



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Winston Park Cluster Subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, July 11, 2017
Applicant:	Jaymak Ogden, LLC
File Number:	LVW040717

Property Information

Approximate Address:	3701 West 1800 South
Project Area:	40 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0002
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on October 11, 2016.
- The Western Weber Planning Commission reviewed and unanimously endorsed the Preliminary Plan on May 9, 2017.
- The Western Weber Planning Commission tabled the item on June 13, 2017 and requested that the applicant address the Commission's concerns as stated in the Notice of Decision. The notice of decision is attached as Exhibit E.

Staff Response to the Western Weber Planning Commission

During the Western Weber Planning Commission meeting held on June 13, 2017, the Commission had concerns with retention pond easements located on open space parcels that are to be individually owned by owners of lots within the subdivision. The Commission questioned whether or not the Land Use Code allows improvements such as retention ponds to be located on individually owned open space parcels.

A storm water plan is required as part of the preliminary and final subdivision application. The applicant is currently working with the County Engineering Division to ensure that the plan meets Engineering requirements. The Land Use Code does not prohibit improvements such as retention ponds to be located within individually owned open space parcels. The Open Space Preservation Plan addresses how these parcels are to be used and maintained. The plan specifically states that no crops are permitted on parcels A, B, and D in order to protect the retention ponds. The plan also prohibits buildings on parcel A for the same reason. Parcels B and D have enough area not affected by retention pond easements to allow agricultural structures, as allowed by the open space plan. The open space plan allows animal grazing on all parcels affected by retention pond easements.

The Commission also had concerns with ownership of the individually owned agriculture preservation parcels and felt unsure about recommending final approval without knowing how the applicant can ensure that the owners of the agriculture preservation parcels remain owners of lots within the same subdivision.

LUC §108-3-5 states that the ownership standard (Individually owned preservation parcels of less than ten acres in area may only be owned by an owner of a lot within the same cluster subdivision) shall be memorialized by placing a note on the final plat, explaining the ownership standard. A note on the plat would allow the county to enforce this standard by not approving land use permits for either the residential lots or the agriculture preservation lots if the ownership is not the same. A condition of approval has been added to the staff recommendation to ensure the note is placed on the final plat.

Background

The applicant has submitted a request for final approval of the Winston Park Cluster Subdivision, a cluster subdivision consisting of 54 building lots, 17 open space parcels, and 3 common areas. The Winston Park Cluster Subdivision is separated into 2 phases on one subdivision plat, both of which are being presented for final approval as part of the same application. The proposed subdivision is located at approximately 3701 West 1800 South, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development.

The Western Weber Planning Commission granted the applicant a 50 percent during the May 9th planning commission meeting based on meeting the purpose and intent of the cluster subdivision chapter, for up to a ten percent bonus density; providing and implementing an approved roadway landscape and design plan, for up to 20 percent bonus density; preserving an agricultural parcel at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, for up to a 15 percent a bonus density; providing for the development of excess sewage treatment capacity, for up to a five percent bonus density. With the 50 percent bonus density, the applicant will be able to add an additional 18 lots to the 36 base lots, for an overall density of 54 lots.

The proposal has been reviewed against the current subdivision ordinance, the standards in the A-1 zone, and the cluster subdivision standards. The proposed subdivision, in compliance with the recommended conditions, conforms to the zoning, subdivision, and cluster subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area.

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agriculture (A-1) Zone.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

"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."

Cluster subdivisions, in accordance with the LUC, are permitted in the A-1 Zone. As stated on the final plat, the subdivision contains 40.259 acres not including the road area, allowing for 36 building lots at 40,000 square feet, the minimum lot size in the A-1 Zone. The applicant is proposing a 50 percent bonus density to increase the number of building lots by 18, for a total of 54 building lots.

Cluster subdivision design and layout standards: The minimum lot width requirement for cluster subdivision lots in the A-1 zone is 60 feet per LUC§ 108-3-7(2)(c). The proposed cluster subdivision meets the lot width as well as the open space width requirements outlined in LUC §108-3-4 (1) which state:

"The open space area in between one cluster of lots and another shall not be less than 75 feet in width and the open space area in between lots and an exterior subdivision boundary shall not be less than 50 feet in width."

The proposed subdivision consists of open space areas between clusters of lots that are a minimum of 80 feet wide and the open space areas in between lots and exterior boundaries are a minimum of 125 feet wide.

The proposed cluster subdivision consists of 54 building lots and each cluster of lots consists of less than one third the total number of lots in the subdivision, complying with LUC § 108-3-4 (2).

The proposed lot sizes vary from 9,000 square feet to 14,473 square feet. The minimum lot based on meeting the criteria outlined in LUC-§ 108-3-7 which states:

"A lot's minimum area is reduced to 6,000 square feet if:

The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:

i. Does not contain an existing dwelling; or

ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision."

The proposed cluster subdivision is adjacent to multiple undeveloped parcels in all directions of the current parcel's boundaries, meeting the requirement to reduce lot size to 6,000 square feet. All lots within the proposed cluster subdivision meet the area and width requirements.

Bonus Density Requirements: The LUC§ 108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent. The LUC§ 108-3-8(2) states that the county may grant a bonus density of up to 50 percent if the applicant preserves an open space percentage above the 30 percent requirement. The applicant is proposing to preserve 50 percent open space; which will allow up to a 50 percent bonus density to be granted. The applicant has been granted a 50 percent bonus density based on a combination of the following, as outlined in LUC§ 108-3-8:

a.) If a cluster subdivision meets the purpose and intent of the cluster subdivision chapter, up to a ten percent bonus density may be granted.

The purpose of the cluster subdivision chapter is stated in LUC§ 108-3-1 as:

"The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing safe, attractive, conservation oriented neighborhoods that are thoughtfully designed and arranged in a manner that considers, gives deference to, and ultimately protects natural topography, environmentally sensitive areas, wildlife habitat, and agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent gain in the form of reduced infrastructure costs and the possibility for a substantial increase in residential density in the Western Weber Planning Area. It is equally

intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the permanent preservation of the county's functional open spaces, picturesque landscapes, and rural character."

b.) If a cluster subdivision provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.

The applicant has provided a roadway landscape and design plan including sidewalk, curb, and gutter on both sides of all proposed streets as well as street trees of the correct caliper, which will be planted according to LUC §108-3-8 (b). The applicant has also provided a streetlight plan consisting of three street lights that will be located throughout the subdivision, as shown on the improvement drawings (Exhibit C).

e.) If a cluster subdivision preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:

1. For a parcel containing at least ten acres but fewer than 20 acres, up to a 15 percent bonus density may be granted.

The proposed cluster subdivision includes contiguous agricultural preservation parcels. The combined agricultural parcels are 20 acres, meeting this requirement. The applicant has provided an open space preservation plan for the common area and agriculture preservation parcels. (Exhibit D).

i.) If a cluster subdivision provides for the development of excess sewage treatment capacity, up to a five percent bonus density may be granted.

The applicant has proposed to provide for the development of excess sewage treatment capacity by increasing the capacity of the proposed sewer pump station. A condition of approval has been added to the staff recommendation to ensure that the Weber County Engineering Division confirms that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of subdivision improvement drawings.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. The applicant has provided a water share certificate from Hooper Irrigation regarding secondary water. A capacity assessment evaluation has been provided by the Department of Environmental Quality Division of Drinking Water.

Additional design standards and requirements: The proposal includes a 60 foot wide public road extending through the subdivision from north to south. The proposal also includes two 50 foot wide cul de sac streets and a 50 foot wide public road along the east side of the subdivision that connects to the existing 1800 South road and stubs to the south. Road stubbing has also been provided for future development to areas to the east and west of the proposed subdivision.

A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

As stated in LUC §108-3-9, *the applicant, prior to recording a final plat of the cluster subdivision, shall:*

1. Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:

a. Compliance with Utah State Code;

b. The reason and purpose for the association's existence;

c. Mandatory membership for each lot or home owner and their successors in interest;

d. The perpetual nature of the easements related to all dedicated open space parcels;

e. Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;

f. Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;

g. Association enforcement remedies; and

h. A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.

2. Register the homeowners association with the State of Utah, Department of Commerce.

This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: To date, the final plat for the proposed cluster subdivision has been reviewed by the Surveyor's Office. A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Engineering Division and the Fire District, will be addressed prior to final consideration by the County Commission.

Tax clearance: There are no outstanding tax payments currently related to this parcel.

