

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**April 23, 2025  
4:00 p.m.**

- 1. Minutes: 2/12/2025, 3/19/2025/, 3/26/2025**
- 2. Administrative Items**

**2.1 LVS061323P3:** Request for final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots in the R1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Staff Presenter:** Tammy Aydelotte

**2.2 LVS061323P4:** Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Staff Presenter:** Tammy Aydelotte

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> 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*

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**Minutes of February 12, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Tammy Aydelotte; Planner III, Felix Lleverino, Planner II, Tiffany Snider, Secretary

Director Grover was unavailable and He asked Tammy Aydelotte to act in his stead.

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

Tammy Aydelotte states that she would like to put the minutes on hold for Director Grover to review.

**2. Administrative Items**

**2.1 LVC042022:** Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots).

**Staff Presenter: Felix Lleverino**

Felix Lleverino states that the applicant requests a reapproval of the Cameron Pointe Subdivision (6 lots) for the purpose of approving the latest sewer plan that has been expanded to accommodate a pressurized sewer line that serves the larger sewer service area. This subdivision proposal will divide the vacant 6.94-acre parcel and create six new building lots. 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 single road within Cameron Pointe is designed with a temporary turn-around that will remain so until the parcel to the south is developed, at which time, the county requires connectivity over the Wilson Irrigation Canal. Curbs, gutters, and sidewalks are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

They were granted a 1 year extension by the Planning Commission, they have been working on the ground utilities.

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 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. A Monument Improvement Agreement is completed, under the direction of the County Surveyor's office. The following findings are the basis for the staff recommendation: 1. Cameron Pointe conforms to the West Central Weber County General Plan. 2. The size and width of each lot comply with the zoning regulations. 3. All review agency approvals will be granted before the final plat is recorded. 4. The sawd in Cameron Village Cluster Subdivision is complete

Tammy Aydelotte states that there are comments from the public and subject to all review agency requirements this item stands approved.

**Adjournment 4:08pm**

**Respectfully submitted,**

**Marta Borchert**

**Minutes of March 19, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Tiffany Snider, Secretary

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

Director Grover approved the minutes as presented.

**2. Administrative Items**

**2.1 UVS082224: Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte states that 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. 9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission 9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located. The Planning Division recommends final subdivision approval of the Shelter Hill Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60' wide private roadways. As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Staff recommends final approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. A "Natural Hazards Disclosure" document shall be recorded with the final plat. 2. A signed Improvements Guarantee Agreement shall be recorded with the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the Ogden Valley General Plan. 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances. 3. The proposed subdivision will not be detrimental to the public health, safety, or welfare. 4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover ask the applicant if they have any comments.

Eric Anderson states that he has no comments but he is happy to answer any questions.

Director Grover states that he sees no issues with this and he is recommending approval subject to all condition and finding in the staff report. It stands approved.

**2.2 LVT010325: Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden. Staff Presenter: Tammy Aydelotte**

The application was accepted for review on January 3, 2025. The applicant is requesting final approval of Tyler White Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

## ADMINISTRATIVE REVIEW

The Planning Division recommends approval of Tyler White Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording. 2. Easement for sewer line signed and recorded prior recording final plat. 3. Final approval letter from Taylor West Weber Water. 3 These recommendations based on the following findings: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Director Grover states that he is recommending approval of this based on the conditions and findings outlined in the staff report and modifying #3 the final approval letter be obtained before recordation and this item stand approved.

**Adjournment 4:06pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of March 26, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

**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**

1/14/2015 – 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 Staff Report for Administrative Review Weber County Planning Division 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 multifamily and proposing only single-family lots/dwellings in this application).

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.

Director Grover states that he has reviewed this and recommends approval based on the conditions and findings in the staff report.

- 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**

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. Staff Report to the Weber County Planning Division Weber County Planning Division 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.

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.

Director Grover states that Courtlan the attorney for Ogden Valley determined that garage is it is attached and is not used for habitable area is allowed. He notes that he is okay with what is being proposed however he would like to states that this is a de minimus change to CUP 2022-05 a land use permit application shall be submitted and stand approved based on conditions and findings in the staff report..

**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**

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.

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.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

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

**Staff Presenter: Felix Lleverino**

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.

