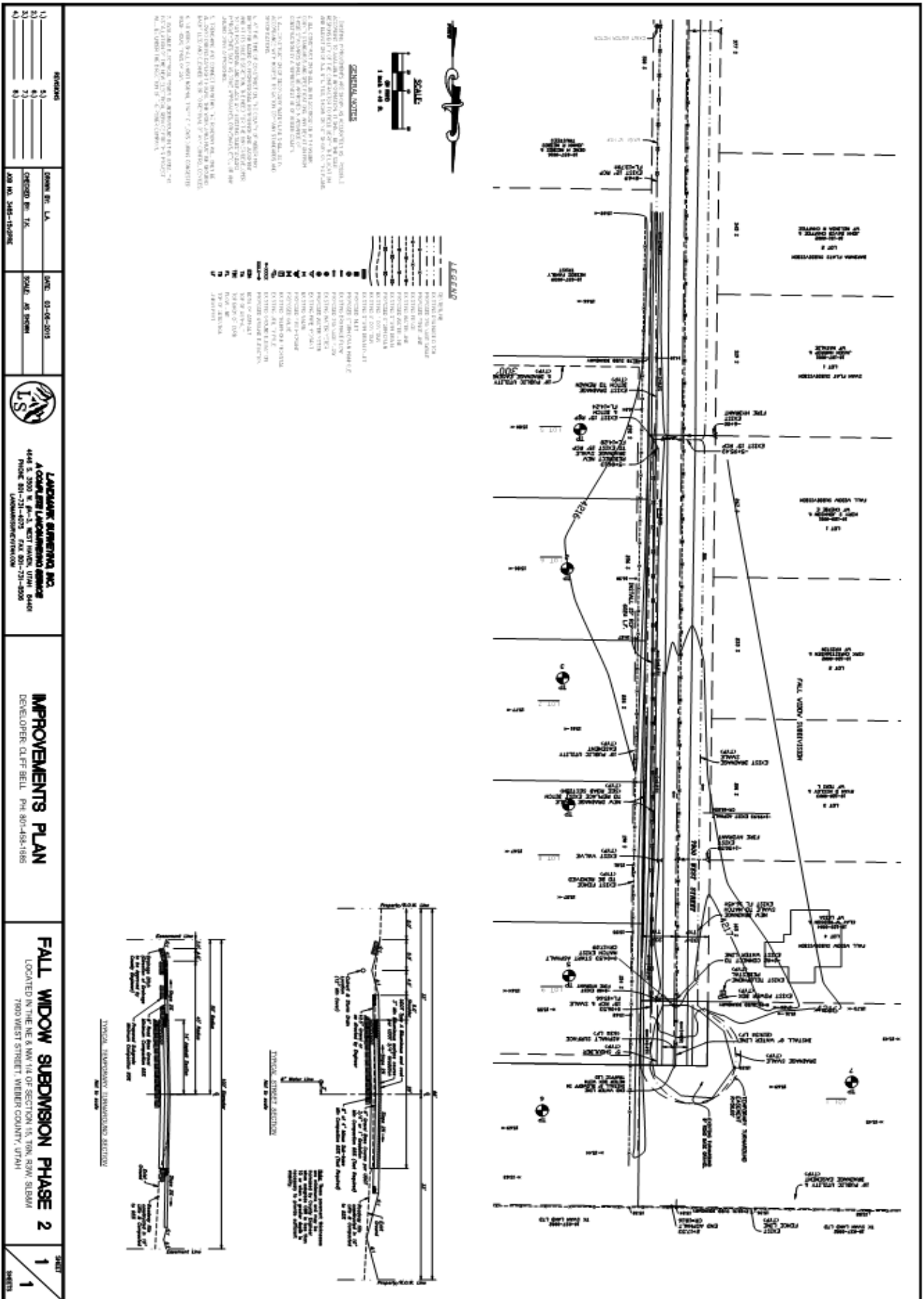




# Exhibit B- Proposed Improvement Drawings



NO.	DESCRIPTION
1	PLAN
2	CROSS SECTION
3	LEGEND
4	SCALE

DATE: 01-06-2019  
 SCALE: AS SHOWN  
 DRAWN BY: L.A.  
 CHECKED BY: T.S.  
 JOB NO.: 2018-10202

**LANDMARK SURVEYING, INC.**  
 A CONSULTING LAND SURVEYING FIRM  
 444 S. 2000 W. PMB. 3, KERTLAND, UTAH 84039  
 PHONE: 801-731-4275 FAX: 801-731-5006  
 WWW.LANDMARKSURVEYING.COM