Staff Recommendation

Staff recommends final approval of the Winston Park Cluster Subdivision, consisting of 54 building lots, 17 open space parcels, and 3 common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions and provide them for review and approval by the County prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
3. A guarantee of Improvements will be required as outlined in LUC §106-4-3.
4. The applicant, prior to recording or as part of recording the final cluster subdivision plat, shall grant and convey to the county, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC §108-3-6.
5. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.
6. A note describing the applicable ownership standard shall be placed on the final recorded plat, as outlined in LUC §108-3-5 (2).

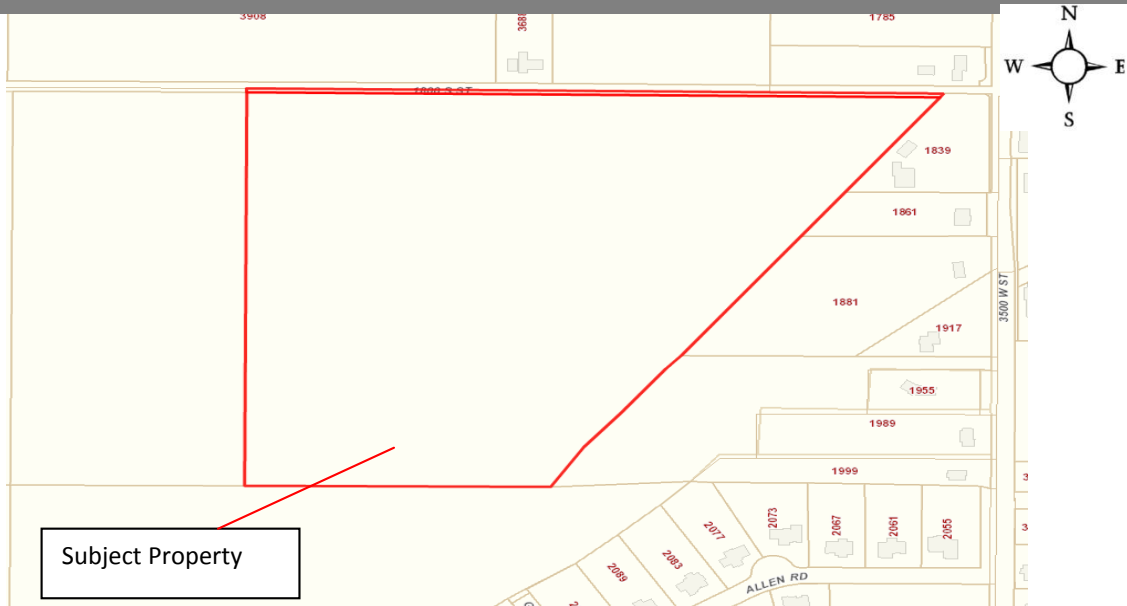
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. Up to a ten percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.
4. Up to 20 percent bonus density may be granted based on providing and implementing an approved roadway landscape and design plan.
5. Up to a 15 percent a bonus density may be granted based on preserving an agricultural parcel of at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel.
6. Up to a five percent bonus density may be granted based on providing for the development of excess sewage treatment capacity.
7. The proposed subdivision will not be detrimental to public health, safety, or welfare.
8. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

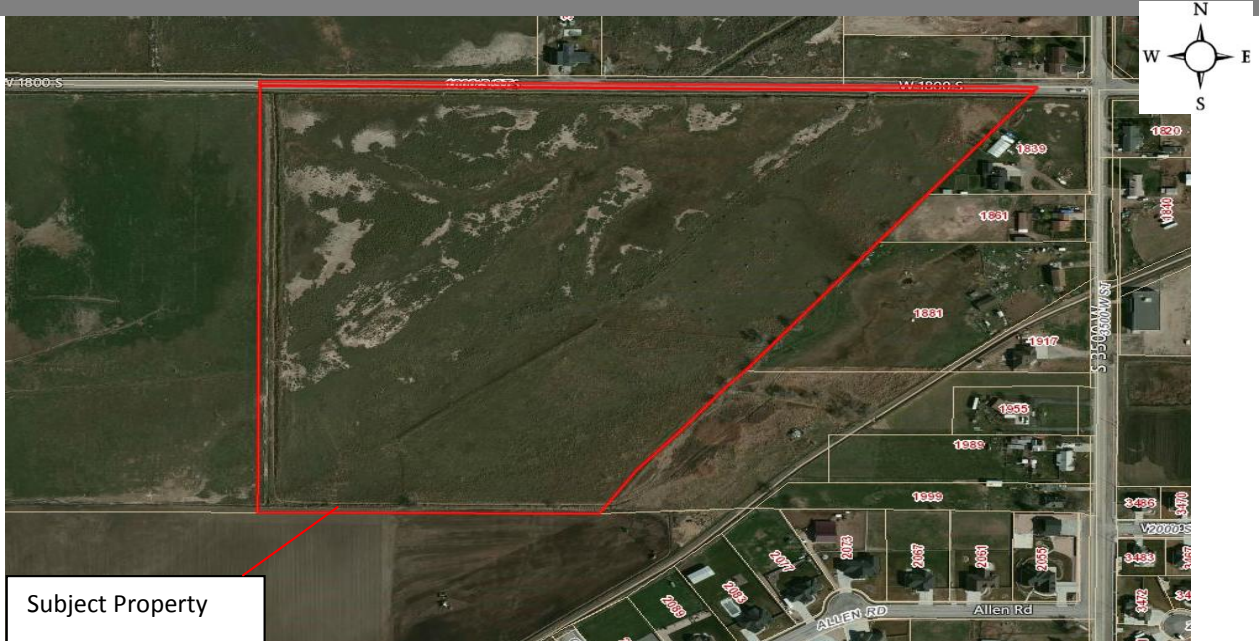
Exhibits

- A. Final plat
- B. Improvement drawings, including the streetscape and lighting design-
- C. Will serve letters
- D. Open space preservation plan
- E. Notice of decision from the meeting held on June 13, 2017

Map 1



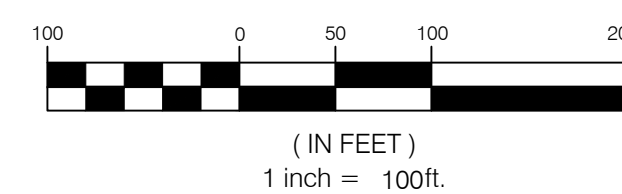
Map 2



WINSTON PARK SUBDIVISION

CLUSTER SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH
 APRIL 2017

GRAPHIC SCALE



NORTH

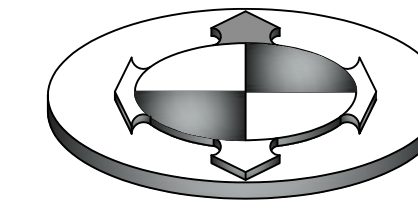


Exhibit A

LEGEND

- WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- P.U.E. PUBLIC UTILITY EASEMENT
- STREET MON. (TO BE CONST.)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY LINE

NORTH QUARTER CORNER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST
 (FOUND BRASS CAP MONUMENT)

RAY L. BERTODI, TR
 PARCEL No. 15-057-0006

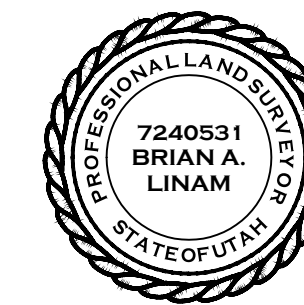
JEFFERY & TRUDY EAST
 PARCEL No. 15-057-0007

JEFFERY & TRUDY EAST
 PARCEL No. 15-057-0004

FRANCIS & NOLA HESSELGESSER
 PARCEL No. 15-057-0052

WEBER COUNTY BENCHMARK 62121-2-5217
 SURVEY BENCHMARK
 ELEVATION NGVD 88 = 4241.87'

NORTHEAST CORNER OF
 SECTION 28,
 TOWNSHIP 6 NORTH,
 RANGE 2 WEST
 (FOUND BRASS CAP MONUMENT)



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH BE PREVIOUS SURVEYS, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET, 2) SOUTH 37°51'05" WEST 188.07 FEET, 3) SOUTH 38°06'04" WEST 513.12 FEET, 4) SOUTH 43°27'51" WEST 42.80 FEET, 5) SOUTH 39°10'43" WEST 191.74 FEET, 6) SOUTH 41°15'28" WEST 152.02 FEET, 7) SOUTH 33°50'24" WEST 170.55 FEET TO A POINT ON THE 40 ACRE LINE; THENCE NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE; THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°15'08" EAST ALONG SAID QUARTER SECTION LINE 1830.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.259 ACRES
 54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 3 COMMON AREAS

OWNER'S DEDICATION

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 SAID TRACT, WINSTON PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of _____ } S.S.
 County of _____ }

ON THE _____ DAY OF _____, 20____ PERSONALLY
 APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE
 ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID
 ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN
 MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN _____ COUNTY