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.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

**Adjournment 4:10pm**

**Respectfully submitted,  
Marta Borchert**



## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** File No. LVS061323P3: Request for final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots in the R1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, April 23, 2025

**Applicant:** John Gassman

**File Number:** LVS061323P3

#### Property Information

**Approximate Address:** 1800 S 3800 W

**Project Area:** 8.186 acres

**Zoning:** Residential (R-1-15) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0006

**Township, Range, Section:** T6N, R2W, Section 21

#### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> 1800 South
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential

#### Staff Information

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

**Report Reviewer:** FL

### Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R-1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

### Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission.

10/10/2023 – Recommendation of final approval given by the Western Weber Planning Commission.

The applicant is requesting a recommendation of final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements for the R1-15 Zone.



## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R1-15 zone allows for lot sizes to be as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,000-18,411 square feet.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision, dated 7/31/2023. A final approval letter has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

Street cross-sections include Streets A, C, and F at 66' wide, including a 10' pathway on one side and a 4' sidewalk on the other. Streets B, D, E at 60' wide with 5' wide sidewalks on each side.

All improvements shall be escrowed for, installed, or a combination of both prior to appearing before the County Commission for final approval.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 3, consisting of 28 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.

This recommendation is based on the following findings:

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

## Exhibits

- A. Proposed final subdivision plat

## Area Map



PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2025

### BASIS OF BEARINGS

A LINE BEARING SOUTH 86°12'03" EAST BETWEEN S40 EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STRIPS OF LAND. THE BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUNDING EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALGEBRAIC PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS DIVIDED BY BOUNDARY LINES INTO LOTS AND STRIPS OF LAND. THE BOUNDARY LINES ALONG THE SOUTH AND EAST BOUNDARY LINES, THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP, STAMPED "THEME & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A 1/2" X 1/2" X 1/2" IRON ROD IN THE BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

#### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 04°24'32" WEST 136.61' FEET AND NORTH 89°17'37" WEST 1321.81' FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21 (BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 21°12'03" WEST 136.61' FEET) BEARING NORTH 04°24'32" WEST 136.61' FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 04°24'32" WEST 747.83' FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SECTION 21, BEARING NORTH 04°24'32" WEST 136.61' FEET TO THE EAST QUARTER SUBDIVISION PHASE 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR COURSES: (1) NORTH 89°17'37" WEST 115.00' FEET; (2) NORTH 04°24'32" WEST 136.61' FEET; (3) NORTH 89°17'37" WEST 115.00' FEET; AND (4) NORTH 04°24'32" EAST 30.00' FEET; THENCE NORTH 89°17'37" WEST 40.00' FEET ALONG THE NORTH LINE OF STAGHOCKEN EXHIBED SUBDIVISION BEARING NORTH 04°24'32" WEST 136.61' FEET TO THE EAST QUARTER SUBDIVISION PHASE 2; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE COURSES: (1) NORTH 89°17'37" WEST 115.00' FEET; (2) NORTH 04°24'32" EAST 69.76' FEET; AND (3) NORTH 04°24'32" EAST 158.14' FEET; THENCE SOUTH 89°18'08" EAST 419.11' FEET; THENCE NORTH 04°24'32" EAST 162.24' FEET; THENCE NORTH 89°17'37" WEST 115.00' FEET; THENCE NORTH 04°24'32" EAST 158.14' FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH NORTH 89°17'37" EAST

CONTAINING 350,000 SQUARE FEET OR 8.107 ACRES.

### NOTE

1. HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEIRER COUNTY ENGINEERS APPROVAL.
2. PATHWAY RIGHT-OF-WAY DEDICATION: PER THE RECORDED DEVELOPMENT AGREEMENT, A PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT DRAININGS. PUBLIC PATHWAY RIGHT-OF-WAY PARCELS SHALL BE DEDICATED TO WEIRER COUNTY AS INDICATED ON THIS PLAN. DEVELOPER SHALL INSTALL A 10' WIDE FENCE ALONG EACH SIDE OF EACH RIGHTWAY PARCEL THAT IS EITHER NO TALLER THAN 4 FEET AT ANY POINT OR 6 FEET TALL AND NO LESS THAN 30 PERCENT OPEN WITH OPENINGS DISTRIBUTED EVENLY. THIS FENCE REQUIREMENT SHALL RUN WITH THE LAND AND IS APPLICABLE TO ALL LOTS, IN ENTIRETY.