**IMPROVEMENTS PLAN**  
 DEVELOPER: DAFF BELL PH: 801-481-1888

**FALL WIDOW SUBMERSION PHASE 2**  
 LOCATED IN THE NE & NW 1/4 OF SECTION 16, T8N, R30W, S16W  
 7800 WEST STREET, WEBER COUNTY, UTAH

SHEET 1 OF 1  
 1 1

## Exhibit C- Reconsideration Letter

Kippen,Ronda

From: Cliff Bell [cliffbell@readytek.net]

Sent: Wednesday, December 02, 2015 5:01 PM

To: Kippen,Ronda

Subject: Re: Variation request

The following is a request to discuss the division of the Fall Widow phase #2 subdivision that the road going west and all surrounding land around, would fall well below the elevation requirements therefore Cliff Bell is requesting further discussion on this proposal

On 12/2/2015 4:35 PM, Kippen,Ronda wrote:

Hello Cliff,

In order to appeal the decision made by the Planning Commission, we had to have a request "filed" within 15 days of the Planning Commission's recommendation, which is why I had repeatedly said I needed something in right by the end of the day on Nov. 25. However, I think we could address this through another avenue in the code but we will need to receive a recommendation from the Planning Commission to vary the subdivision standards. LUC §106-1-1: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission." You will need to petition the Planning Commission to vary the block length standard and you will need to provide evidence that there is some type of "unusual topographical or other exceptional conditions" that exist that support such a variance.

I will follow up with a phone call to you to discuss this option.

Respectfully,

Ronda Kippen

Planner II

Weber County Planning Division

Phone# 801.399.8768

Fax# 801.399.8862

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT  
5783 WEST 950 NORTH  
WARREN, UTAH 84404  
801-731-1702

June 10, 2015

On behalf of: Cliff Bell

To Whom it May Concern:

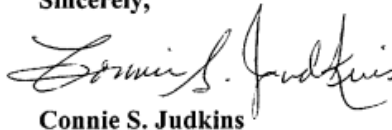
The West Warren-Warren Water Improvement District will supply culinary water to the Fall Widow Subdivision ( phase two, seven lots) located at the approximate address of 200 N 7900 W in West Warren, Utah.

The Water is available upon request and payment of all applicable impact and connection fees and is due prior to service installation.

The amount owing is \$3,700.00 for each connection and impact fee.

Should you have questions or concerns, please contact the district clerk at 801-731-1702 after 9:00 AM weekdays or on weekends.

Sincerely,



Connie S. Judkins  
District Clerk

RJ/csj

BRIAN W. BENNION, M.P.A., L.E.H.S.  
Health Officer/Executive Director



January 21, 2015

Cliff Bell  
587 S 7900 W  
Ogden, UT 84404

RE: Proposed subdivision: Fall Widow Phase 2  
Parcel #10-037-0034

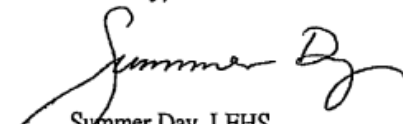
Mr. Bell.

After a review of the water table data collected for the following subdivisions: Barbara Flats, Swan Flats, Fall Widow Phase 1, and Cliff Flats it appears that the water data collected in 1999 on parcel #10-037-0020 is within 600 feet of the proposed 7 lot subdivision. The seven lot subdivision may be permitted for the installation of Wisconsin Mound Onsite Wastewater Systems with respect to water table; a soil evaluation is required on each individual lot before the lots are deemed feasible for the installation of an onsite wastewater system.

