain said vehicles.

- 9.10. **Agreement Alternatives for Moderate Income Housing.** County agrees that the provisions of Sections 9.4, 9.6.1, and 9.7, shall not apply to any lot or unit that has a recorded deed restriction in favor of the Weber Housing Authority for moderate income housing, as defined by State Code, or that restricts the floor area of the residence (excluding basements and garages, if applicable) to no greater than 1,000 square feet.

10. 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"). This Section 10 specifies what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

- 10.1. **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.

- 10.2. **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.

10.2.1. **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.

10.2.2. **Landscaping Changes.** Any changes to this Agreement's landscaping designs, guidelines, standards, plantings, materials and installation of the same anywhere in the project.

10.2.3. **De Minimis Changes.** Other de Minimis changes requested by the Developer, which are reasonably consistent with the intent of this agreement and the R1-15 Zone, and are Routine and Uncontested.

11. General Provisions.

11.1. **Assignability.** The rights and responsibilities of the Developer under this Agreement may be assigned. The Developer, as the landowner of the Project Site at the time of the execution of this Agreement, may sell, convey, reassign, or transfer the entire Project Site or entire Project to another entity at any time.

11.2. **Binding Effect.** This Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees and all other persons or entities acquiring all or any portion of the Project, any lot, parcel or any portion thereof within the Project Site, or any interest therein, whether by sale, operation of law, devise, or in any manner whatsoever.

11.3. **Utah Law.** This Agreement is entered into under the laws of the State of Utah, and the Parties hereto intend that Utah law shall apply to the interpretation hereof.



May 14, 2026

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

RE: PRELIMINARY WILL SERVE LETTER – Winston Park Phase 3

The Phase 3 portion of the Winston Park Subdivision is located at approximately 1800 South and 3600 West and has proposed a total of 24 townhome units and an open space area which will be serviced by two 2-inch connections, one for the townhomes and one for the open space. The subdivision is in the boundaries of the Hooper Irrigation Company service area.

The subdivision plat plan has been reviewed by Hooper Irrigation. The plans have been approved for the above subdivision phase. There have been sufficient shares submitted to Hooper Irrigation to connect to the secondary pressurized system for the units and open space. The access fees for the connections will be assessed for a total of \$101,670. The breakdown for payment of access fees is as follows: prior to construction on Hooper Irrigation infrastructure, the developer agrees to pay \$51,070. Prior to recording the plat, the developer agrees to pay the remainder of access fees of \$50,600.

This letter reflects conditions for only Phase 3 that is in consideration of 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 final fees have been paid.

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

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

Sincerely,

Michelle Pinkston
Hooper Irrigation
Board Secretary



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

5-6-26

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **Winston Park Subdivision Phase 3**, a **24-lot** subdivision. The address is approx. 3600 W. 1800 S. West Weber UT. This subdivision must have a pressurized secondary water system for outdoor use. Plan review fees and water right impact fees must be paid to the District clerk before subdivision approval is granted.

Requirements:

- Plan review fee=\$200 per lot total= \$4,800.00
- Water Right Impact fee= \$7,842 x 24 ERU's total = \$188,208.00
- Complete plan reviews.
- Will serve letter from Hooper Irrigation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services. The District will need to be notified prior to working on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely,


Ryan Rogers-Manager

Taylor West Weber Water District

Expires

11-6-26