

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**March 26, 2025
4:00 p.m.**

1. Administrative Items

1.1 ZDA 2025-01: Request to approve a modified concept development plan for Area A – Mid Mountain - in the Recorded Development Agreement for Powder Mountain.

Staff Presenter: Tammy Aydelotte

1.2 CUP 2025-03: Request for de minimus modifications to an approved conditional use permit (CUP 22-05: PRUD Amendment, approved 1/26/2006) in order to update architectural standards.

Staff Presenter: Tammy Aydelotte

1.3 DR 2025-01: Request for approval of a design review for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication building located at 2382 N Rulon White Blvd.

Staff Presenter: Felix Lleverino

1.4 LVT022525: Consideration and action on an administrative application for final approval of the Tired Iron Subdivision, a single-lot subdivision.

Staff Presenter: Felix Lleverino

Adjourn

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

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

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

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



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a modified concept development plan for Area A – Mid Mountain - in the Recorded Development Agreement for Powder Mountain.
Type of Decision:	Administrative
Agenda Date:	Wednesday, March 26, 2025
Applicant:	Summit Mountain Holding Group, LLC
File Number:	ZDA 2025-01

Property Information

Approximate Address:	6965 East Powder Mountain Road, Eden, UT, 84310
Project Area:	6.31 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Ski Resort/Resort Development
Parcel ID:	22-001-0048, 22-001-0036, 22-001-0043
Township, Range, Section:	T7N, R2E, Section 9

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

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

Applicable Ordinances

- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

Summary and Background

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

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

Applicant is requesting approval of minor changes to the Mid Mountain Area A Concept Plan to allow for two new lifts in this area. No other changes are proposed with this request.

The Planning Division recommends approval of minor changes to the concept area plan for this portion of the Powder Mountain Development (Mid Mountain Area – Area A) are slight and inconsequential.

The Second Amendment to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A – Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit **A** for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement,

“County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement

application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.”

These proposed changes include relocation/elimination of roadways, and changes to product type (eliminating multi-family and proposing only single-family lots/dwellings in this application).

Analysis

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

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 1/14/2015).

Review Agencies: Weber County will continue to inquire as to plans related to a second access off the mountain, until at such time as the County deems a second access necessary.

Staff Recommendation – Minor Concept Area Plan Change

Staff Recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under ‘slight and inconsequential’.

This recommendation is based on the following findings:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Exhibits

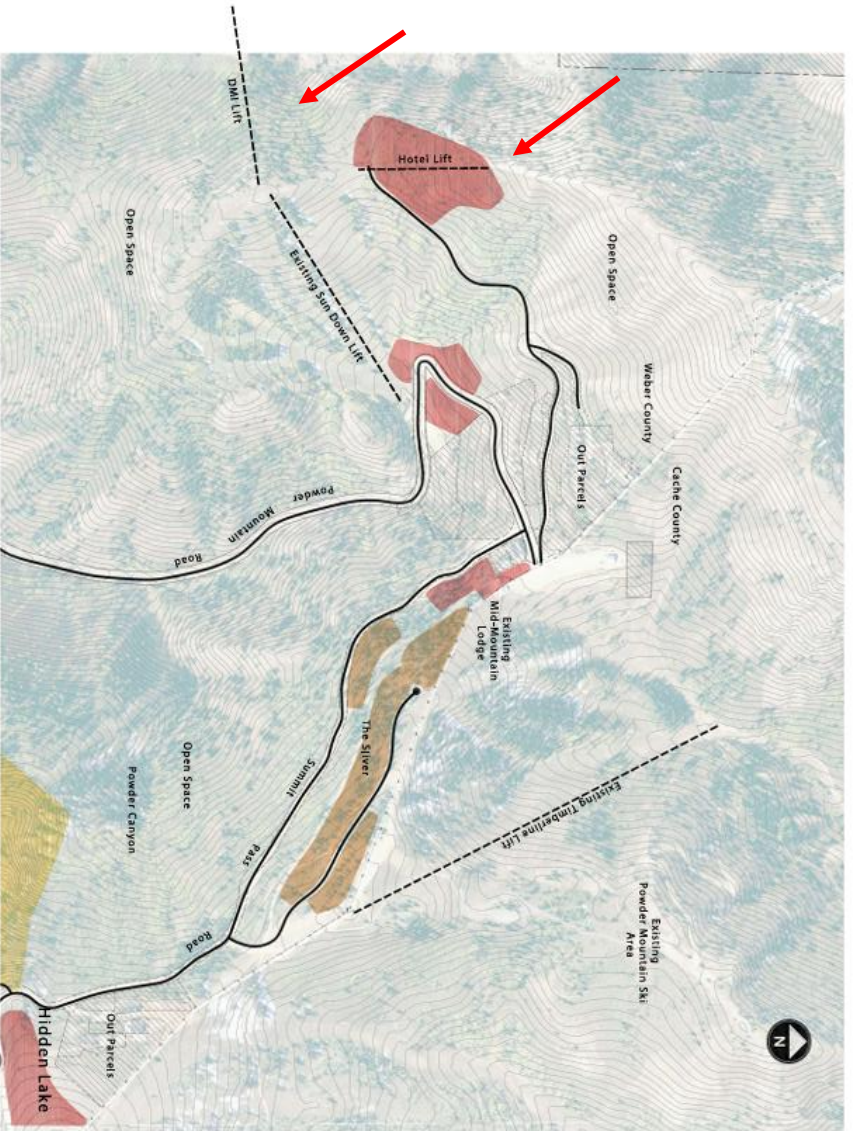
- A. Concept Area Plan Proposed Modifications
- B. Copy of 2nd Amendment to Recorded Development Agreement
- C. Notice of Approved Changes



Exhibit A-Concept Area Plan Proposed Modifications

Concept Development Plan- Area A: Mid Mountain

Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into the Resort with a mix of Hotel, townhome and single family development opportunities that will support the beginner ski area at Sundown as well as the existing ski access to the mountain at the Mid Mountain Lodge.



DEVELOPMENT LEGEND

 MIXED USE HOTEL	 COMMERCIAL SKI LODGES & SERVICES
 RESIDENTIAL	

DEVELOPMENT DATA

HOTELS	108 ROOMS
COMMERCIAL/SKI SERVICES/CONF. CENTER	10,000 SF
RESIDENTIAL	155 UNITS



Exhibit B-Copy of 2nd Amendment to Recorded Development Agreement



W3265109

**SECOND AMENDMENT
TO
WEBER COUNTY
ZONING DEVELOPMENT AGREEMENT**

E# 3265109 PG 1 OF 39
LEANN H KILTS, WEBER CTY. RECORDER
30-NOV-22 8:42 AM FEE \$ 5.00 TN
REC FOR: WEBER COUNTY PLANNING

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "**Amendment**") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("**Developer**") and Weber County, a body politic in the State of Utah ("**County**") with reference to the following:

RECITALS:

A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "**ZDA**") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as Exhibit A. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.

B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "**Original ZDA**"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "**First Amendment to the Original ZDA**") pursuant to which Developer assumed obligations under the Original ZDA.

C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.

D. Developer and the County desire to amend Sections 1.4, 3.2, 4.1, and 4.2 of the Existing ZDA to allow the Land Use Authority to approve changes to some of the conceptual Master Plan exhibits without a public hearing or presentation to the legislative body. Such changes would be considered by the Land Use Authority to be slight and inconsequential or for clarifying purposes, and would not be considered amendments to the ZDA.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

AGREEMENT:

1. Recitals. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.

2. Effect of Slight and Inconsequential Changes to Master Plan.

2.1 Section 1.4 of the Existing ZDA shall be amended by adding the following sentence to the end of section 1.4:

“Notwithstanding the foregoing, slight and inconsequential changes made to the Master Plan pursuant to Section 3.2 are contemplated as part of this Agreement and shall not be considered amendments or modifications to the Agreement.”

2.2 Section 4.1 of the Existing ZDA shall be amended by replacing the first sentence with the following:

“Subject to Section 3.2, Developer shall develop the subject property based upon representations made in the Rezone Application and the approved Master Plan (Exhibit B).”