To be within the 600 foot parameter the wastewater system must be installed within the front yards of the home. The wastewater system must also maintain 100 feet separation from open water, thus requiring any ditches between 7900 W and the home to be pipes or filled for the properties to forgo additional water table monitoring.

Water table monitoring data collected during the feasibility study of the aforementioned subdivisions support the use of the 1999 water table data for the proposed subdivision. If you have any further questions you may contact this office.

Sincerely,

  
Summer Day, LEHS  
Environmental Health Division

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)



1438 West 2550 South  
Ogden, Utah 84401

April 9, 2015

Cliff Bell  
cliffbell@readytek.net

RE: 6025318 Fall Widow Phase 2


Dear Mr. Bell:

Rocky Mountain Power will supply power to property located at or near 200 S 7900 W, Ogden, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4428.

Respectfully,

  
Ellen Anderson  
Journeyman Estimator  
Rocky Mountain Power  
Ogden Operations

April 7, 2015

BELL BUILT HOMES  
WEBER COUNTY, UTAH

Dear Cliff Bell:

*Re: Natural Gas Service Availability Letter*

Natural gas can be made available to serve the FALL WIDOW SUB #2 development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. Address

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,



Robert Comeau  
Pre-Construction Representative

SECTION 15, T.6N., R.3W., S.L.B.& M.

IN WEBER COUNTY

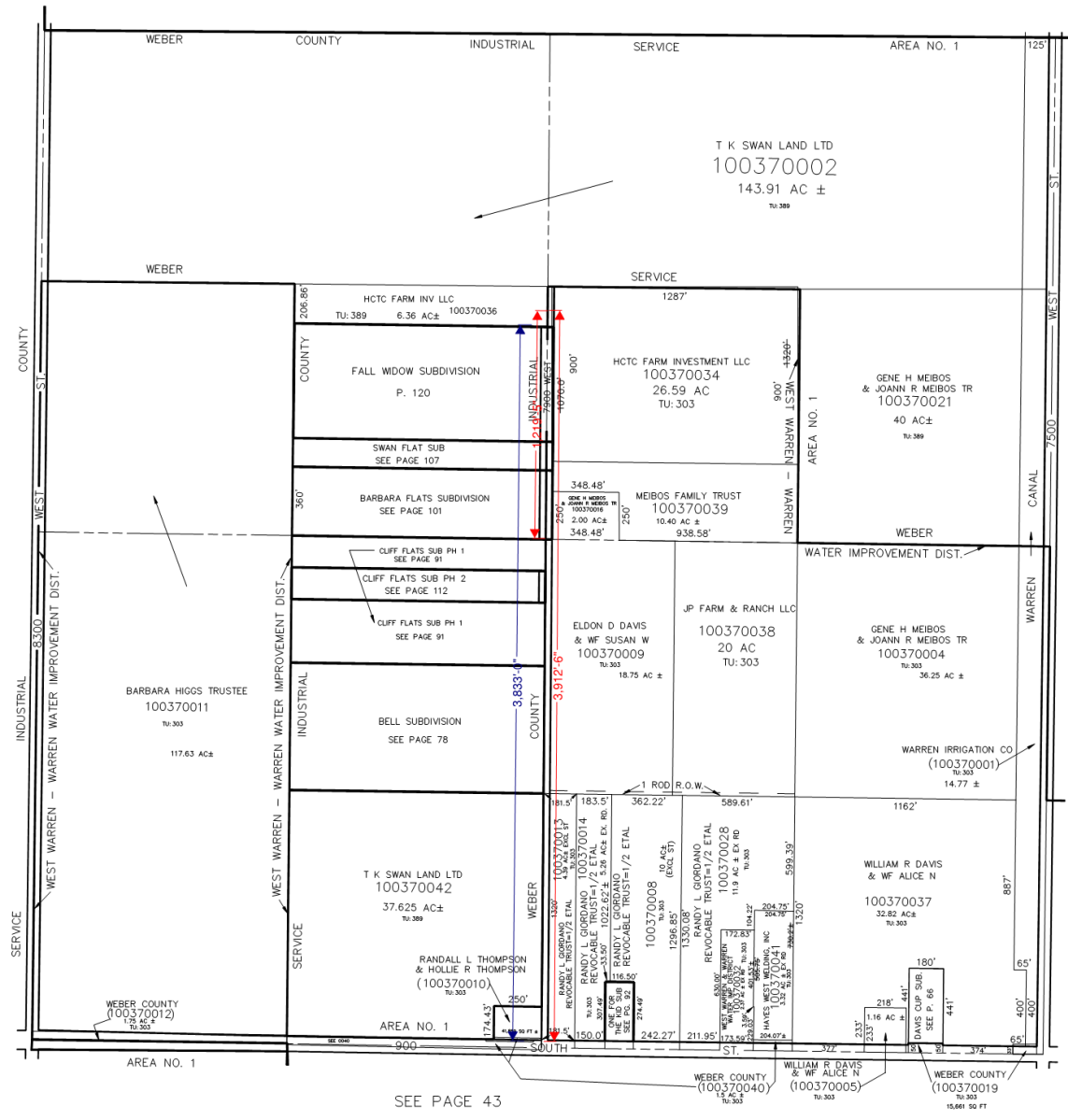
SCALE 1" = 400'