WINSTON PARK SUBDIVISION

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

PAGE 1 OF 2

OWNER / DEVELOPER:
 NAME: JAY RICE
 RICE ASSET MANAGEMENT, LLC
 TELEPHONE: (801) 633-3994
 ADDRESS: 4968 HOLLADAY PINES CT.
 HOLLADAY, UT 84117
 JRRICE2014@GMAIL.COM



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF RECORD IN COUNTY OFFICES. 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 _____, 2017

SIGNATURE

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE _____ DAY OF _____, 2017

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WORKS 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 _____, 2017

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 2017

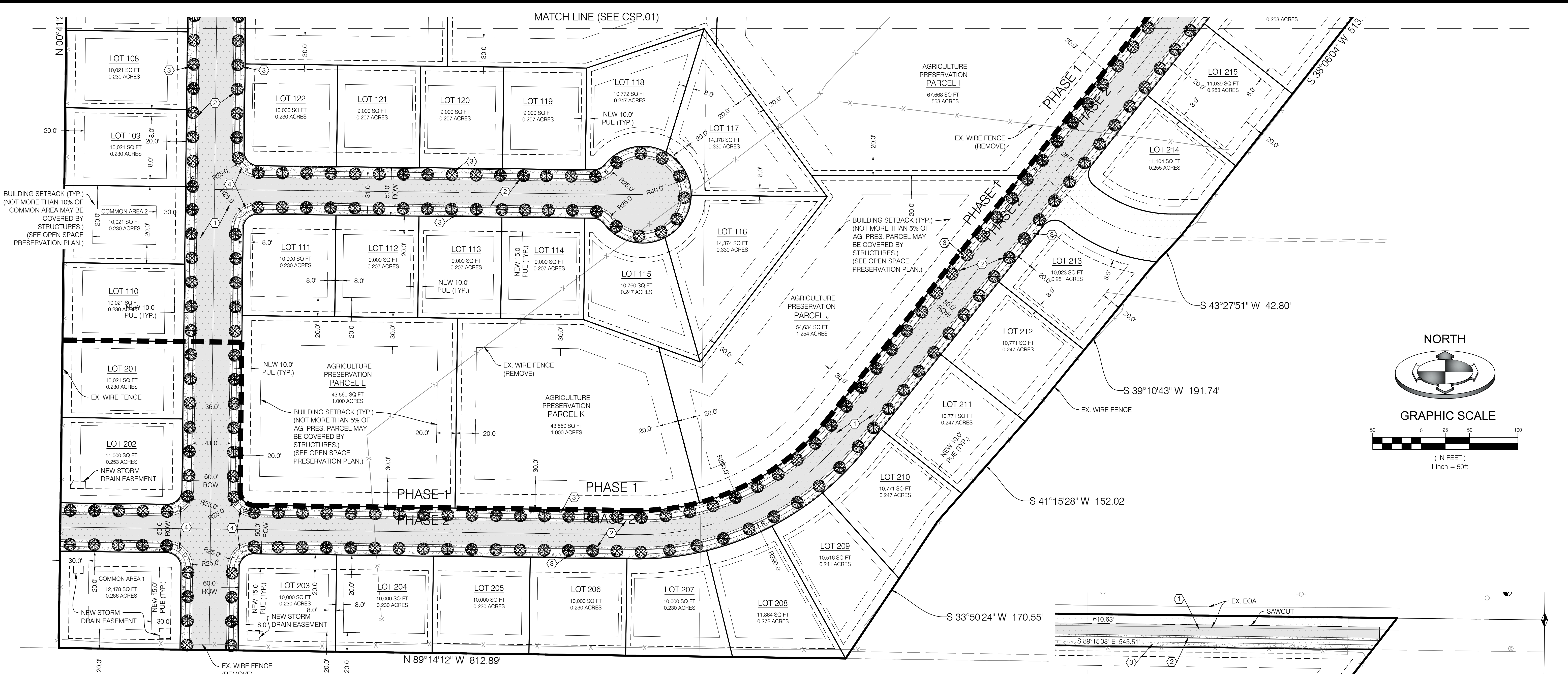
SIGNATURE

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

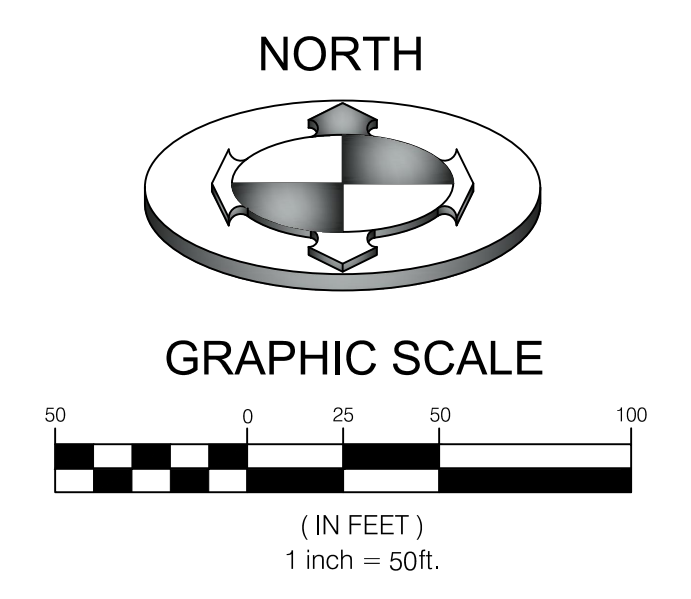
DEPUTY



BUILDING SETBACK (TYP.)
(NOT MORE THAN 10% OF
COMMON AREA MAY BE
COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN)

BUILDING SETBACK (TYP.)
(NOT MORE THAN 5% OF
AG. PRES. PARCEL MAY
BE COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN)

BUILDING SETBACK (TYP.)
(NOT MORE THAN 5% OF
AG. PRES. PARCEL MAY
BE COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN)



