February 8, 2024

David Reed

Weber Fire District

Deputy Chief / Fire Marshal

2023 West 1300 North

Far West, UT 84404

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Weber Center

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Dear Gentlemen:

Subject: Our Accommodation, Terms and Conditions, and Agreement Meeting on December 18, 2023

I hope this letter finds you well. This letter serves to provide the summary of the accommodation terms and conditions for the Langford 3 lot, 3-acre subdivision agreement as discussed and reached in our December 18, 2023, meeting. The project location is at approximately 6200 East 2300 North, Eden Utah 84310, on APN: 22-049-0005. See attached in the email the Langford 3-lot, 3-acre draft plan as of February 8, 2024. Hansen & Associates Inc. is currently working on the final plan.

I have done my best and relied on my notes and our discussion to capture each of the terms and conditions we all agreed to in our meeting for the 3-lot, 3-acre subdivision approval upon completion of all the requirements listed herein. Please…. if I have missed or omitted something, or if my summary needs corrections or edits…. thank you in advance for following up with your input to the group included in this letter and email as soon as possible. We have moved ahead on many of these terms and conditions and made significant financial commitments to date: such as surveys, civil engineering, septic, Weber Basin Conservancy water right share purchases, and with the state of Utah for a well drilling permit. Purchasing water rights and especially hiring a contractor to drill a well upfront prior to subdivision approval are very significant non-refundable financial commitments. We will begin the other physical improvements in the spring as soon as the weather permits.

Summary of the Accommodations, Terms and Conditions

1. Access from Existing Unpaved Road: The development allows for access to the future subdivision from the existing unpaved road, starting from the pavement termination cul-de-sac turnaround on 2300 North and extending to approximately 6200 E.

2. Road Widening: To ensure the safety and accessibility of emergency services, the road will be widened with turnouts approximately every 200 feet to a width of 20 feet. This will allow two firetrucks to pass each other with ample space between them in a potential fire event where trucks will be passing each other hauling water.

3. Gravel Drive Construction: At approximately 6200 E., a gravel drive measuring 12 to15 feet wide will be constructed south and north to the middle lot and homesite for our nephew. I referred, refer to this first lot development for our heir in our meeting and under these terms and conditions as “Phase 1.” The drive access will transact over a 24-foot road and utility easement, the easement width called out in the current ordinance.

4. Our nephew’s home that will be built on the middle lot, during Phase 1, shall be designed and constructed with a fire suppression system in the livable areas.

5. Phase 2 Unpaved Drive Access: if or when the other two lots are developed the access drive width south to north will be widened to 20 feet, as called out in the existing ordinance across the 24-foot road and utility easement.

6. Phase 2 Fire Suppression: fire suppression will be required if, or when, other homes are built in Phase 2 under the terms and conditions outlined herein.

7. Curved Hammerhead Turnaround: At the “T” entrance of the south-to-north drive access, and the main unimproved road, a curved hammerhead turnaround will be created to smooth the “T” out at their junction. It pretty much already exists now, but we will fill in east and west of the north drive access and west and east road to smooth out a hammer head turnaround radius to accommodate a larger vehicles and vehicles with trailers.

8. Load Capacity of Unpaved Road: The existing road is constructed and compacted and supports a load weight capacity of 80,000 pounds and more. Empirically, in all weather conditions, the road has demonstrated its ability over the last 35+ years to carry this weight load and more. The turnouts shall also be constructed to carry 80,000 pounds and more.

9. Road Plat Notes for Home Construction Approval for Plates with Right of Way Easements West of Langford Parcels: plat notes or equivalent notations stating the requirement for the widening of the existing dirt road to 20 feet and 80,000 pounds capacity before permits can be issued for home construction. Additionally, the waterline shall be extended, and hydrant placements added from the termination of the existing paved road east on the unpaved road on 2300 N. up to the west edge Langford parcels APN: 22-049-005 and APN: 22-049-0004.

10. In the event the Bar B Ranch east of the Langford Farm should need access for a sub-division in the future, this agreement will stipulate to allow a 60-foot road and utility easement beginning on the section marker on the east property boundary and southern property boundary, 60 feet north, continuing west along the southern property line of APN: 22-049-0004 to the western property line of APN: 22-049-0005. This condition and agreement is not binding to help pay for an improved road unless APN: 22-049-0004 and APN:22-049-005 are sub-divided with full entitlements gaining full rights, including ingress and egress from said improved road, which is not our desire or plan at this time.

11. Proof of water rights and proof of wet water (a well drilled prior to sub-division approval producing wet water is required per Rick and Charlie as of the date of our meeting) are required prior to approval of this 3-lot, 3-acre subdivision under the terms and conditions listed herein.

12. Approval of the type of septic tank needed by the Weber/Morgan Health department will be a condition of this 3-lot, 3-acre subdivision.

13. Other water drainage easements, well easements, and secondary irrigation ditch access easements will be included and recorded on the final subdivision plat.

I would like to express my sincere appreciation for your cooperation and assistance in accommodating these requirements. It is of utmost importance to us to be able to build a home for our heir(s) on this property, in part so we can keep our farm from being subdivided in its entirety. It is my deep desire and plan to keep this a working farm for future generations. We are committed to keeping the footprint of this development on the land as unobtrusive as possible, while ensuring the safety, accessibility, and the overall quality and success of this project.

Please do not hesitate to reach out to me if you have any further questions or require additional information. Thank you for your cooperation and attention to this matter.

Best regards,

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