TAXING UNIT: 302,303,389

SEE PAGE 33

SEE PAGE 38

SEE PAGE 36



10

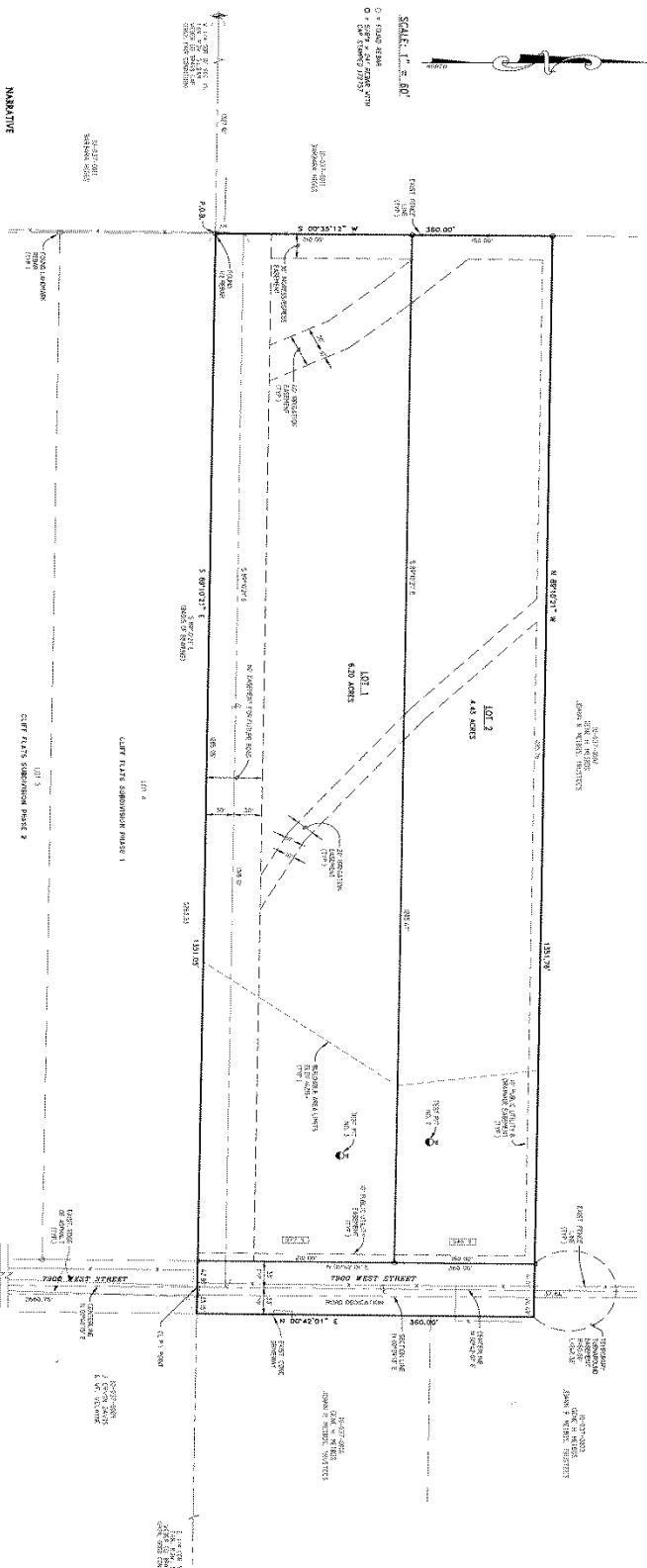
SEE PAGE 43

JCF 11-92



# BARBARA FLATS SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 15, T. 6 N., R. 3 W., S.L.B. & M.  
WEBER COUNTY, UTAH  
AUGUST 2002



**NARRATIVE**  
THE OWNER OF THIS CERTIFICATE OF MAPS IS PROVIDING A COPY OF THIS CERTIFICATE OF MAPS TO THE PUBLIC FOR INFORMATION AND TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH. THE PUBLIC IS ADVISED THAT THIS CERTIFICATE OF MAPS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SURVEYORS AND MAPS OF THE COUNTY OF WEBER, UTAH.

**MEMORANDUM REASONING**  
I, the undersigned, being duly qualified and sworn in as a Surveyor and Mapper for the State of Utah, do hereby certify that the above described plat of maps is a true and correct representation of the actual survey and map made by me or under my direct supervision and control, and that the same conform to the provisions of the laws of the State of Utah relating to the recording of maps and plats.

**WEBER COUNTY ENGINEER**  
[Signature]  
[Stamp]

**WEBER COUNTY CLERK**  
[Signature]  
[Stamp]

**SUBMITTER'S CERTIFICATE**  
I, the undersigned, being duly qualified and sworn in as a Surveyor and Mapper for the State of Utah, do hereby certify that the above described plat of maps is a true and correct representation of the actual survey and map made by me or under my direct supervision and control, and that the same conform to the provisions of the laws of the State of Utah relating to the recording of maps and plats.