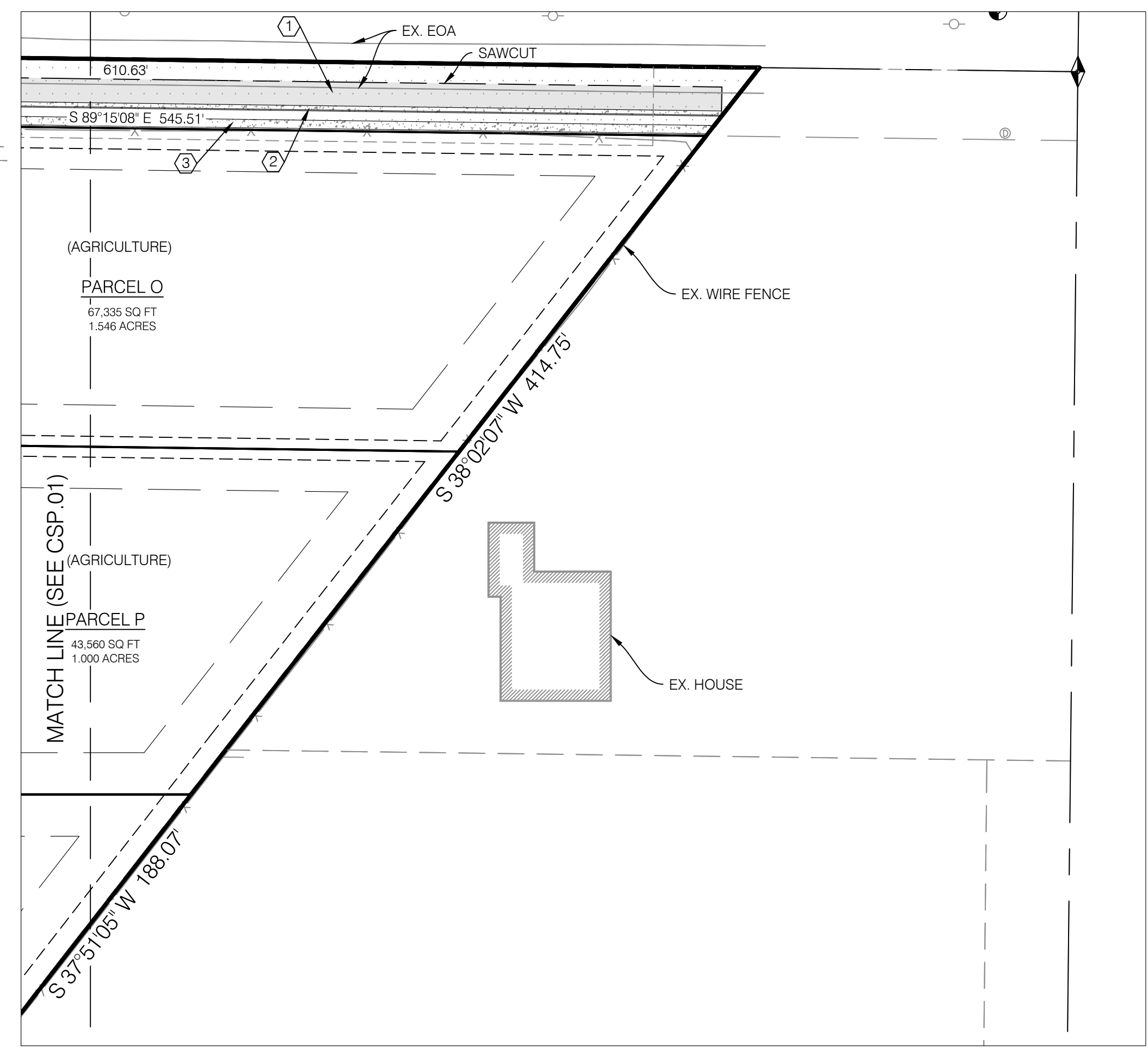
ZONE=A-1

BONUS DENSITY TABLE		
OVERALL AREA (S.F.)	1,693,711	
R.O.W. AREA	236,527	
MAXIMUM 40,000 S.F. LOTS	36	
APPLICABLE ITEMS	% DENSITY BONUS	ADDITIONAL LOTS
a. CLUSTER	10	3.6
b. ROADWAY LANDSCAPE/DESIGN	20	7.2
g. AGRICULTURE	15	5.4
i. SEWER CAPACITY	5	1.8
TOTAL BONUS	50	18
TOTAL PROPOSED LOTS	54	

AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	578,504	34.2
R.O.W.	236,527	14.0
OPEN SPACE	878,680	51.8
TOTAL	1,693,711	100

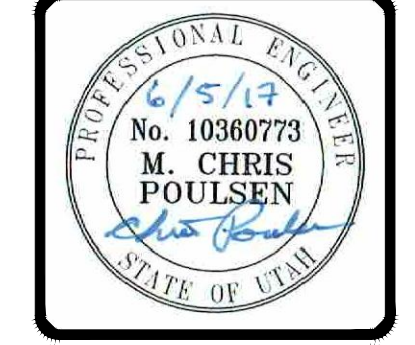
AVERAGE LOT AREA= 10,571 S.F.

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	ASPHALT PAVEMENT WITH GRANULAR BASE
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP



NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/6/17	CHANGES PER COUNTY COMMENTS

SCALE MEASURES SHOWN ON ALL SIZE SHEETS
AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS



BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

SITE PLAN

CSP.01
2 OF 6

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
1	8" PVC C-900 CULINARY WATER MAIN
2	3/4" TYPE K COPPER WATER SERVICE LINE
3	3/4" WATER METER PER APWA #521
4	3/4" POLY WATER SERVICE LINE
5	6" PVC C-900 FIRELINE
6	FIRE HYDRANT PER APWA #511
7	THRUST BLOCK PER APWA #561
8	GATE VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
9	BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
10	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.
11	4" PVC SDR-35 SEWER LATERAL
12	4" SSMH PER WEBER COUNTY ENGINEERING STDS.
13	8" PVC C-900 SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
14	2" POLY SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
15	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
16	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
17	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
18	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.


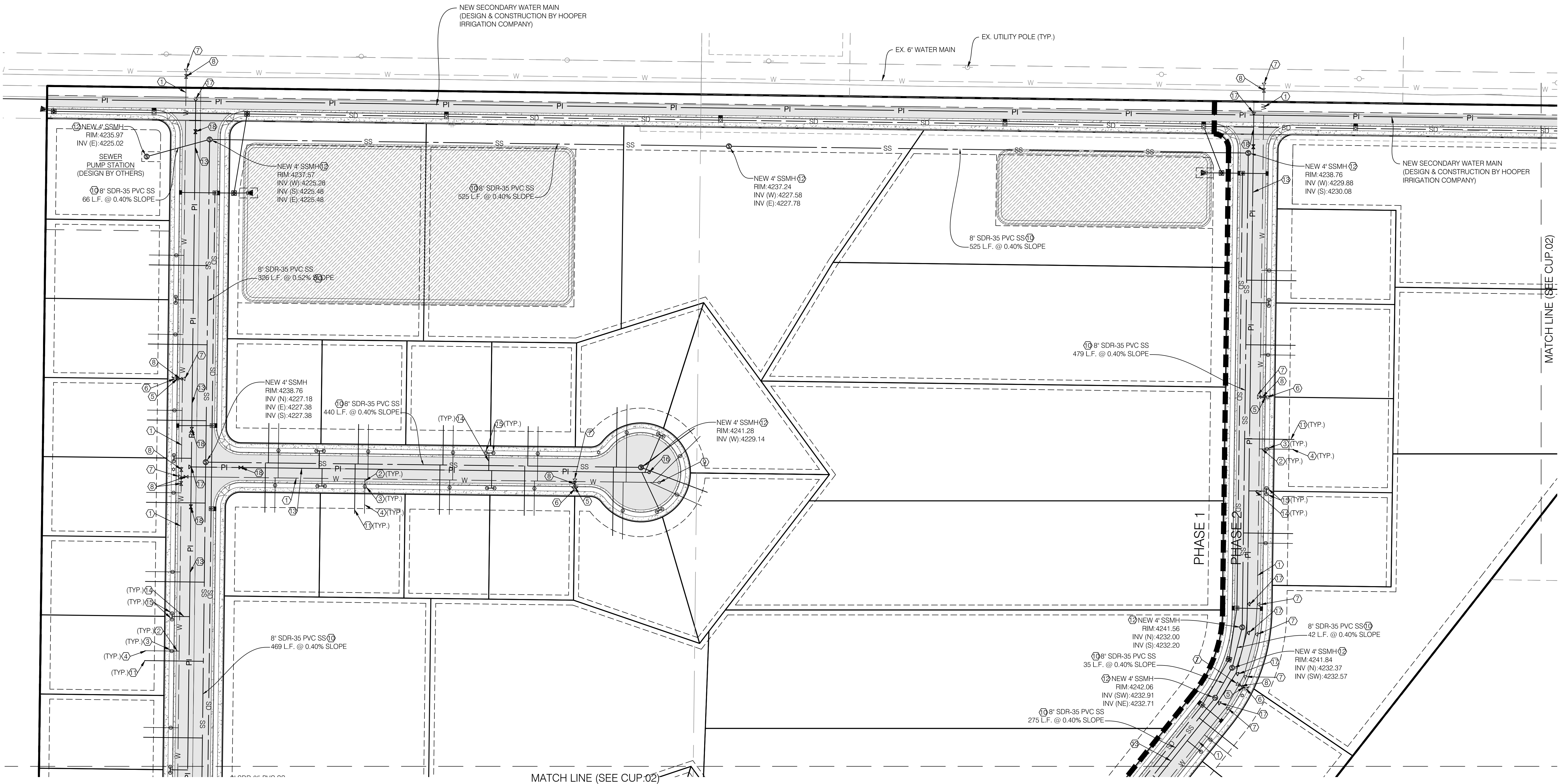
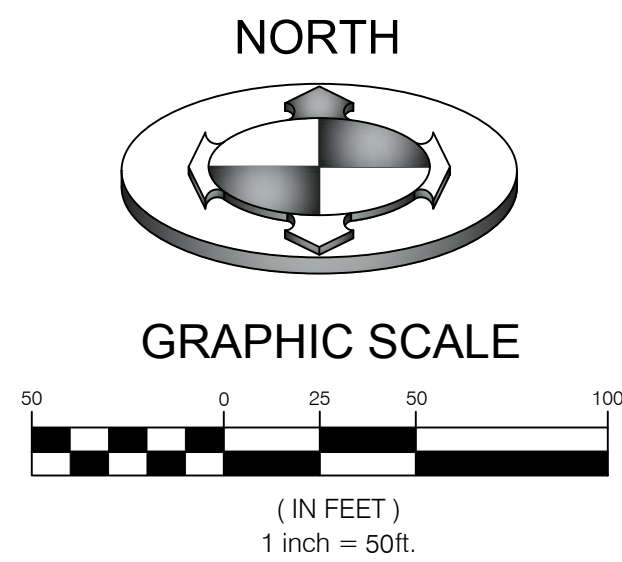
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
1	6/6/17	CHANGES PER COUNTY COMMENTS

OWNED BY: KVIS
CHECKED BY: MCP
FIELD DRAWN BY: SURVEY
DATE: 4/11/2017
DWG. FILE: 1607138.rvt

SCALE: MEASURES SHOWN ON ALL SIZE SHEETS
AS NOTED ACCORDING TO REQUESTED SIZE SHEETS

PROFESSIONAL ENGINEER

6/5/17

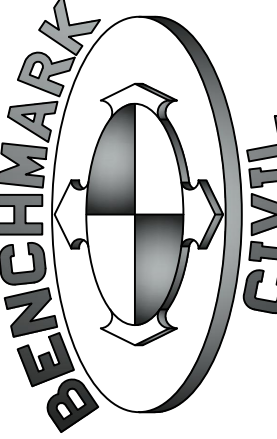
No. 10360773

M. CHRIS POULSEN

STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING

9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



WINSTON PARK

3908 W 1800 S

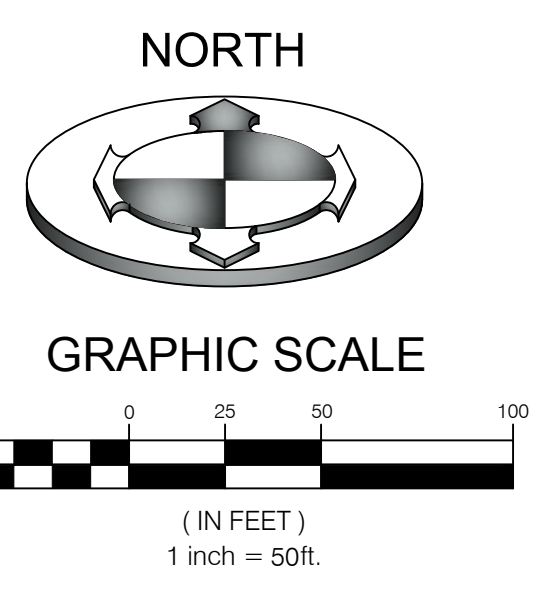
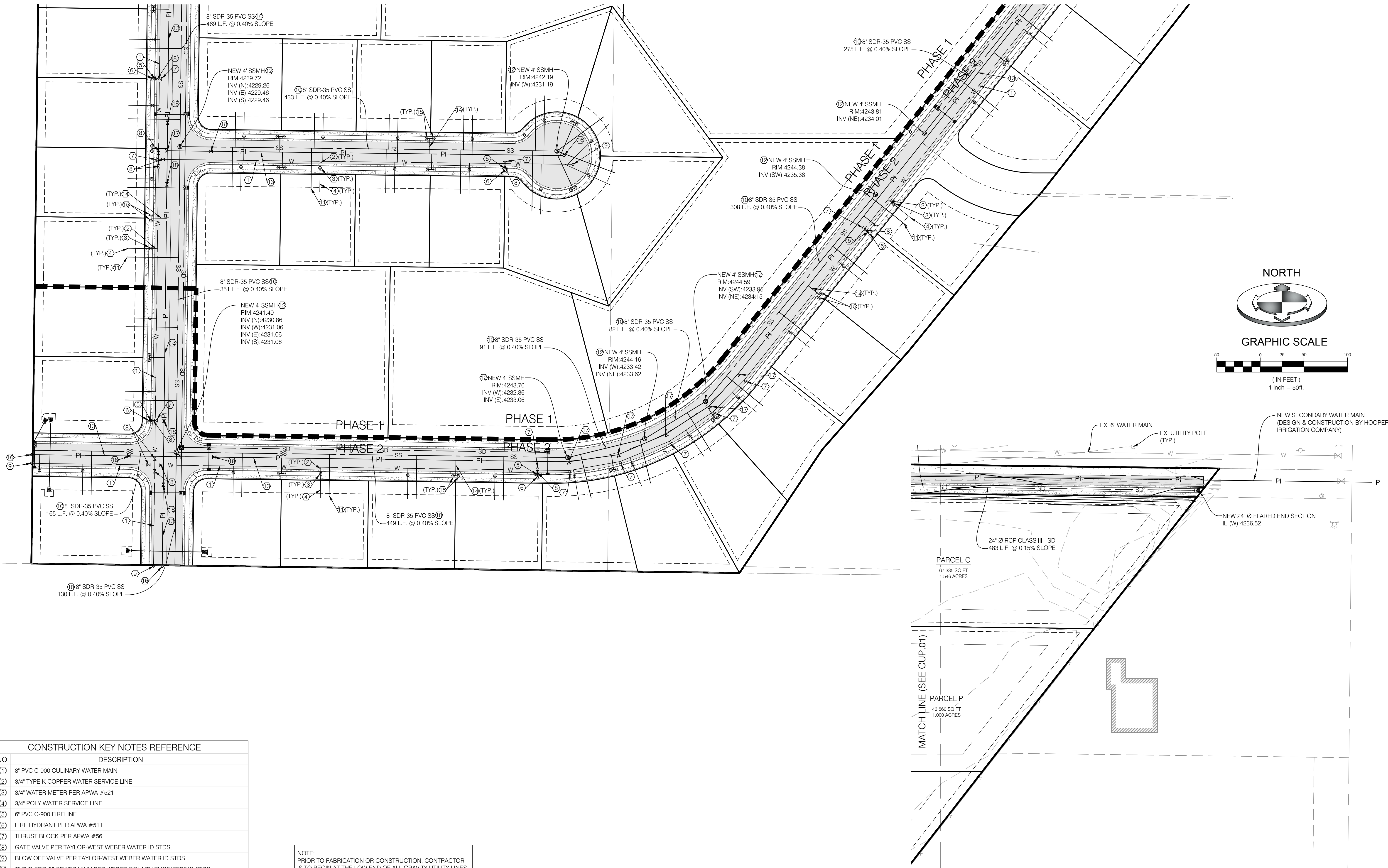
WEBER COUNTY, UTAH

PROJECT NO. 1607138

UTILITY PLAN

CUP.01
3 OF 6

MATCH LINE (SEE CUP.01)



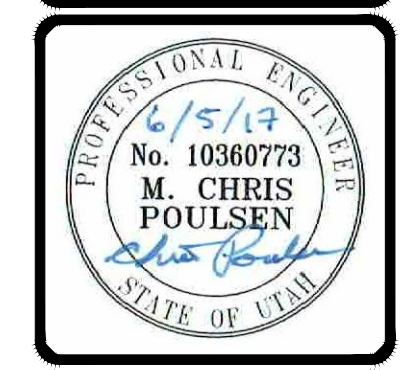
CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	8" PVC C-900 CULINARY WATER MAIN
②	3/4" TYPE K COPPER WATER SERVICE LINE
③	3/4" WATER METER PER APWA #521
④	3/4" POLY WATER SERVICE LINE
⑤	6" PVC C-900 FIRELINE
⑥	FIRE HYDRANT PER APWA #511
⑦	THRUST BLOCK PER APWA #561
⑧	GATE VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
⑨	BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
⑩	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.
⑪	4" PVC SDR-35 SEWER LATERAL
⑫	4" SSMH PER WEBER COUNTY ENGINEERING STDS.
⑬	8" PVC C-900 SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
⑭	2" POLY SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
⑮	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
⑯	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
⑰	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
⑱	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.

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

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS

SCALE: MEASURED DIMENSIONS ON ALL SIZE SHEETS
ADJUST ACCORDINGLY FOR REQUESTED SIZE SHEETS



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 www.benchmarkcivil.com

WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
UTILITY PLAN
 CUP.01
 4 OF 6

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org

NOTE:
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NOTE:
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BENCHMARK
WEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4319.46'
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

**CALL BEFORE YOU DIG.
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STORM DRAINAGE CALCULATIONS DRAINAGE AREA #1 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 117,500	0.9	105750 S.F.
**Pavement = 161,425	0.9	145283 S.F.
Landscaping = 355,828	0.2	71166 S.F.
Sum:		322198 S.F.

NOAA ATLAS 14 - 100 YEAR STORM						Allowable Discharge = .10c/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)	
15	4.560	1.14	30609	1311	29297	
30	3.070	1.54	41215	2623	38592	
60	1.900	1.90	51015	5246	45769	
120	1.090	2.18	58533	10492	48041	
180	0.750	2.25	60412	15738	44674	
360	0.414	2.48	66695	31475	35220	
720	0.254	3.05	81838	62951	18888	
1440	0.143	3.43	92149	125901	0	

* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

STORMWATER DETENTION:
Detention Pond 1
Volume = **50,741 cf**

Total Detention Volume : 50,741 cf
Is there enough existing storm water storage? 48,041 cf **YES**

STORM DRAINAGE CALCULATIONS DRAINAGE AREA #2 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
Sum:		80072 S.F.