**VICINITY MAP**  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

L. JASON T. FELT, 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 SURVEYORS, UTAH CODE ANNOTATED. I HAVE PERSONALLY CONDUCTED THE SURVEY 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 STAGGARD'S ESTATES SUBDIVISION, PHASE 3, IN WEBER COUNTY, UTAH, HAS LATELY SURVIVED AND THE EDITIONS COPIED AND 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 RECORDS ARE AVAILABLE FOR PUBLIC INSPECTION AND THAT THE INFORMATION CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

9259283  
1 LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OFFICIALS OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY SET APART AND DEDICATE THE SAME INTO LOTTS AND STRIPS AS SHOWN ON THE PLAT AND NAME SAID TRACT STAGGARDGARDEN ESTATES SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE, ALL THOSE PORTIONS OR PORTIONS OF SAID TRACT OF LAND SHOWN ON THE PLAT STRIP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SHMA-SC, LLC

NAME / TITLE

## ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
COUNTY OF KANE )  
I, \_\_\_\_\_, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

COUNTY OF \_\_\_\_\_ )

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 DECLARATION AND CERTIFICATION FREELY,  
VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES  
THEREIN MENTIONED.

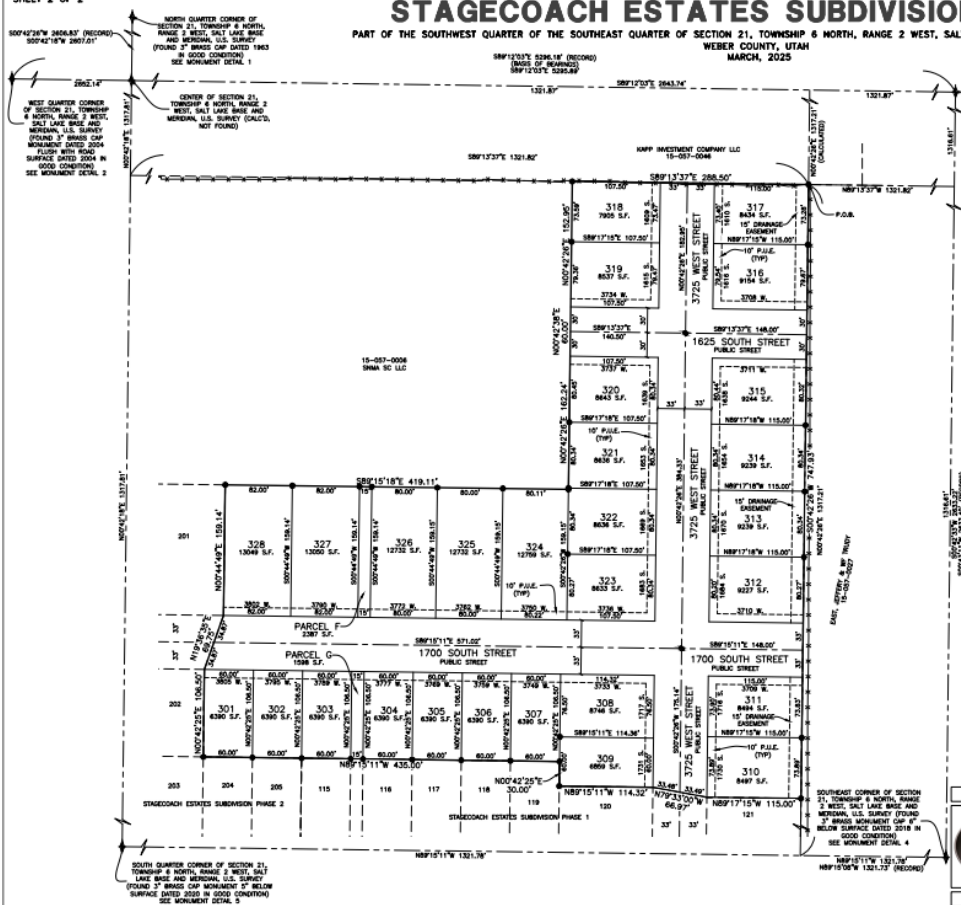
\_\_\_\_\_  
COMMISSION EXPIRES

<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN REVIEWED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARD AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE CITY ENGINEER'S STANDARDS AND THE REQUIREMENTS OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>WEBER COUNTY ENGINEER</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND THE FINANCIAL GUARANTEE ARE IN ACCORDANCE WITH THE SUBDIVISION. THEREFORE I AM ASSOCIATED WITH THIS SUBDIVISION. THEREAS WE HEREBY UNLIMITEDLY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, U.S.A. ON _____ DAY OF _____, 20____.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p><b>WEBER COUNTY SURVEYOR</b></p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR THE OPERATION OF THE SUBDIVISION HAVE BEEN MET. I HAVE REVIEWED THE PLAN AT THE WEBER COUNTY SURVEYOR'S OFFICE AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE EASELITED THIS DAY FROM THE RESPONDENTS AND/OR UNLIMITED ASSOCIATED THEREIN.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>WEBER COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND I HAVE CONCLUDED THAT THE FINANCIAL GUARANTEE IS A SOUND AND APPROPRIATE TENDENCY AND NOW IN FORCE AND EFFECT. I HAVE REVIEWED THE PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE EASELITED THIS DAY OF _____, 20____.</p> <p>WEBER COUNTY ATTORNEY</p>	<p><b>WEBER-MORGAN HEALTH DEPARTMENT</b></p> <p>I HEREBY CERTIFY THAT THE SOLID WASTE, HAZARDOUS WASTE AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE WEBER-MORGAN HEALTH DEPARTMENT. I HAVE CONCLUDED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE LOCAL ORDINANCES APPLICABLE THEREON. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT</p>