**WEBER COUNTY ENGINEER**  
[Signature]  
[Stamp]

**WEBER COUNTY ENGINEER**  
[Signature]  
[Stamp]

**WEBER COUNTY CLERK**  
[Signature]  
[Stamp]

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
[Signature]  
[Stamp]

**WEBER COUNTY ENGINEER**  
[Signature]  
[Stamp]

**WEBER COUNTY COMMISSION ACCEPTANCE**  
[Signature]  
[Stamp]

**OWNER'S DECLARATION**  
I, the undersigned, being duly qualified and sworn in as a Surveyor and Mapper for the State of Utah, do hereby declare that the above described plat of maps is a true and correct representation of the actual survey and map made by me or under my direct supervision and control, and that the same conform to the provisions of the laws of the State of Utah relating to the recording of maps and plats.

**ACKNOWLEDGMENT**  
I, the undersigned, being duly qualified and sworn in as a Surveyor and Mapper for the State of Utah, do hereby acknowledge that the above described plat of maps is a true and correct representation of the actual survey and map made by me or under my direct supervision and control, and that the same conform to the provisions of the laws of the State of Utah relating to the recording of maps and plats.

**BOUNDARY DESCRIPTION**  
A PART OF THE NORTHWEST QUARTER OF SECTION 15, T. 6 N., R. 3 W., S.L.B. & M., WEBER COUNTY, UTAH, BEING THE BARBARA FLATS SUBDIVISION, PHASE 1 AND PHASE 2, AS SHOWN ON THE PLAT OF MAPS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH, UNDER CERTIFICATE OF MAPS NO. 65-95, DATED AUGUST 2002.