2.2 Section 4.2 of the Existing ZDA shall be amended by replacing the second sentence with the following:

“Subject to Section 3.2, Development inconsistent with the Master Plan will not be approved.”

3. Concept Development Plan. Section 3.2 of the Existing ZDA shall be deleted in its entirety and replaced with the following:

“Weber County shall retain the right to approve or deny more specific/detailed concept development plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development Area.

Notwithstanding the foregoing, the Developer and County acknowledge that the “Master Plan” and “Illustrative Plan” maps in the Master Plan document for Areas A through F (i) are conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the Areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept development plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following the statutory process for legislative amendments to a development agreement.”

4. Effect of Second Amendment. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.

5. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersigned parties this 1st day of November 2022.

DEVELOPER:

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a
Utah limited liability company

By Summit Revolution LLC, its sole member

By: _____
Anne C. Winston
Authorized Signatory

COUNTY:

WEBER COUNTY CORPORATION

By: Scott K. Jenkins
Name: Scott K. Jenkins
Title: Weber County Commission, Chair

ATTEST:

By: Ricky D. Hatch
Name: Ricky D. Hatch
Title: Weber County Clerk/Auditor

DEVELOPER NOTARIZATION

STATE OF UTAH)
 :ss.
COUNTY OF Weber)

On this 3rd date of November, in the year 20 22 before me,
Krishna Lalhani a notary public, personally appeared Anne C. Winston,
Authorized Signatory of Summit Revolution LLC, the sole member of Summit Mountain
Holding Group LLC, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Krishna Lalhani
Notary Signature



Exhibit C-Notice of Approved Changes

NOTICE OF MINOR CHANGES TO CONCEPT AREA PLANS

On March, 24, 2025 Summit Mountain Holding Group LLC (“Master Developer”) applied to amend concept area plan A originally recorded January 14, 2015, recorded as entry number 2717835.

On November 1, 2022, the ZDA was amended to allow the Land Use Authority to approve slight and inconsequential changes to conceptual maps, without consideration by the legislative body. This amendment was recorded on November 30, 2022 as entry number 3265109.

Based on the Master Developer’s requested changes which are included as **Exhibit A**, the Land Use Authority approves of the proposed changes and consider them to be slight and inconsequential. **Exhibits B** is the new approved concept area maps for Area A, with **Exhibit C** showing the legal description.

DATED this _____ day of _____, 20__

Weber County Planning Director

STATE OF UTAH)

:ss

COUNTY OF WEBER)

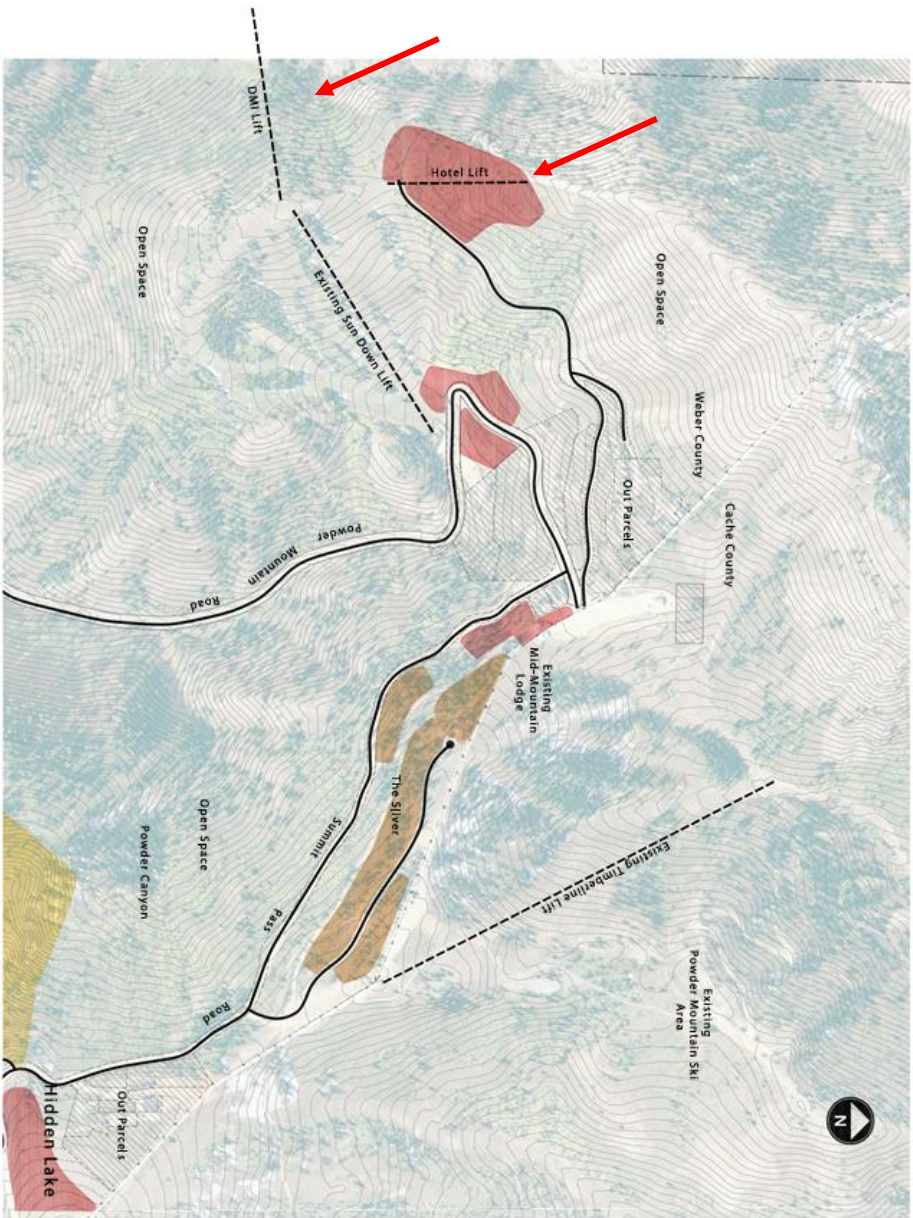
On this _____ day of _____, 20__, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:

Concept Development Plan - Area A: Mid Mountain

Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into the Resort with a mix of Hotel, townhome and single family development opportunities that will support the beginner ski area at Sundown as well as the existing ski access to the mountain at the Mid Mountain Lodge.



DEVELOPMENT LEGEND

MIXED USE	HOTEL
COMMERCIAL	SKI LODGES & SERVICES
RESIDENTIAL	

DEVELOPMENT DATA

HOTELS	108 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	10,000 SF
RESIDENTIAL	155 UNITS

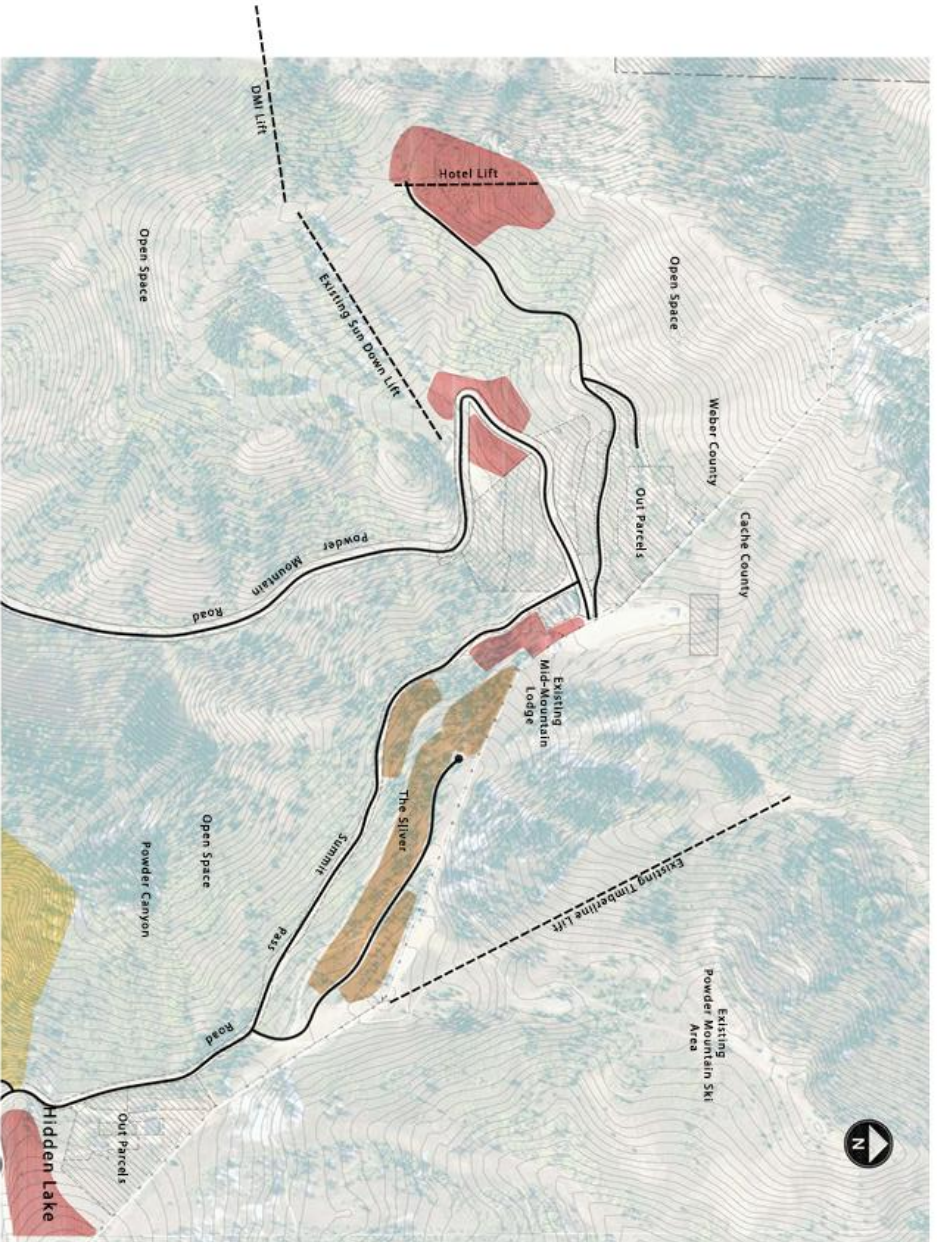


EXHIBIT B – Approved Concept Development Plan for Area A

See following page

Concept Development Plan- Area A: Mid Mountain

Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into the Resort with a mix of Hotel, townhome and single family development opportunities that will support the beginner ski area at Sundown as well as the existing ski access to the mountain at the Mid Mountain Lodge.



DEVELOPMENT LEGEND

 MIXED USE	HOTEL
 HOTEL	COMMERCIAL
 HOTEL	SKI LODGES & SERVICES
 RESIDENTIAL	RESIDENTIAL

DEVELOPMENT DATA

HOTELS	108 ROOMS
COMMERCIAL/SNIER	10,000 SF
SERVICES/CONF. CENTER	
RESIDENTIAL	155 UNITS



Exhibit C

(Legal Description of DRR-1 Rezone area per ZDA Agreement)

The following metes and bounds description has been put together primarily from record information and the bearings and dimensions are intended to follow various parcel lines, section lines, and the county line, and those line locations as they actually exist are to preside over these metes and bounds calls.

Beginning at the Weber County Monument at the Intersection of the Weber/Cache County Line and the North Line of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings is North 89°55'51" West between the Northeast Corner of Section 1 Township 7 North, Range 1 East, Salt Lake Base and Meridian and the Weber County Monument at the intersection of the Weber/Cache County Line and the Section Line); Running thence along the Weber/Cache County Line the following (81) Courses: 1) South 26°39'20" East 457.03 feet, 2) South 36°45'22" East 374.24 feet, 3) South 66°54'26" East 745.76 feet, 4) South 67°48'15" East 1,214.23 feet, 5) South 68°53'51" East 618.68 feet, 6) South 32°02'26" East 1,432.62 feet, 7) South 47°01'38" East 1,561.89 feet, 8) South 74°16'55" East 602.01 feet, 9) South 84°37'17" East 129.79 feet, 10) North 74°55'18" East 101.38 feet, 11) South 76°31'57" East 92.39 feet, 12) South 65°19'33" East 171.60 feet, 13) North 89°40'40" East 28.76 feet, 14) North 89°40'40" East 75.92 feet, 15) North 52°55'34" East 193.59 feet, 16) North 69°40'16" East 221.91 feet, 17) North 59°06'24" East 118.16 feet, 18) South 67°13'20" East 69.76 feet, 19) North 86°54'23" East 63.24 feet, 20) South 86°25'04" East 100.69 feet, 21) South 74°00'19" East 244.83 feet, 22) North 74°03'46" East 521.31 feet, 23) North 66°25'48" East 317.77 feet, 24) North 70°24'30" East 153.33 feet, 25) North 58°12'10" East 285.32 feet, 26) South 84°07'27" East 53.98 feet, 27) South 87°03'34" East 69.14 feet, 28) North 81°05'29" East 97.39 feet, 29) South 42°06'19" East 88.79 feet, 30) South 29°32'36" East 90.02 feet, 31) South 60°56'58" East 66.00 feet, 32) North 89°45'17" East 75.88 feet, 33) South 40°32'55" East 57.25 feet, 35) North 79°41'20" East 72.99 feet, 36) North 82°58'43" East 52.82 feet, 37) North 72°17'57" East 58.58 feet, 38) South 82°52'28" East 50.93 feet, 39) North 75°58'50" East 120.54 feet, 40) South 63°46'05" East 276.76 feet, 41) North 82°55'41" East 343.76 feet, 42) North 64°52'15" East 188.03 feet, 43) South 83°46'40" East 176.84 feet, 44) South 70°02'49" East 59.60 feet, 45) North 73°42'12" East 72.74 feet, 46) North 59°12'49" East 102.26 feet, 47) North 25°41'17" East 70.59 feet, 48) North 66°03'04" East 70.31 feet, 49) North 42°54'13" East 128.35 feet, 50) North 54°47'53" East 84.47 feet, 51) North 49°51'28" East 87.14 feet, 52) North 38°48'21" East 141.86 feet, 53) North 36°53'14" East 116.00 feet, 54) North 70°56'50" East 94.54 feet, 55) North 52°44'33" East 145.13 feet, 56) North 59°00'12" East 111.75 feet, 57) North 55°28'15" East 198.69 feet, 58) North 61°38'46" East 91.96 feet, 59) South 87°10'59" East 103.70 feet, 60) North 80°38'14" East 286.76 feet, 61) North 84°30'35" East 198.43 feet, 62) North 61°36'18" East 92.91 feet, 63) North 50°22'10" East 103.07 feet, 64) North 27°03'07" East 101.09 feet, 65) North 42°50'05" East 153.03 feet, 66) North 38°49'16" East 262.69 feet, 67) North 44°43'21" East 190.34 feet, 68) North 81°07'16" East 180.14 feet, 69) North 70°39'00" East 172.83 feet, 70) North 73°43'10" East 165.69 feet, 71) South 88°30'22" East 241.18 feet, 72) North 89°39'35" East 108.74 feet, 73) North 83°37'52" East 170.29 feet, 74) North 84°51'13" East 215.80 feet, 75) South 81°51'43" East 144.54 feet, 76) North 73°14'01" East 160.54 feet, 77) North 89°12'59" East 152.04 feet, 78) South 86°20'53" East 125.49 feet, 79) North 89°57'00" East 141.72 feet, 80) South 84°52'46" East 141.65 feet, 81) South 73°46'48" East 11.88 feet To the Center Section Line of Section 4, Township 7 North, Range 2 East Salt Lake Base and Meridian; thence South 00°19'06" East 3,583.87 feet along said Section Line to the Quarter Corner of Section 4 and 9, Township and Range aforesaid; thence South 00°03'35" West along the Center Section line 5,405.90 feet to the Quarter Section corner of Sections 9 and 16, township and range aforesaid; thence South 86°20'47" East along the South Section Line 2,617.49 feet to the Corner of Sections 9, 10, 15 and 16, township and range aforesaid; thence South 46°37'20" West 3,639.90 feet to the center of Section 16; thence South 00°43'08" West along the Center Section Line 2,358.71 feet to the Quarter Corner of Sections 16 and 21 township and range aforesaid; thence South

86°47'40" West along the Section Line 2,650.21 feet to the Corner of Section 16, 17, 20 and 21, township and range aforesaid; thence North 85°54'28" West along the section line 2,614.70 feet to the Quarter Corner of Sections 17 and 20, Township and Range aforesaid; thence South 87°20'03" West along the Section Line 2,432.26 feet to the Corner of Sections 17, 18, 19 and 20, Township and Range aforesaid; thence North 03°35'27" West along the Section Line 2,575.97 feet to the Quarter Corner of Sections 17 and 18, Section and Range Aforesaid; thence North 85°39'14" West along the Quarter Section Line 1,270.03 feet; thence North 04°19'32" West 3,520.00 feet; thence West 2,460.69 feet; thence South 02°20'05" East 659.64 feet to the West Sixteenth Corner of Sections 7 and 18; thence North 84°07'08" West along the Section Line 1,197.28 feet to the Corner of Sections 7 and 18, Township 7 North, Range 2 East, and Sections 12 and 13, Township 7 North, Range 1 East; thence North 89°39'48" West along the Section Line 1,322.81 feet; thence North 00°06'22" West 2,681.08 feet to the Quarter Section Line; thence North 89°50'14" West along said Quarter Section Line 1,322.49 feet to the Center of Section 12, Township 7 North, Range 2 East; thence North 00°04'52" West along the Quarter Section Line 1,344.10 feet; thence South 89°45'43" East 1,319.67 feet; thence North 00°12'08" West 1,340.37 feet to the Section Line; thence North 89°45'21" West along said Section Line 1,317.72 feet to the Quarter Corner of Sections 1 and 12, Township and Range Aforesaid; thence North 89°50'36" West along the Section Line 2,635.43 feet to the Corner of Sections 1, 2, 11 and 12, Township and Range Aforesaid; thence South 00°01'44" East along the Section Line 5,346.97 feet to the Corner of Sections 11, 12, 13 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Quarter Corner of Sections 11 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Corner of Sections 11, 10, 14 and 15, Township and Range Aforesaid; thence North 89°19'32" West along the Section Line 2,134.72 feet; thence North 2,637.58 feet; thence North 03°52'25" East 3,942.57 feet; thence North 38°42'06" East 668.17 feet; thence North 64°01'06" East 1,766.53 feet to the Quarter Corner of Sections 2 and 3, Township and Range aforesaid; thence North 02°39'45" East along the Section Line 2,514.91 feet to the Corner of Sections 2 and 3, Township and Range Aforesaid, and Sections 34 and 35, Township 8 North, Range 1 East, Salt Lake Base and Meridian; thence North 01°11'03" East along the Section Line 3,223.27 feet More or Less to the Weber and Cache County Line; Running Northeasterly and Southeasterly 11,901 feet More or Less along said Weber and Cache County Line to the point of beginning.

Less and Excepting the following:

Aspen Drive, Powder Mountain West Subdivision Phase 1, Powder Mountain West Subdivision Phase 2, Powder Mountain West Subdivision Phase 3, Sundown Condominiums at Powder Mountain Phase 1, Moon Ridge Condominiums, Powder 11 Subdivision at Powder Mountain, Powder Mountain Village, Powder Ridge Condominiums Phase 1, Powder Ridge Condominiums Phase 1 Building 3 Amended, Weber State Parcel 23-012-0109, Powder Mountain West Subdivision Phase 4, Powder Ridge Condominiums Phase 1 Amended, Snowflake Subdivision 3 "Open Space", Tax Parcel 23-044-0012, Tax Parcel 22-001-0014, Tax Parcel 22-001-0017, Tax Parcel 23-012-0082, Tax Parcel 23-012-0105, Tax Parcel 23-012-0106, Tax Parcel 23-012-0107, and Tax Parcel 23-012-0119.

Containing Approximately: 6198 Acres



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for de minimus modifications to an approved conditional use permit (CUP 22-05: PRUD Amendment, approved 1/26/2006) in order to update architectural standards.
Type of Decision: Administrative
Applicant: Eden Village Holdings
File Number: CUP 2025-03 De Minimus

Property Information

Approximate Address: 3503 N Willow Creek Lane Eden, Utah 84310
Project Area: 4343 square feet
Zoning: Forest Residential FR-3
Existing Land Use: Vacant Residential
Proposed Land Use: Residential
Parcel ID: 22-191-0011
Township, Range, Section: Township 7 North, Range 1 East, Section 27

Adjacent Land Use

North: Residential	South: Vacant Residential
East: 4875 East Street	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21 Forest Residential (FR-3)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape, and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements

Development History

1. 3/13/1996 - The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission.
2. 7/12/2000 - An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission.
3. 4/16/2002 - The Village at Wolf Creek PRUD subdivision was recorded.
4. 9/4/2018 - De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved.
5. 4/23/2019 - The Ogden Valley Planning Commission recommended approval (four to one vote) of the amended conditional use permit (CUP 2019-04).
6. 4/6/2021 - Weber County Commission approved an amendment to the PRUD addressing housing types, short-term rentals, architectural standards, etc... (CUP 2021-06).

Previous approvals for this Planned Residential Unit Development included architectural standards. The applicant is seeking a de minimus change to the approved conditional use permit to allow for flexibility/updating in architectural standards.

The specific housing type (Teacher 2) that has been allowed for this lot is not found in the original file. Therefore, the applicant is seeking to allow for a different housing type, not altogether different than other types approved for this development.

Summary and Background

The applicant is requesting approval for a de minimus change to CUP #22-05 to allow for a different housing type to be constructed on parcel number 22-191-0011.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The following section is the staff's evaluation of the request. Per LUC 108-4-3(b)(2)g. "...*De minimis* revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code..."

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by providing housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley (Ogden Valley General Plan, Chapter 4: Rural Residential Development & Housing, Goal 1, pg 33).

Zoning: The subject property is located within the Forest Residential (FR-3) Zone. The purpose of the FR-3 Zone can be further described in LUC §104-8-1 as follows:

The purpose of the forest residential zone is to provide area for residential development in a forest setting.

- 1. The FR-1 zone is intended to provide low density development, as well as to protect as much as possible the naturalistic environment of the development.*
- 2. The FR-3 zone is intended to provide medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.*

Conditional Use Review: As part of this review, the Land Use Authority shall consider whether the following bullet pointed items would be affected by approval of changes to architecture requirements for a home in this PRUD:

- Considerations relating to traffic safety and traffic congestion:
- Considerations relating to landscaping
- Considerations relating to buildings and site layout:
- Considerations relating to utility easements, drainage, and other engineering questions:
- Considerations associated with any rezoning agreement planned commercial or manufacturing rezoning, or planned residential unit development approval:
- Safety for persons

Staff feels that the above items would not be affected by allowing updates to architectural styles to residences within this PRUD.

Public Notice: Revisions that are de minimis shall not require public notice.

Staff Recommendation

The Planning Division recommends approval of de minimus changes to file# CUP #22-05, a request for approval of to allow for modifications to (s):

1. An application for a land use permit shall be submitted.

This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use will not cause harm to the natural surroundings.
3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation.
4. The proposed use complies with applicable County ordinances.

5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibit A – Proposed Architectural Rendering



Sheet Name	Sheet Number
GENERAL NOTES	A0.0
SITE PLAN	A1.0
BASEMENT PLAN	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR PLAN	A2.2
LOFT FLOOR PLAN	A2.3
ROOF PLAN	A2.4
ELEVATIONS	A3.0
ELEVATIONS	A3.1
CUT SECTIONS	A4.0
CUT SECTIONS	A4.1
BASEMENT ELECTRICAL PLAN	E1.0
FIRST FLOOR ELECTRICAL PLAN	E1.1
SECOND FLOOR ELECTRICAL PLAN	E1.2
LOFT FLOOR ELECTRICAL PLAN	E1.3

WOLFCREEK LOT 11



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File number DR 2025-01 - Request for approval of a design review for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication building located at 2382 N Rulon White Blvd.

Agenda Date: Wednesday, March 26, 2025

Applicant: Grant Finlinson, Representative

Owner: US Holdings

File Number: DR 2025-01

Property Information

Approximate Address: 2382 N Rulon White Blvd, Ogden, UT 84404

Project Area: 6.88 acres

Zoning: Manufacturing Zone (M-1)

Existing Land Use: Industrial

Proposed Land Use: (same)

Parcel ID: 19-060-0008

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North:	Industrial	South:	Industrial
East:	Industrial	West:	Industrial

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 Manufacturing (M-1) Zone
- Title 108 Chapter 1 (Design Review)

Background and Summary

The applicant is requesting approval of a design review application to construct two new concrete pads designed to support Airgas holding tanks vaporizers and regulation stands that are contained within a chain link perimeter fence. This larger facility is industrial and currently operating as a fabrication business that constructs floor access doors, ladders, hoists, pump tubes, and ladders made of steel, galvanized steel, stainless steel, and aluminum.

This corner property utilizes two access points from Rulon White and 2350 North. Right-of-way improvements that are being made to 2350 North Street include removing the existing curbing and replacing it with an approach for drive-up service vehicles.

Analysis

General Plan: The proposal is not contrary to the Western Weber Planning Area General Plan (2022).

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in Land Use Code Section 104-21-1 (b) as follows:

The purpose of the Manufacturing (M-1) Zone is to provide a light manufacturing zone in areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

The applicable standards (Section 104-21-5) are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard (when a corner lot – the side facing the street) setback: 20 feet
- Minimum rear yard setback: (none)
- Maximum building height: (none)

The site plan indicates conformity to all minimum setbacks. The submitted plans show a 20' side yard setback, which will be constructed as planned in Exhibit A. The 6,000-gallon nitrogen tank will be 32' tall, while the 3,000-gallon oxygen tank will be 19' tall.

Design Review: Standard related to site design, parking, access, and safety are important aspects to be reviewed with proposals such as this. The property owner/developer have taken steps to ensure that the general design, layout, and appearance of the building remain orderly and safe. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: Service vehicles that will fill the tanks will access the site via the rebuilt approach and ramp on 2350 North Street. The site will be contained within a six-foot tall fence and protected with bollards.

Considerations relating to landscaping, buildings and site layout: The accumulated total square footage of both concrete pads and fenced areas amounts to 840 SF. The existing well-established landscaping consists of trees and turfgrass on the street-facing portion of the building. No landscaping or landscaping modifications are needed for the site.

Considerations relating to utility easements, drainage, and other engineering questions: This Lot 9 of the Weber Industrial Park does not contain any public utility easements. The applicant will need to adhere to all conditions of the Engineering and Fire Departments regarding safety and work within the public ROW.

Review Agencies: In addition to the comments and requirements of the Planning Department, the Weber Fire District, and Weber County Engineering have provided comments and conditions as well. The Planning Staff has included these conditions of approval that must be completed before the land use permit is issued.

Staff Recommendation

Staff recommends approval for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. All of the proper permitting is acquired before construction work may begin.

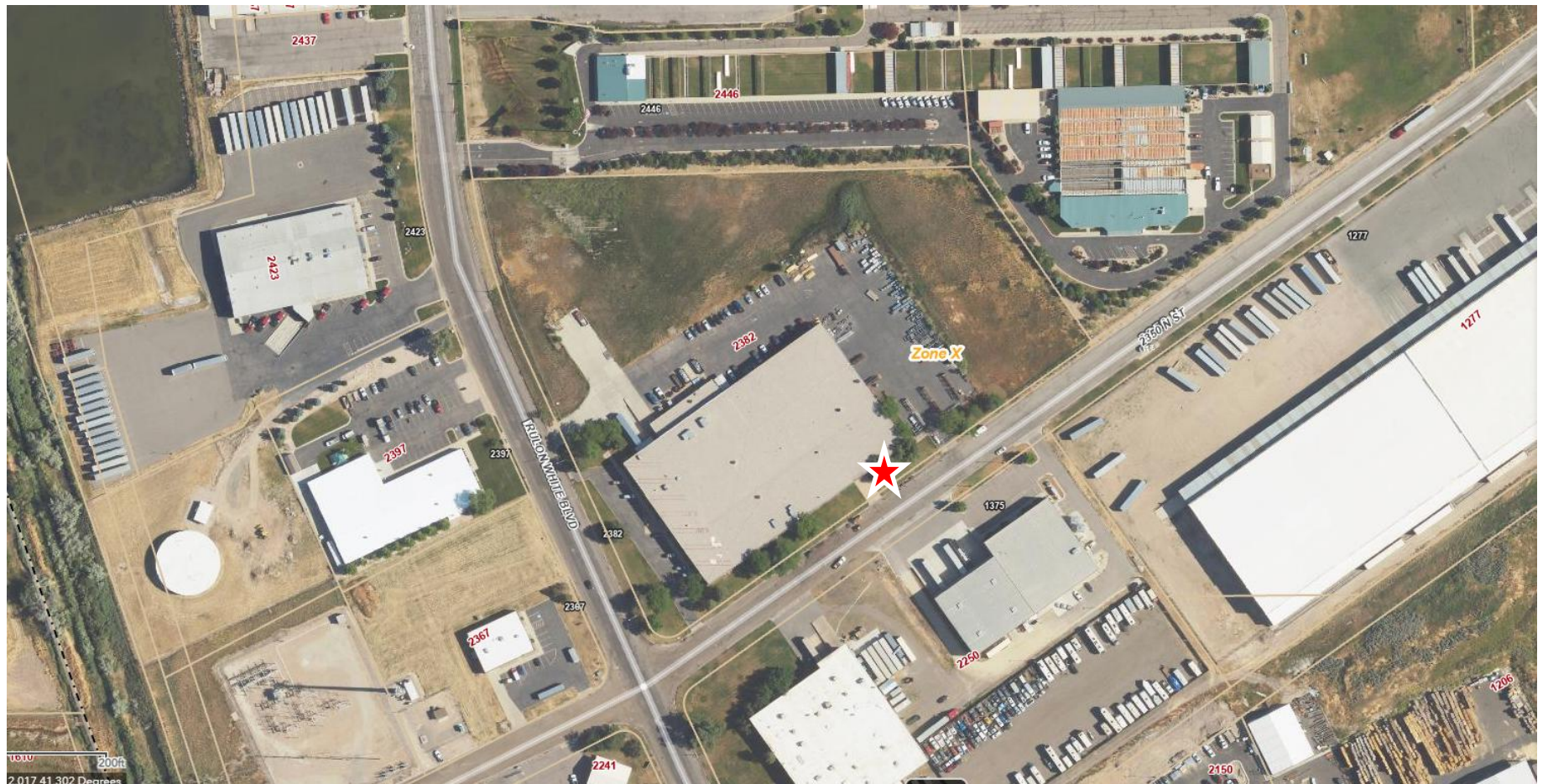
The following findings are the basis for Staff's recommendation:

3. This proposal is listed as a permitted use within the M-1 Zone.
4. This proposal conforms to the Land Use Code of Weber County, Utah.
5. The owners will obtain the appropriate permits before construction begins.

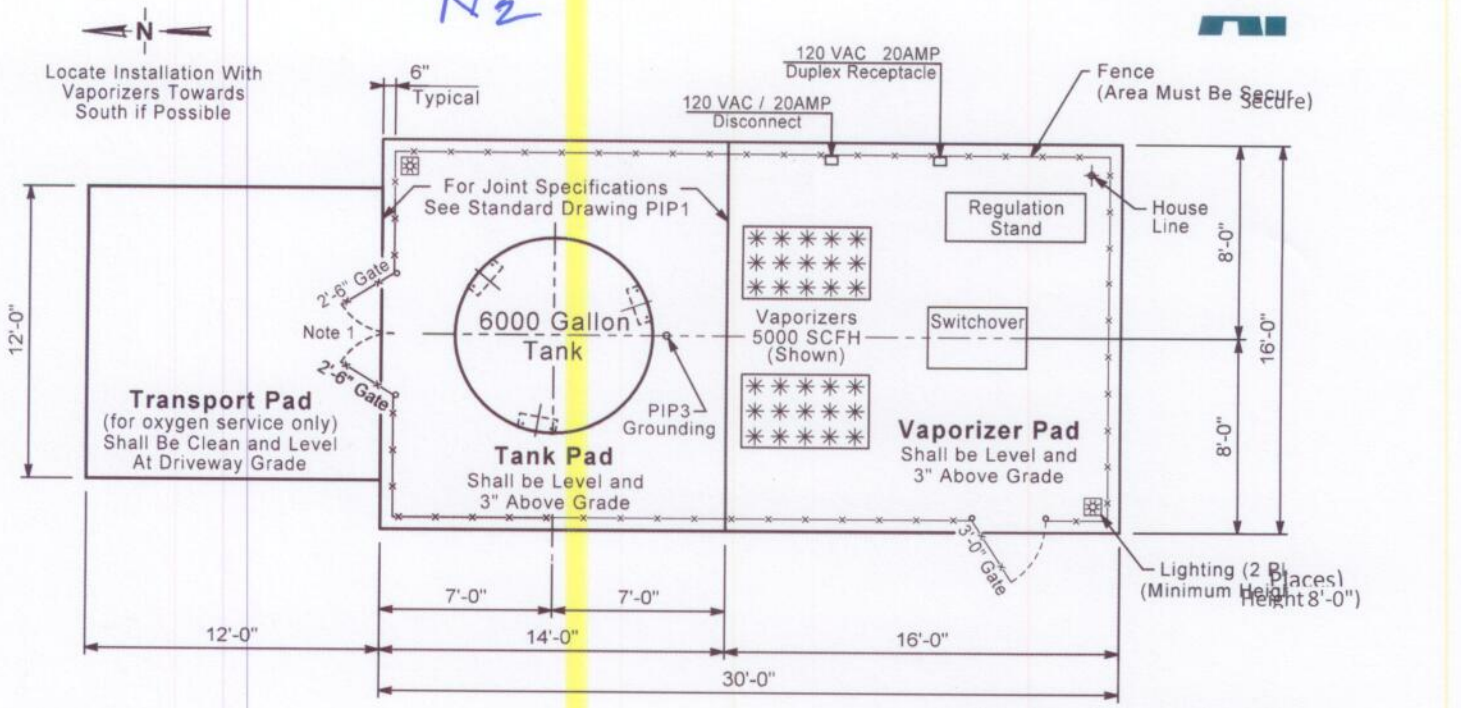
Exhibits

- A. Building plans
- B. Site Plan

Map 1



N₂



Airgas

Note 1

Rolling Or Sliding Gate May Be Preferred.

5'-0" Opening Recommended.

Location of Gate, Transport Pad and Orientation of Equipment to Suit Site.

Airgas

Tank Pad: 16'-0" x 14'-0" x 16" thick
 Bottom: 15-#6x15'-6" at 1 1/4" Long Way
 17-#6x13'-6" at 1 1/2" Short way
 Top: None

Vaporizer Pad: 16'-0" x 16'-0" x 8" thick
 Bottom: #5 at 12" On Center Both Ways
 Top: None

Transport Pad 12'-0" x 12'-0" x 6" thick
 #4 at 12" On Center Both Ways

Concrete. 4000 PSI @ 28 Days. Reinforc
 ASTM A615 Grade 60
 Soil Bearing Capacity: 2000 P SF (minimum)
Grounding Per N.F.P.A. 70,
 N.E.C. Article 501 & Dwg. PIP3
Pad Dimensions and Reinforcing =

- (4) Hilti HIT-HY 200 Anchors per Leg
- EIP2 - Chemical Anchor Installation Detail
- EIP3 - Tank Anchoring Procedure
- EIP4 - Vaporizer Anchoring Procedure

Work This Drawing With 2015 Versions of:

- PIPI - Pad Installation Procedure
- PIP 2 - Standard Bollard Detail
- PIP 3 - Grounding Specifications

Reference
 Dimension

6000 Gallon
 Cryogenic Tank Vaporizer

Depending upon exposure, this installation meets the standards set in National Fire Protection Association booklet #55 and O.S.H.A. regulation 1910.104.

Pad Design Parameters: (Based Upon The International Building Code - 2012)
ASCE7-05 Wind Parameters ASCE7-10 Wind Parameters
 Basic Wind Speed: 120mph Ultimate Wind Speed: 150mph
 Exposure: D Exposure: D

STANLEY O
 HAW
 24218 0
ASCE 7-10 Seismic Parameters
 0.2 Sec. S.R.A.: 30%g
 Soil Type: D

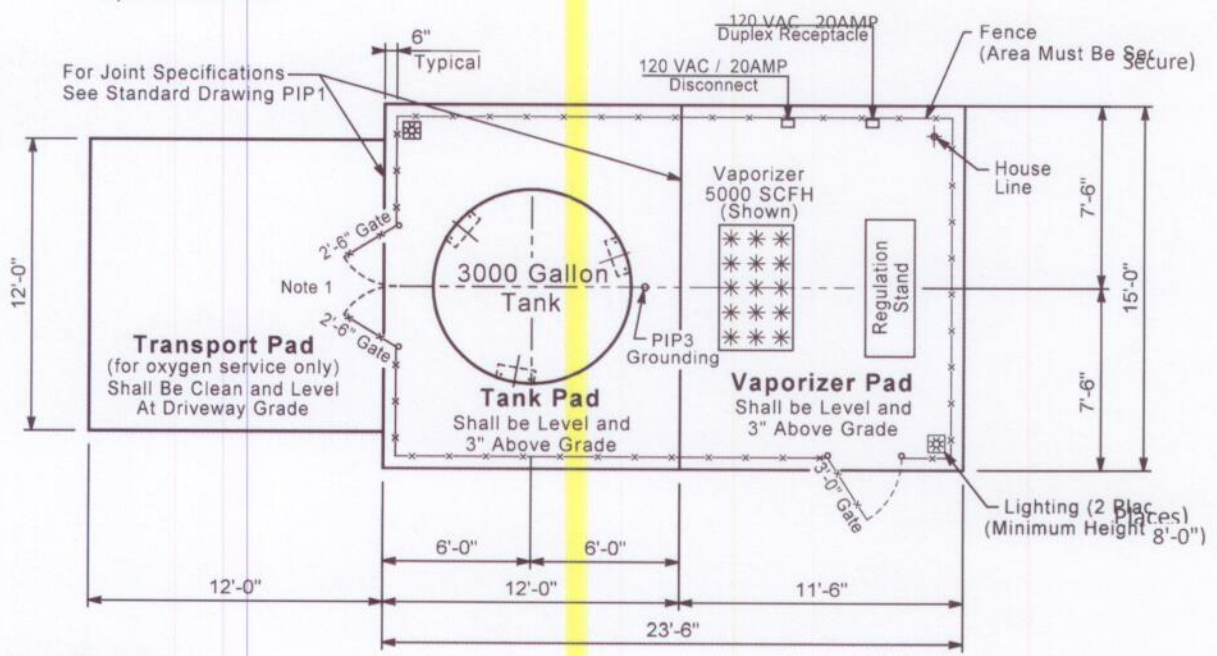
For Tank and Vaporizer Anchoring Specifications See Drawings EIP2, EIP3 and EIP4
 For Pad Installation Procedure See Drawing PIP1
 6'-0" Chain Link Fence w/ 3 Strands of Barbed Wire

O₂



Airgas

Locate Installation With Vaporizers Towards



South if Possible
Note 1

Rolling Or Sliding Gate May Be Preferred
5'-0" Opening Recommended.

Location of Gate, Transport Pad and Orientation of Equipment to Suit Site.

Pad Specifications

- Concrete: 4000 PSI @ 28 Days.
- Reinforcing: ASTM A615 Grade 80
- Soil Bearing Capacity: 2000 PSF (minimum)
- Grounding*: Per N.F.P.A. 70, N.E.C. Article 501 & Dwg. PIP3

Pad Dimensions and Reinforcing:

- Tank Pad: 15'-0" x 12'-0" x 12" thick
Bottom: 13-#5x14'-6" at 1 1/2" Long Way
16-#5x1 1'-6" at 1 1/2" Short way Top: None
- Vaporizer Pad: 15'-0" x 11'-6" x 8" thick
Bottom: #5 at 12" On Center Both Ways
Top: None
- Transport Pad: 12'-0" x 12'-0" x 6" thick
#4 at 12" On Center Both Ways

qex eoce

we

4

3

2

1

Exhibit B

EXISTING USF FAB. BUILDING

104'-0.00"

FENCE

13'-6.00"

20'-0.00"

DOOR

TANK

3K OXYGEN

12'-0.00"

6K NITROGEN

TANK

25'-0.00"

EXISTING DRIVEWAY

FENCED FRONT

23'-6.00"

15'-0.00"

FENCED TANK PAD

16'-0.00"

FENCED FRONT

30'-0.00"

FENCED TANK PAD

37'-0.00"

42'-6.00"

CONCRETE FILL PAD

12'-0.00"

12'-0.00"

9'-6.00"

ASPHALT

20'-6.00"

ASPHALT

(4'-0.00")

NEW APPROACH

PROPERTY LINE

2350 NORTH

NEW APPROACH

B

B

A

A

4

3

2

1

DATE	TITLE:	
	USF FAB. BULK	
SIZE	DWG. NO.	REV
B		
SCALE: 1:500	WEIGHT:	SHEET 1 OF 1



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVT022525 - Consideration and action on an administrative application for final approval of the Tired Iron Subdivision, a single-lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, March 26, 2025

Applicant: Rick Davis

Property Information

Approximate Address: 7210 W 900 S, Ogden UT

Project Area: .93 acres

Zoning: Agriculture (A-1) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 10-036-0015

Township, Range, Section: T6N, R3W, Section 14

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval for the Tired Iron Subdivision, a single-lot subdivision that is located in the A-1 Zone of the unincorporated Weber County. It is at the request of the applicant to plat this parcel as a residential subdivision lot. The subdivision lot is configured to conform to the A-1 zone site development standards for area and width fronting on 900 South. The 900 South public right of way planned to be widened to 132' in the future, when planning a home site, this should be taken into consideration.

The subdivision plat will set aside a 15-foot easement for a potential future public right-of-way adjacent to the portion of land measuring 45' wide. The remaining rear portion of the property contains 11.5 acres of open agricultural land.

Culinary water will be provided by Warren-West Warren Water Improvement District and the outdoor watering will be done using irrigation water owned by the Davis Family Farm. Wastewater will be controlled by an individual septic system.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agriculture and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 Subdivisions, and the standards in A-1 zone LUC 104-2. Small Subdivisions, as defined in LUC 101-2-20, can be administratively approved per LUC 106-1-5.30 (b)

Lot area, frontage/width and yard regulations: In the LUC §104-2-5, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Culinary, irrigation water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Warren-West Warren Water Improvement District with no outside irrigation allowed. Proof of secondary water was presented and approved by the board. The Weber-Morgan Health Department has performed a percolation test and provided water-table monitoring indicating that a mound disposal system would be suitable for the property. A Septic Feasibility letter from the Health Department is included as an exhibit.

Review Agencies: The Tired Iron Subdivision has reviews from applicable county review agencies with the following items needed before the subdivision plat is recorded:

- Planning will require that several minor plat revisions are made before recording.
- Engineering will require a deferral agreement for minor plat revisions for curb, gutter, and sidewalk.
- The Fire Department has granted approval.
- The Weber-Morgan Health Department is ready to review and approve the final subdivision plat.

Staff Recommendations

Staff recommends final approval of the single-lot Tired Iron Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat.
2. The owner shall enter into a deferral agreement for curb gutter and sidewalk.

The following findings are the basis for the staff recommendation:

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

Exhibits

- A. Tired Iron Subdivision plat
- B. Culinary water will-serve letter
- C. Water share statement
- D. Septic Feasibility

Area Map



Exhibit A

TIRED IRON SUBDIVISION REESE TOWNSHIP, WEBER COUNTY, UTAH A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

REMAINDER PARCEL DESCRIPTION

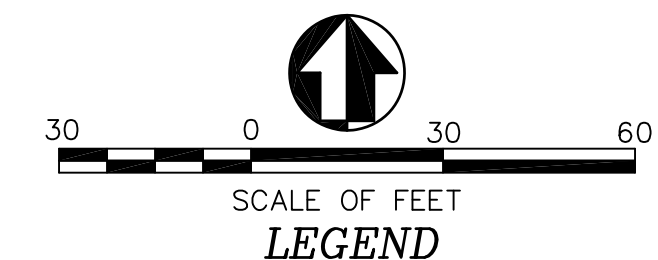
A parcel of land lying and situate in the Southeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, comprising 20.86 acres, a 8.26 acre portion of that certain parcel of land described in that certain Quit Claim Deed recorded as Entry No. 2608215, the 0.34 acres contained in that particular parcel of land described in that certain Quit Claim Deed recorded as Entry No. 2768235, and the 12.26 acres contained in that particular parcel of land described in that certain Quit Claim Deed recorded as Entry No. 2608216 of the Weber County Records. Basis of Bearing for this subject description being South 89°39'27" East 2643.25 feet (measured) between the Southwest Corner of said Section 14 and the South Quarter Corner thereof.

Commencing at the South Quarter Corner of said Section 14, thence North 89°39'27" West 495.00 feet coincident with the south line of the Southwest Quarter of said Section 14; Thence North 00°20'33" East 58.99 feet to a point on the north right of way line of 900 South Street, a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 89°48'42" West 194.99 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548"; Thence North 00°20'33" East 271.54 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°39'27" West 432.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°20'33" West 272.70 feet to a point on said north right of way line and a number five rebar and cap stamped "PLS 356548"; Thence North 89°48'42" West 135.26 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548"; Thence North 00°20'33" East 273.07 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°39'27" West 54.29 feet; Thence North 00°20'33" East 1001.91 feet to a point on the South Sixteenth Section Line and to a number five rebar and cap stamped "PLS 356548"; Thence South 89°48'19" East 816.46 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°20'19" West 1275.03 feet to the point of beginning.

LESS and EXCEPTING THEREFROM:

A parcel of land lying and situate in the Southeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Reese Township, Weber County, Utah. Basis of bearing for subject parcel being South 89°40'28" East 2641.46 feet (measured) between the found brass cap monuments, monumentalizing the south line of the Southeast Quarter of said Section 14. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 14, thence North 89°39'27" East 539.99 feet coincident with the south line of the Southwest Quarter of said Section 14; Thence North 00°20'33" East 58.86 feet to a point on the north right of way line of 900 South Street and the TRUE POINT OF BEGINNING; Thence North 89°39'37" West 150.00 feet coincident with said rightof way; Thence North 00°20'33" East 271.54 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°39'27" East 150.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°20'33" West 271.54 feet to the point of beginning.



- 18 17 = SECTION CORNER & SECTION LINE
- 18 17 = SET 5/8"x24" BAR & CAP LS 356548 & PROPERTY LINE
- ⊙ = FOUND EVIDENCE AS NOTED
- - - = ADJOINING PROPERTY LINES
- - - = 10.00' PUBLIC UTILITY EASEMENT (P.U.E.)
- - - = DIMENSION LINES
- (M) = MEASURED
- (R) = RECORD
- ROS = RECORD OF SURVEY

Southwest Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Corner not in Calc'd from previous measurements. See ROS 4798.

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

5554 West 2425 North, Hooper, Utah 84315
801-792-1569

FOR: dave@boundaryconsultants.biz

NEIL DAVIS
801-391-2682
7212 West 900 South
Ogden, Utah 84404

NEIL & PATSY DAVIS
WARRANTY DEED
ENTRY #1080817

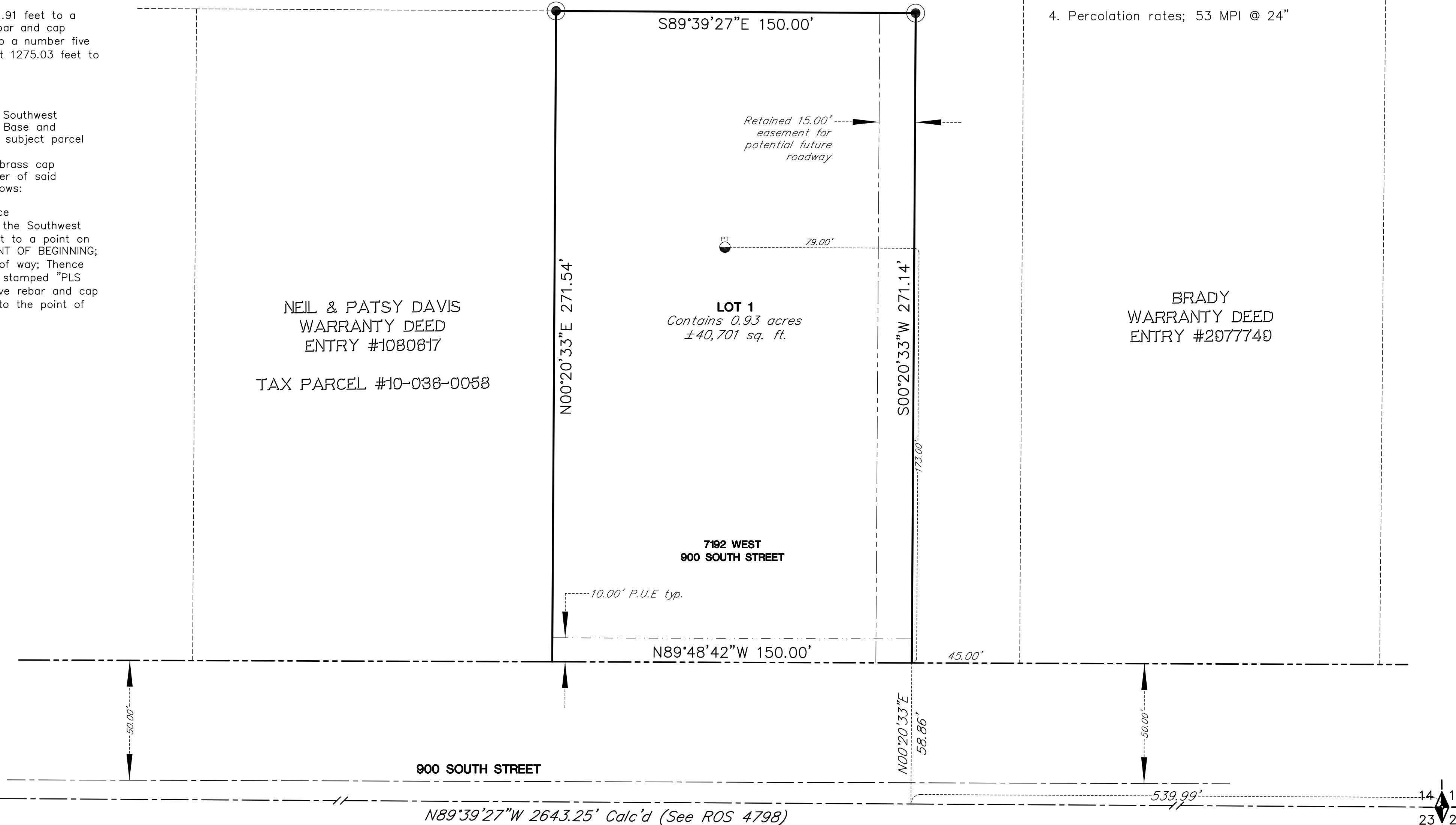
TAX PARCEL #10-036-0015

NEIL & PATSY DAVIS
WARRANTY DEED
ENTRY #1080817
TAX PARCEL #10-036-0058

BRADY
WARRANTY DEED
ENTRY #2077740

LOT 1
Contains 0.93 acres
±40,701 sq. ft.

7192 WEST
900 SOUTH STREET



15 14
22 23
Southwest Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Corner not in Calc'd from previous measurements. See ROS 4798.

14 14
23 23
South Quarter Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. "2021" 3" Weber County brass cap See WCo. Tie Sht. #6N3W23N.

14 13
23 24
N89°40'28"W 2641.46' (M)
BASIS OF BEARING

14 13
23 24
Southeast Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. "2021" 3" Weber County brass cap See WCo. Tie Sht. #6N3W23N.

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #7988 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Reese Township, Weber County, Utah. Basis of bearing for subject parcel being South 89°40'28" East 2641.46 feet (measured) between the found brass cap monuments, monumentalizing the south line of the Southeast Quarter of said Section 14. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 14, thence North 89°39'27" East 539.99 feet coincident with the south line of the Southwest Quarter of said Section 14; Thence North 00°20'33" East 58.86 feet to a point on the north right of way line of 900 South Street and the TRUE POINT OF BEGINNING; Thence North 89°39'37" West 150.00 feet coincident with said rightof way; Thence North 00°20'33" East 271.54 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°39'27" East 150.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°20'33" West 271.54 feet to the point of beginning.

Contains 0.93 acres or ±40,701 sq. feet.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and street, as shown on this plat and name said tract TIRED IRON SUBDIVISION, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the governing authority in witness we have hereunto set our signature.

Signed this _____ day of _____, 2025.

Neil Ervin Davis, Husband

Patsy Jean Davis, Wife

The Green Family Trust, dates February 26, 2020
Michael K. Green, Trustee

The Green Family Trust, dates February 26, 2020
Celia A. Green, Trustee

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } S.S.

On the _____ day of _____, 2025, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, four (4) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ Commission Number _____

My Commission Expires _____

WEBER-MORGAN HEALTH DEPARTMENT APPROVAL

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.

the _____ day of _____, 2025.

Director, Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____, 2025, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

WEBER COUNTY ATTORNEY

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

Signed this _____ day of _____, 2025.

Signature _____

COUNTY SURVEYOR'S CERTIFICATE

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2025.

Signature _____

WEBER COUNTY ENGINEER

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

Signed this _____ day of _____, 2025.

Signature _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

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 COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2025.

Chairman, Weber County Commission _____

Attest: _____
Title: _____

Exhibit B

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

November 7, 2024

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Rick Davis

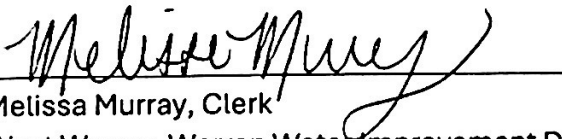
This proposed single family home for Rick Davis is located at approximately 7210 W 900 S in West Warren, unincorporated Weber County. Parcel #100360015. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed residence.

Rick Davis has presented the board with proof of secondary water. All impact fees have been paid. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- All water lines, materials and installations must be done to the specification of the WWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction must be paid prior to the commencement of construction.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk

West Warren-Warren Water Improvement District

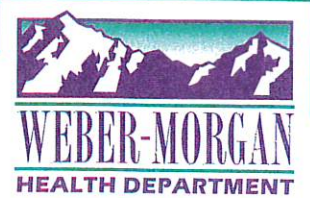
Exhibit C

Davis Family farm will supply Rick Davis secondary water for the property located at 7210 W 900 S
parcel number 100360015.

Neil Davis Neil E Davis

Date 10-26-24

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



November 13, 2023

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

RE: Neil Davis
7190 W 900 S
Ogden, UT 84404
Parcel # 10-036-0015
Soil log #14765

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

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.32 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon.

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

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

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

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

Sincerely,

J. Cowlishaw, LEHS
Environmental Health Division
801-399-7160