			<p>Water County Recorder</p> <p>Entry No. _____ File No. _____</p> <p>Are Records _____ Book _____</p> <p>of the Original Record. Page _____</p> <p>Recorded For:</p> <p>Water County Recorder</p> <p>_____ Deputy</p>		

[illegible]

# STAGECOACH ESTATES SUBDIVISION PHASE 3

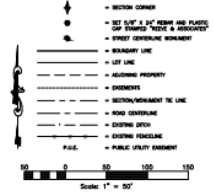
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2025



EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 4" BELOW SURFACE IN GOOD CONDITION DATED 1917) SEE MONUMENT DETAIL 5



## LEGEND



<b>Reeve &amp; Associates, Inc.</b> 100 S. 1000 W. SUITE 100 OGDEN, UT 84403 TEL: (435) 771-1111 FAX: (435) 771-1112 WWW: WWW.REVEE-ASSOCIATES.COM	<b>Project Info.</b> Submitter: <u>RA</u> Designer: <u>RA</u> Draft Date: <u>3-14-2023</u> Title: <u>STAGECOACH ESTATES SUBDIVISION PHASE 3</u> Number: <u>8238-14</u> Revision: <u>1-0</u> Date: <u>3-14-2023</u>	<b>Weber County Recorder</b> Entry No.: _____ Fee Paid: _____ Date Recorded: _____ Book: _____ Page: _____ Received For: _____ Weber County Recorder: _____ Deputy: _____
	(This is a true and correct copy of the original as recorded in the public records of Weber County, Utah.)	
	(This is a true and correct copy of the original as recorded in the public records of Weber County, Utah.)	
	(This is a true and correct copy of the original as recorded in the public records of Weber County, Utah.)	



## Staff Report for Administrative Review

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** File No. LVS061323P4: Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, April 23, 2025

**Applicant:** John Gassman

**File Number:** LVS061323P4

#### Property Information

**Approximate Address:** 1800 S 3800 W

**Project Area:** 10.112 acres

**Zoning:** Residential (R1-15) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0006

**Township, Range, Section:** T6N, R2W, Section 21

#### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> 1800 South
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential

#### Staff Information

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

**Report Reviewer:** FL

### Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R-1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

### Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission.

10/10/2023 – Recommendation of final approval for Phase 4 given by Western Weber Planning Commission.

The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a for the R1-15 Zone.

### Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with

the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

**Zoning:** The R-1-15 zone allows for Lot sizes can be as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

**Culinary water and sanitary sewage disposal:** A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A final will-serve letter for culinary water, dated 7/31/2023, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

**Review Agencies:** The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

**Additional Design Standards:** The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

Street cross-sections include Streets A, C, and F at 66' wide, including a 10' pathway on one side and a 4' sidewalk on the other. Streets B, D, E at 60' wide with 5' wide sidewalks on each side.

All improvements have been escrowed for and an Improvements Guarantee Agreement is currently being signed by the Developer. Once all required County signatures have been secured, this agreement shall be recorded with the final plat.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 4, consisting of 26 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.

This recommendation is based on the following findings:

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

## Exhibits

- A. Proposed final subdivision plat

## Area Map





# STAGECOACH ESTATES SUBDIVISION PHASE 4

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2025

## BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAG EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN HEREON. THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPANCY ON THE ORIGINAL. THE OVERALL PROPERTY BOUNDARY IS AN ADJUTANT PART OF THE QUARTER SECTION. THEREFORE THE SECTION WAS SURVEYED AND SUBDIVISION APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE CORNER PARCELS AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL NEW LOT CORNERS WERE SET WITH A 5/8" X 3/4" IRON AND PLASTIC CAP STAMPED "WEBER & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PEG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 3, SAG POINT BEING SOUTH 02°42'34" WEST 1316.61 FEET AND NORTH 89°13'37" WEST 1610.32 FEET FROM THE EAST QUARTER CORNER OF SAG SECTION 21; (BASE OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 8206.86 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAG SECTION 21); THENCE ALONG THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 3 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 02°42'34" WEST 1610.32 FEET; (2) SOUTH 02°42'34" WEST 80.00 FEET; (3) SOUTH 02°42'34" WEST 162.34 FEET; AND (4) NORTH 89°13'37" WEST 806.33 FEET; THENCE SOUTH 71°42'37" WEST 61.40 FEET TO THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 3; THENCE ALONG SAG NORTH LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°13'37" WEST 1280.00 FEET; (2) SOUTH 02°42'34" WEST 112.00 FEET; (3) NORTH 89°13'37" WEST 1280.00 FEET; (4) SOUTH 02°42'34" WEST 71.43 FEET; AND (5) NORTH 89°13'37" WEST 124.06 FEET TO THE EAST LINE OF DEGORO SUBDIVISION AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAG SECTION 21; THENCE NORTH 02°42'34" EAST 514.37 FEET ALONG THE EAST LINE OF DEGORO SUBDIVISION AND DEGORO SUBDIVISION PHASE 2 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAG SECTION 21; THENCE SOUTH 89°13'37" EAST 1533.32 FEET ALONG SAG NORTH LINE TO THE POINT OF BEGINNING.  
CONTAINING 440,478 SQUARE FEET OR 10.112 ACRES.

## NOTE

1. HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL.
2. PATHWAY RIGHT-OF-WAY DEDICATION: FOR THE RECORDED DEVELOPMENT AGREEMENT, A PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE DEVELOPMENT ORDINANCES. PUBLIC PATHWAY RIGHT-OF-WAY PARCELS SHALL BE DEDICATED TO WEBER COUNTY AS INDICATED ON THIS PLAT. DEVELOPER SHALL INSTALL PERMANENT FENCE ALONG BOTH SIDES OF EACH PATHWAY PARCEL. THIS IS EITHER NO TALLER THAN 4 FEET AT ANY POINT OR 6 FEET TALL AND NO LESS THAN 30 PERCENT OPEN WITH OPENINGS DISTRIBUTED EQUALLY. THIS FENCE REQUIREMENT SHALL RUN WITH THE LAND AND IS APPLICABLE TO THE LOTS IN PERPETUITY.