**AGRICULTURAL NOTE**  
THE LAND DESCRIBED IN THIS CERTIFICATE OF MAPS IS NOT BEING USED FOR AGRICULTURE AT THE TIME OF THE SURVEY AND MAP. THE SURVEY AND MAP IS BEING MADE FOR THE PURPOSE OF SUBDIVIDING THE LAND INTO LOTS FOR RESIDENTIAL DEVELOPMENT.

**REC. TABLE**

NO.	DATE	DESCRIPTION
1	8/1/02	PLAT OF MAPS FOR BARBARA FLATS SUBDIVISION, PHASE 1 AND PHASE 2, AS SHOWN ON THE PLAT OF MAPS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH, UNDER CERTIFICATE OF MAPS NO. 65-95, DATED AUGUST 2002.
2	8/1/02	PLAT OF MAPS FOR BARBARA FLATS SUBDIVISION, PHASE 1 AND PHASE 2, AS SHOWN ON THE PLAT OF MAPS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH, UNDER CERTIFICATE OF MAPS NO. 65-95, DATED AUGUST 2002.

**LANDING PERMITS AND ENGINEERING NO.**

**OWNER:** CLIFF FLATS

**LOCATION:** PART OF THE NW 1/4 OF SEC. 15, T. 6 N., R. 3 W., S.L.B. & M., WEBER COUNTY, UTAH

**DESIGNER:** [Signature]

**CHECKED BY:** [Signature]

**DATE:** 8/1/02

**FILED FOR RECORDS & RECORDS:** [Signature]

**FILED:** 8/1/02

**BY:** [Signature]

# Exhibit G- Weber County Reviewer's Comments

## Surveying Review:

Project: Fall Widow Subdivision Phase 2

User: Daniel Milligan

Department: Weber County Surveyor's Office

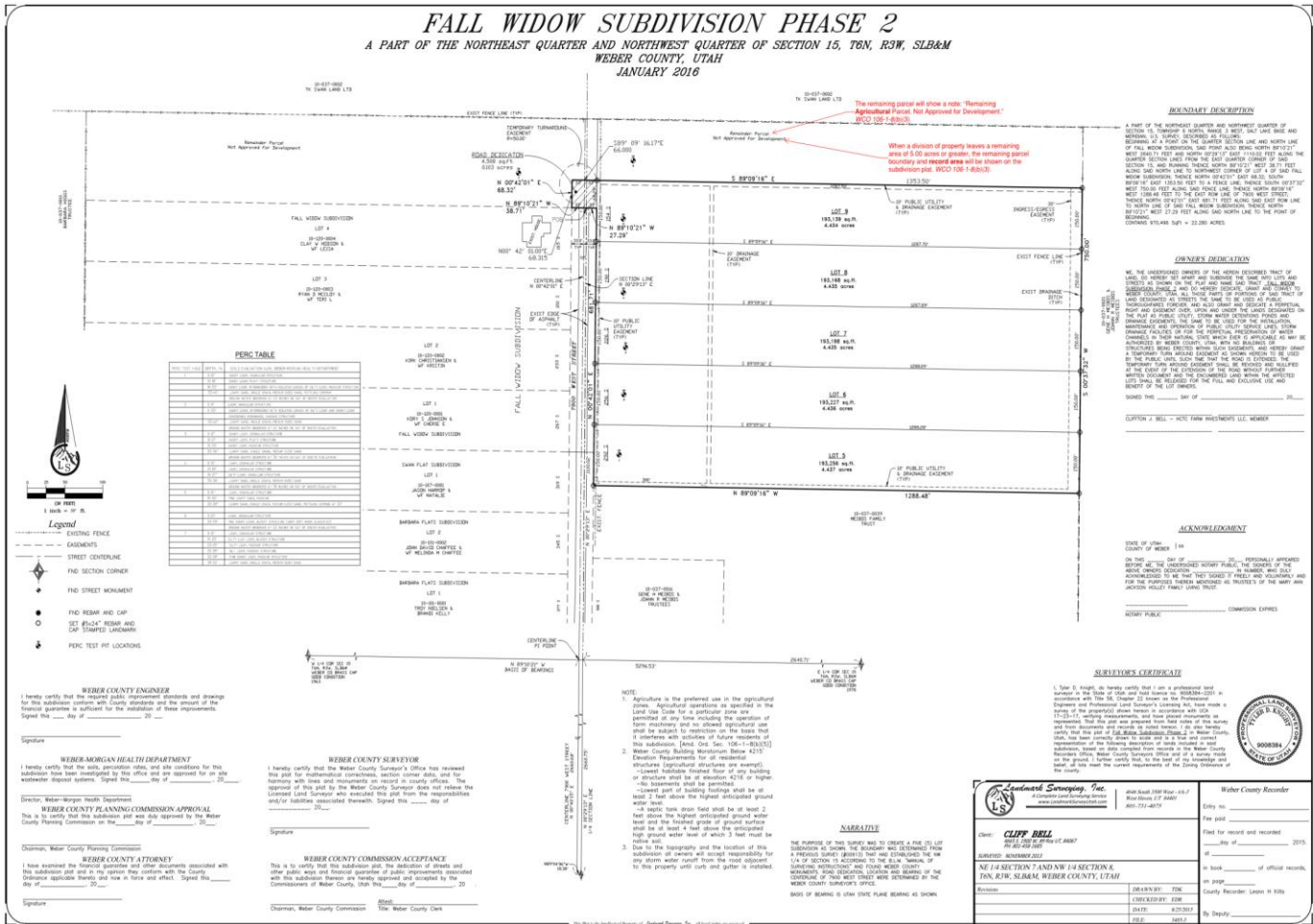
Created: 2016-02-02 13:08:00

Modified: 2016-02-02 13:08:47

## Notes

In reviewing the new lot configuration for Fall Widow Subdivision Phase 2, we have found some minor areas that require attention. We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-7421. Thank you.



## Exhibit F- Weber County Reviewer's Comments

### Engineering Review:

**Project:** [Fall Widow Subdivision Phase 2](#) **User:** [Rochelle Pfeaster](#) **Department:** [Weber County Engineering Division](#) **Created:** 2016-01-25 15:44:04 **Modified:** 2016-01-25 16:05:52

### Notes

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I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The submitted improvement plan shows a proposed storm drain pipe and swale replacing an existing ditch; What is that existing ditch currently used for? Where does it come from and where does it go?