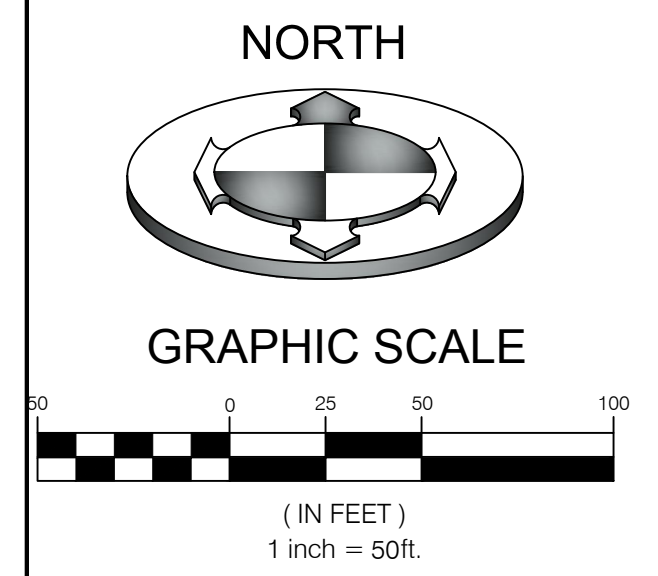
NOAA ATLAS 14 - 100 YEAR STORM						Allowable Discharge = .10c/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)	
15	4.560	1.14	7607	321	7285	
30	3.070	1.54	10243	643	9600	
60	1.900	1.90	12678	1286	11392	
120	1.090	2.18	14546	2571	11975	
180	0.750	2.25	15013	3857	11156	
360	0.414	2.48	16575	7714	8861	
720	0.254	3.05	20338	15429	4910	
1440	0.143	3.43	22901	30857	0	

* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

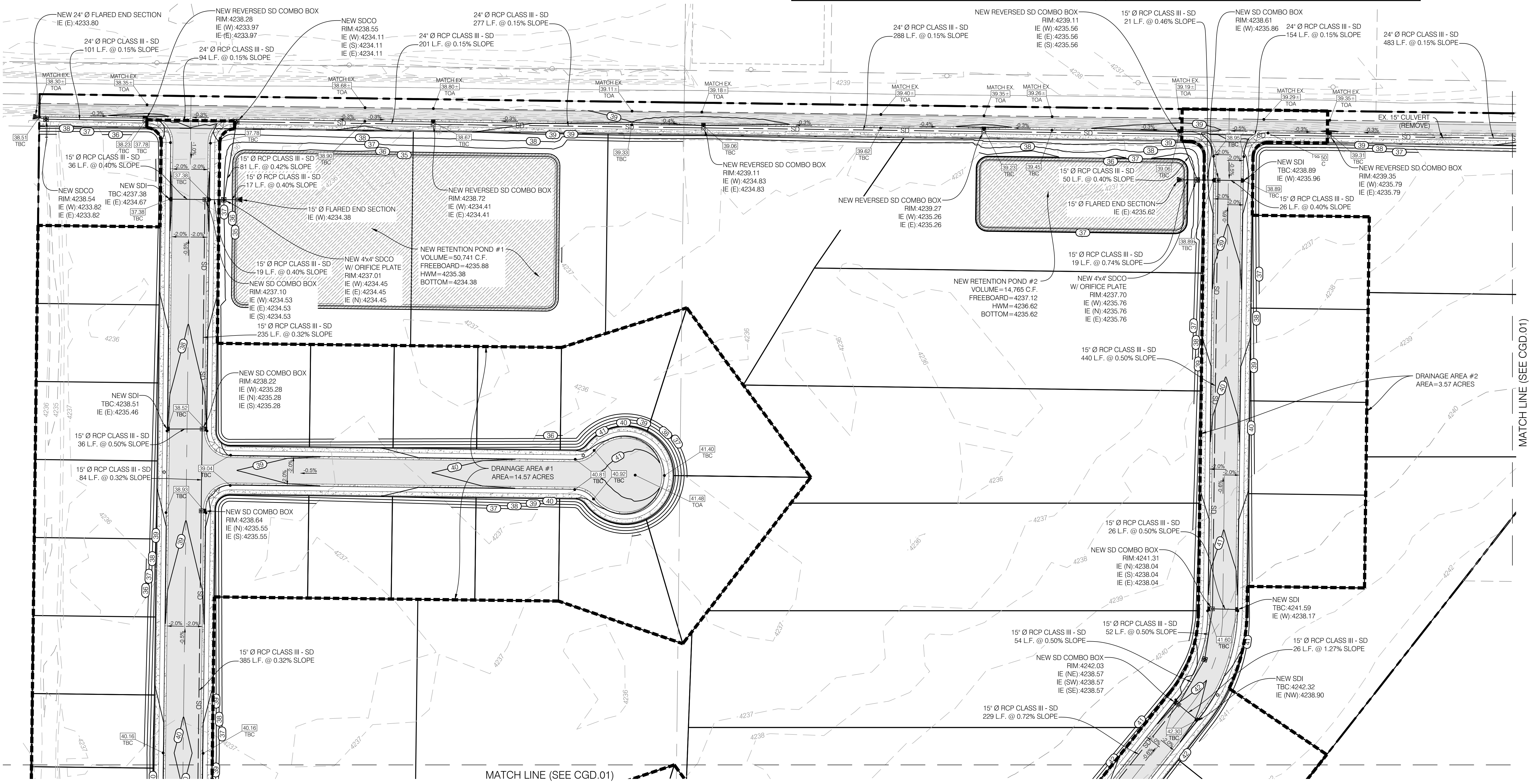
STORMWATER DETENTION:
Detention Pond 2
Volume = **14,765 cf**

Total Detention Volume : 14,765 cf
Is there enough existing storm water storage? 11,975 cf **YES**

NORTH



GRAPHIC SCALE
(IN FEET)
1 inch = 50ft.



DATE: 6/15/17
NO. 1
DESCRIPTION: CHANGES PER COUNTY COMMENTS
CHECKED BY: MCP
FIELD DRAWN: SURVEY
DATE: 4/11/2017
DWG. FILE: 1607138.rvt

SCALE MEASURES: HUNDREDS OF FEET SHEETS
AS NOTED ACCORDING TO REQUESTED SHEETS

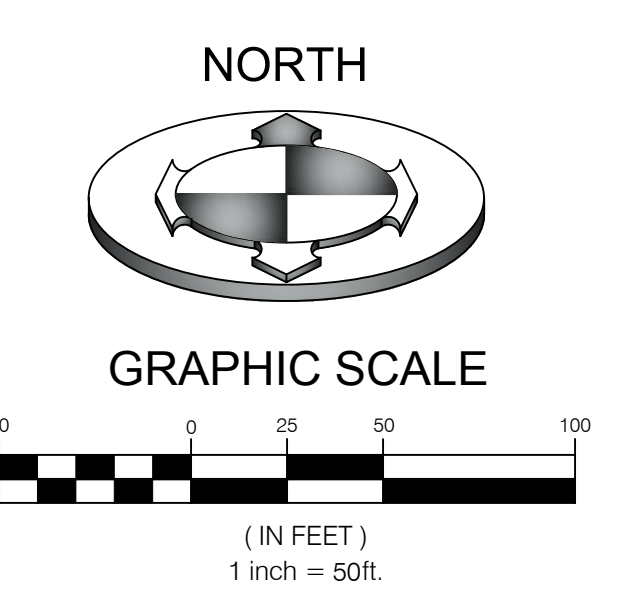
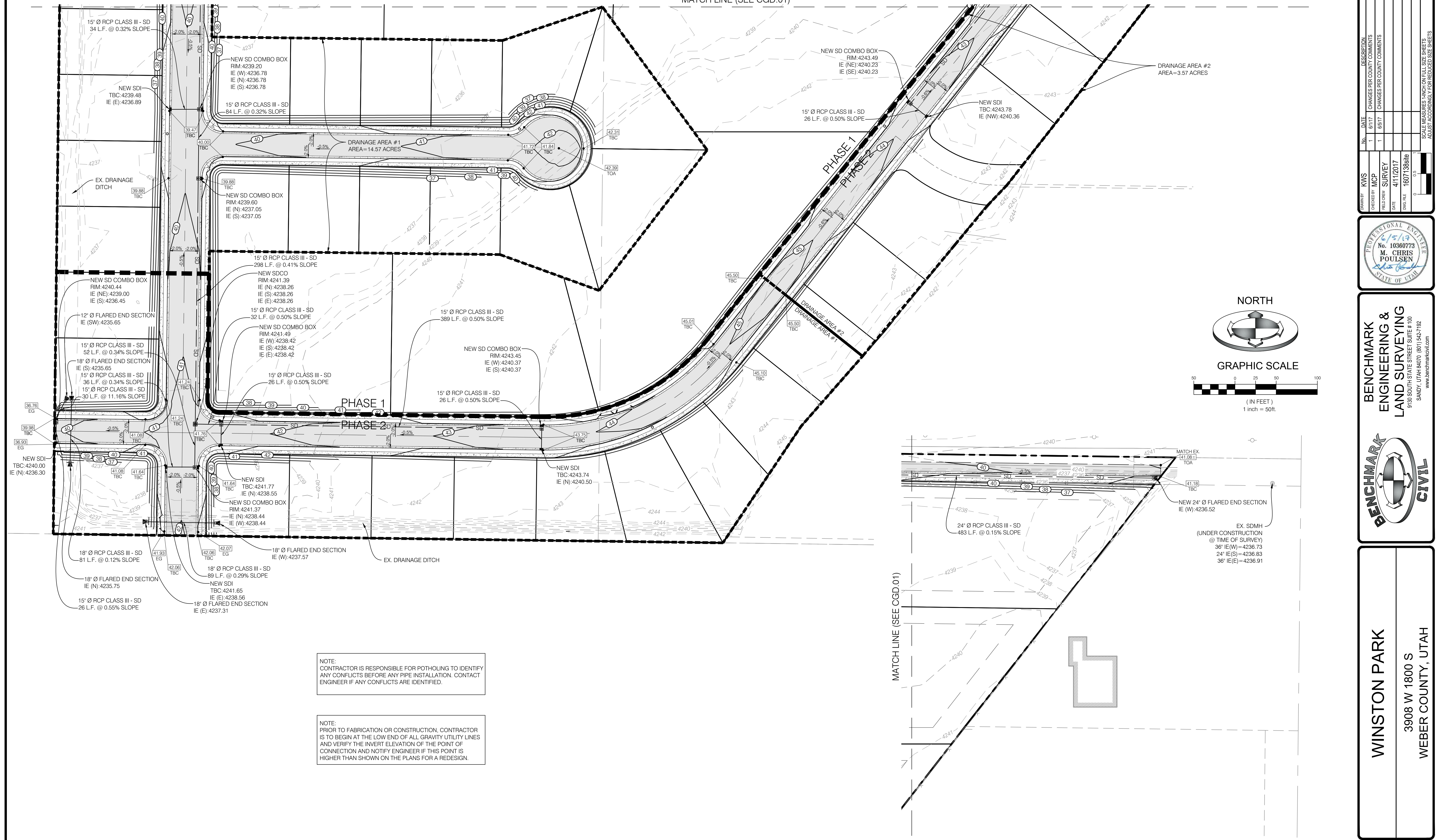
PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
930 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

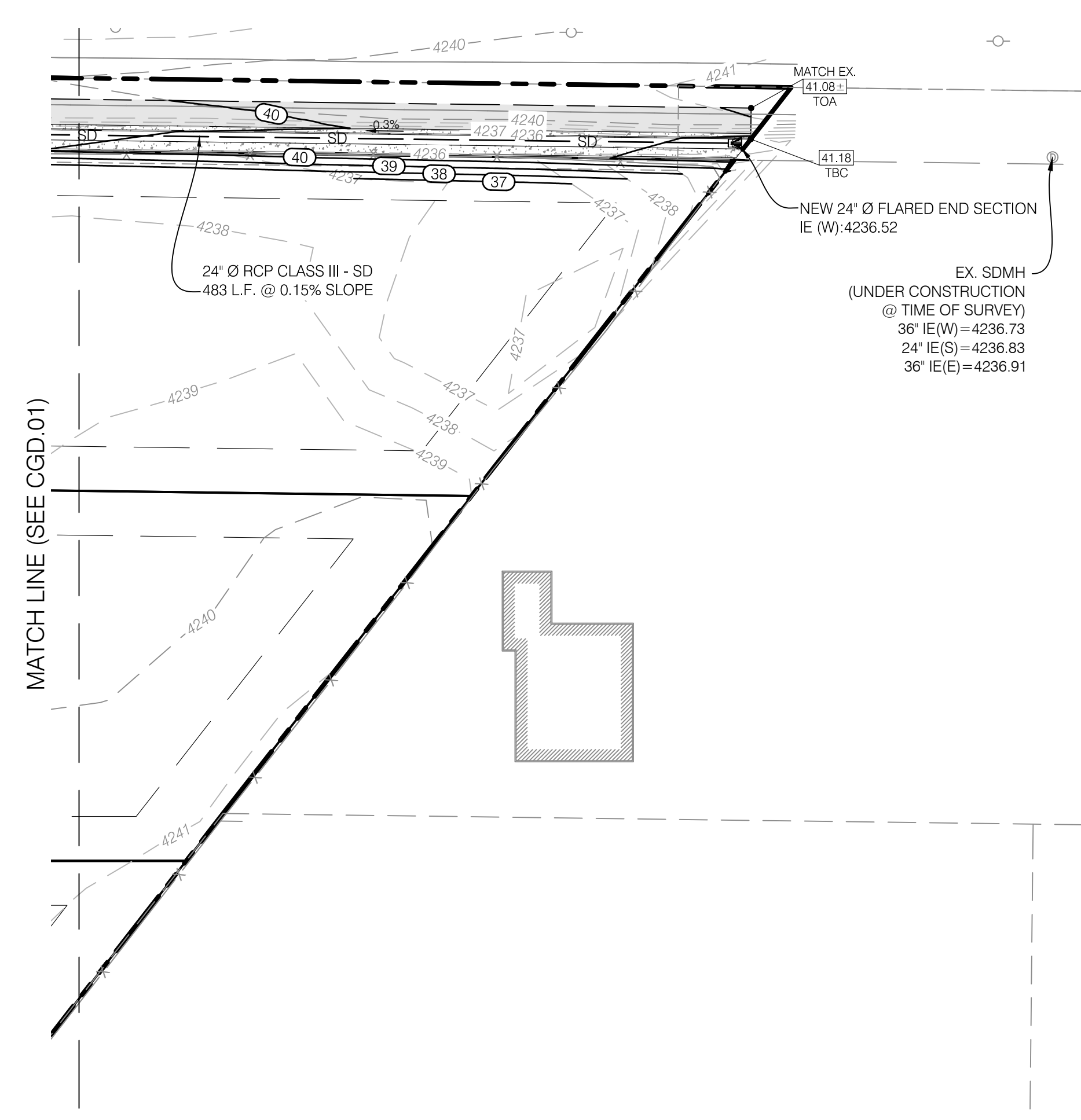
PROJECT NO. 1607138
GRADING &
DRAINAGE
PLAN
CGD.01
5 OF 6

MATCH LINE (SEE CGD.01)



NOTE:
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BENCHMARK:
WEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4319.46'
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

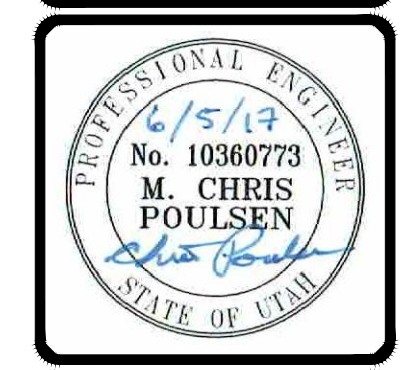
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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS
3	4/11/2017	SURVEY
		DATE
		DWG. FILE
		16071388.tif

SCALE: MEASURES SHOWN ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK
ENGINEERING &
LAND SURVEYING

9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

**GRADING &
DRAINAGE
PLAN**

CGD.01
6 OF 6

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

April 6, 2017

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given to provide culinary water only for 54 lots for the Winston Park subdivision to be located at the approximate address of 1800 South 3600 West in Taylor, Utah.

Requirements:

- *Plan review fee = \$1,350 (\$25 per lot)
- *Water rights fee = \$156,708 (\$2,902 per lot or current cost when paid)
- *Secondary water = must hook up to the pressurized secondary water system provided by Hooper Irrigation
- *Hookup/Impact fee will need to be paid by each lot owner (\$5,638 or current cost when paid) before building permit is issued by Weber County

Construction plans must be approved by the District before the start of the project. Final approval will be subject to meeting all of the requirements of the District and all fees being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 10/06/17



Central Weber Sewer Improvement District

April 5, 2017

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Proposed Winston Park Subdivision
3701 West 1800 South
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed Winston Park Subdivision at 3701 West 1800 South. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be addressed prior to any connections being made.

1. The District does not have a gravity flow sanitary sewer line at this location. The closest lines to serve this area are either at the intersection of 1800 South 4300 West or due south of the proposed subdivision on 2200 South. The preliminary utility plans show a sanitary sewer pump station to be constructed in the northwest corner of the subdivision. The connection point from the discharge of the pump station to the District's line is not shown.
2. It would be the responsibility of the developer to work with Weber County on the sizing and details of any sewer line or pump station between the subdivision and connection to the District's line. The District will NOT install, own and/or maintain any of the sanitary sewer lines or sanitary sewer pump station being extended or constructed to serve this property.
3. The District will need to review the location and engineered detail of the point of connection to the District's sanitary sewer lines.
4. The utility drawings indicate a sanitary sewer line being constructed through Agricultural Lots A through E. While the District will not own or maintain these lines we feel there should be a dedicated easement provided to either the County or an entity that will have ownership responsibility for this sewer line.
5. Manholes through the agricultural lots should be raised manholes so groundwater, irrigation water and/or storm water does not enter into the sanitary sewer system. No

buildings or structures should be constructed over the sewer line or within the easement that runs through the agricultural lots.

6. The entire parcel of property to be served will need to be annexed into the District prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
7. The District must be notified at a minimum of 24 hours in advance for the inspection of any connections being made to the District's sanitary sewer lines.
8. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

9. Because of high groundwater table and the District's and State of Utah prohibition of ground water being discharged into sanitary sewer systems we strongly suggest that these residential lots be give a RESTRICTED "R" classification. Those restrictions should be spelled out on the subdivision plat.
10. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Jay Rice, JAR Development

Winston Park Cluster Subdivision Lots 101-134 & 201-220 (see attached plat)

Agricultural Preservation Plan

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Winston Park Cluster Subdivision is divided into two types: Common Area and Agriculture Preservation Parcels. Details, permitted uses, and ownership of each are outlined below.

Common Areas (3 Parcels)

Common Area parcels within the Winston Park Cluster Subdivision are located along the west side of the subdivision along 3775 West (see attached plat). Each of the three Common Area Parcels are accessible by road and are between 10,000 and 13,000 square feet each.

Permitted Uses

Structures: Structures for agricultural or associated purposes may be built on the Common Area Parcels, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Common Area Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Common Area Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Winston Park HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this _____ day of _____, 20

Winston Park HOA

Agriculture Preservation Parcels (17 Parcels)

Agriculture Preservation Parcels within the Winston Park Cluster Subdivision area located throughout the central and east side of the subdivision. Agriculture Preservation Parcels have letter designations A-Q and are 1-acre minimum.

Structures: Agriculture Preservation Parcel A: no structures permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved.

All other Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Agriculture Preservation Parcels A, B, & D: No crops permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Agriculture Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: Ownership of Agriculture Preservation Parcels within the Winston Park Cluster Subdivision is restricted to individuals owning a residential lot within the Winston Park Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the land-locked Agricultural Lot.

The Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.

STATE OF UTAH)

ss:

COUNTY OF WEBER)

On the _____ day of _____, 20____ personally

Appeared before me _____ and _____
the signers of the within instrument and who duly acknowledged to me that they executed the same.

Notary Public

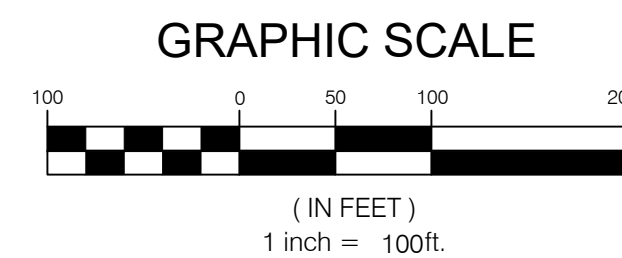
Residing at:

LEGEND

- WEBER COUNTY SECTION CORNER
BOUNDARY CORNER
P.U.E. PUBLIC UTILITY EASEMENT
STREET MON. (TO BE CONST.)
SECTION LINE
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
RIGHT OF WAY LINE

WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

RAY L. BERTODI, TR
PARCEL No. 15-057-0006

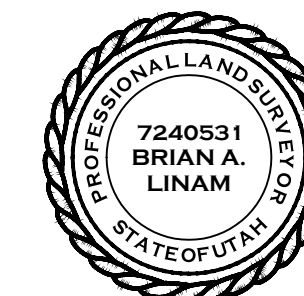
JEFFERY & TRUDY EAST
PARCEL No. 15-057-0007

JEFFERY & TRUDY EAST
PARCEL No. 15-057-0004

FRANCIS & NOLA HESSELGESSER
PARCEL No. 15-057-0052

WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'

NORTHEAST CORNER OF
SECTION 28,
TOWNSHIP 6 NORTH,
RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH
BE PREVIOUS SURVEYS, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM THE
NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING
SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET, 2) SOUTH 37°51'05" WEST 188.07 FEET, 3) SOUTH
38°06'04" WEST 513.12 FEET, 4) SOUTH 43°27'51" WEST 42.80 FEET, 5) SOUTH 39°10'43" WEST 191.74 FEET, 6) SOUTH
41°15'28" WEST 152.02 FEET, 7) SOUTH 33°50'24" WEST 170.55 FEET TO A POINT ON THE 40 ACRE LINE; THENCE
NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE; THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE
POINT OF BEGINNING.

CONTAINS 40.259 ACRES
54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 3 COMMON AREAS

OWNER'S DEDICATION

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 SAID TRACT, WINSTON
PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND
AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND
EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER
RETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE
INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE
FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____
ON THE _____ DAY OF _____, 20____, _____ PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE
ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID
ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN
MENTIONED.

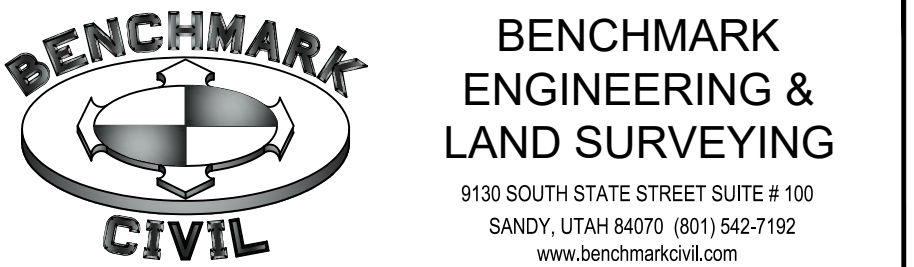
MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

WINSTON PARK SUBDIVISION

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

OWNER / DEVELOPER:
NAME: JAY RICE
RICE ASSET MANAGEMENT, LLC
TELEPHONE: (801) 633-3994
ADDRESS: 4968 HOLLADAY PINES CT.
HOLLADAY, UT 84117
JRRICE2014@GMAIL.COM



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS
OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL
CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY
WITH LINES AND MONUMENTS OF RECORD IN COUNTY
OFFICES. 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 _____, 2017

SIGNATURE _____

WEBER COUNTY PLANNING
COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION
ON THE _____ DAY OF _____, 2017

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC
IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS
SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND
THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT
FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE
DEDICATION OF STREETS AND OTHER 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 _____, 2017

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND
IN MY OPINION THEY CONFORM WITH THE COUNTY
ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND
AFFECT.
SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE _____

WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND
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RECORDED FOR: _____

WEBER COUNTY RECORDER

DEPUTY



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

June 15, 2017

Jaymak Ogden, LLC
4968 So. Holladay Pines Ct.
Holladay, UT 84117

You are hereby notified that your application for final approval of Winston Park Cluster Subdivision, located at approximately 3701 W 1800 S, Ogden, UT, was heard and tabled by the Western Weber Planning Commission in a public meeting held on June 13, 2017. The commission tabled the item based on the following concerns:

1. The Commission had concerns with retention pond easements, to be maintained by Weber County, located on agriculture preservation parcels that are to be individually owned by a lot owner in the subdivision. The Commission felt that the proposed retention pond easements may result in the loss of bonus density granted, as the proposed easements may impact how the owner of the preservation parcels may use them.
2. The Commission had concerns with ownership of the individually owned agriculture preservation parcels. The Commission felt unsure about recommending final approval without knowing how the applicant can ensure that the owners of the agriculture preservation parcels remain owners of lots within the same cluster subdivision.
3. The Commission had concerns with the agriculture preservation plan, specifically the structures allowed on the preservation parcels that have proposed retention pond easements. The commission did not understand why the plan does not allow structures on 'Parcel A' but allows them on 'Parcel B' and 'Parcel D'.

A response to the Planning Commission's concerns must be submitted to the Planning Division in order for the tabled item to be reconsidered at the next Western Weber Planning Commission meeting . This letter is intended as a courtesy to document the status of your project. Appeals are subject to the provisions of LUC § 106-1-5(b)(1). If you have further questions, please contact me at sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County