VICINITY MAP  
NOT TO SCALE

## CURVE TABLE

STATION	ARC LENGTH	CHORD LENGTH	TANGENT CHORD BEARING	BELOW
1+00.00	17.77	17.68	8.94	1+17.77
2+17.77	17.77	17.68	8.94	2+35.54
3+35.54	17.77	17.68	8.94	3+53.31
4+53.31	17.77	17.68	8.94	4+71.08
5+71.08	17.77	17.68	8.94	5+88.85
6+88.85	17.77	17.68	8.94	6+106.62
7+106.62	17.77	17.68	8.94	7+24.39
8+24.39	17.77	17.68	8.94	8+42.16
9+42.16	17.77	17.68	8.94	9+59.93
10+59.93	17.77	17.68	8.94	11+17.70

DEVELOPER:  
MONTANUS HOMES, INC.  
4770 N. JOHN COLUMBO  
DRIVE SOUTH WOODS ROAD  
SOUTH JORDAN, UT 84095  
801-255-9910

## SURVITOR'S CERTIFICATE

I, JASON T. FELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 84, CHAPTER 25, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACTS 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 STAGECOACH ESTATES SUBDIVISION PHASE 4 IS A WEBER COUNTY PLAT, AND REPRESENTATION OF THE HEREIN DESCRIBED LOTS INCLUDED IN SAG SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM SAG SURVEY MADE BY ME ON THE ORIGINAL. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

928083  
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 AND STREETS AS SHOWN ON THE PLAT AND NAME AND DEDICATE STAGECOACH ESTATES SUBDIVISION PHASE 4, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OF PORTIONS OF SAG TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A FUTURE RIGHT AND EASEMENT OVER UPON AND ACROSS THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN 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 MAINTENANCE OF WATER CHANNELS IN THEIR NATURAL STATE. WHEREVER IS APPROPRIATE, ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND WE HEREBY DEDICATE PARCELS A, L AND J TO WEBER COUNTY FOR TRAIL PURPOSES TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND DO HEREBY GRANT A TURNPIKE TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC, UTILITIES SUCH THAT THE ROAD IS EXTENDED. THE TURNPIKE TURN AROUND EASEMENT SHALL BE RECORDED AND ALIQUOTED AT THE END OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND EXTENDED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND ENJOYMENT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SMA-SG, LLC

NAME/TITLE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ YES  
COUNTY OF \_\_\_\_\_ )  
\_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED  
ON THE \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (NAME) \_\_\_\_\_, BEING BY ME DULY KNOWN, ACKNOWLEDGED TO ME THEY ARE  
THEY THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN FULL OF SAG LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

RA & Associates, Inc.  
We're a member of the  
NBI 800 FOR THE BEST 800-888-8888

**Project Info**

Surveyor: A. FELL  
Designer: A. JACOBSON  
Begin Date: 8-1-2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 4  
Number: 2025-18  
Parcels: 8-20-25 SAG  
State: UT  
County: 20

<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.	<b>WEBER COUNTY ENGINEER</b> I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY ENGINEER'S AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.	<b>WEBER COUNTY COMMISSION ACCEPTANCE</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE IMPROVEMENTS AND DRAWINGS FOR THIS SUBDIVISION, AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____. CHAIRMAN, WEBER COUNTY COMMISSION ATTEST _____ TITLE _____	<b>WEBER COUNTY SURVEYOR</b> I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONTAINING FOR APPROVAL. IF THE OFFICE HAS 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____. SIGNED THIS _____ DAY OF _____, 20____. WEBER COUNTY SURVEYOR	<b>WEBER COUNTY ATTORNEY</b> I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY FINANCIAL GUARANTEE AND NOW IN FORCE AND EFFECT. SIGNED THIS _____ DAY OF _____, 20____. WEBER COUNTY ATTORNEY	<b>WEBER-MORGAN HEALTH DEPARTMENT</b> I HEREBY CERTIFY THAT THE SOILS, PERCOLATION, WATER, AND USE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN PREPARED BY THIS OFFICE AND ARE APPROVED FOR ON-LINE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____. DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT	<b>Webster County Recorder</b> Entry No. _____ Fee Paid _____ I HEREBY CERTIFY THAT THE SOILS, PERCOLATION, WATER, AND USE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN PREPARED BY THIS OFFICE AND ARE APPROVED FOR ON-LINE WASTEWATER DISPOSAL SYSTEMS. Recorded For: _____ Webster County Recorder Deputy: _____
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# STAGECOACH ESTATES SUBDIVISION PHASE 4

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2025