2. This road is too long to not have another access point. In order for more lots to be added to this road, a stub road through Barbara Flats Subdivision on the right of way which was dedicated at the time of recording needs to be built.
3. Plan and profile construction drawings will need to be submitted for review.
4. I don't see a detention pond, how will storm water be handled?
5. An excavation permit is required for all work done within the existing right-of-way.
6. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

### Weber County Fire District Review:

**Project:** [Fall Widow Subdivision Phase 2](#) **User:** [Brandon Thueson](#) **Department:** [Weber County Special Events](#), [Weber Fire District](#) **Created:** 2016-02-03 16:46:43 **Modified:** 2016-02-03 16:46:43 **Approved:** Yes

### Notes

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**Date:** February 3, 2016

**Project Name:** Fall Widow Phase 2 –Review 2

**Project Address:** ~100 S 7900 W, Hooper Utah

**Contractor/Contact:** Clifton Bell 801-458-1685

**Fees:** see attached pdf

#### FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: **Weber Fire District**.

#### REVIEW STATUS: APPROVED

#### SPECIFIC COMMENTS:

1. Fire Hydrant(s): There are existing hydrants located along 7900 West. The maximum spacing between hydrants in a residential area is 500 ft.
2. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
3. Provide a temporary address marker at the building site during construction.
4. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
5. Radius on all corners shall be a minimum of 28'-0".
6. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
9. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
10. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal