



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to amend the conditional use permit for the Village at Wolf Creek PRUD.
Type of Decision:	Administrative
Agenda Date:	Tuesday, April 23, 2019
Applicant:	The Villages at Wolf Creek, LLC
File Number:	CUP 2019-04

Property Information

Approximate Address:	3477 North 4875 E, Eden
Project Area:	7.59 acres
Zoning:	FR-3
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	See application for all parcel numbers
Township, Range, Section:	T7N, R1E, Section 22

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Resort Zone (FR-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.

Summary

The purpose of this PRUD amendment is to amend the following elements of the previous PRUD approvals:

On-street parking, the location of public utility easements, landscaping plan, and a decrease in the width of private rights of way within the development.

The proposed changes will not alter the existing density of the development, which consists of 62 dwelling units. The proposed changes will only apply to the multi-family units which are Lots 36 through 62. PRUD amendments require approval from both the Planning Commission and the County Commission. The amendment will go before the County Commission once a recommendation is made by the Planning Commission. Once the County Commission approves of the proposed changes the applicant will be able to receive subdivision approvals reflecting the changes to the plat.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

Lot area, frontage/width and yard regulations: The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

The intent of a PRUD is defined in LUC §108-5-2 as follows:

- (a) *A planned residential unit development (PRUD) is intended to allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas. To this end, the development should be planned as one complex land use.*
- (b) *Substantial compliance with the zone regulations and other provisions of this chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of large scale planning for residential and related purposes.*

Slight changes are being made to the size of the building pads. The changes include widening some building pads by a few inches, while some will be made narrower by a few inches. The proposed changes are shown on Exhibit A which can be compared to the existing platted lots shown on Exhibit B.

Common Area: No changes are being proposed to the common area within the development.

Review Agencies: A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to.

Additional design standards and requirements: The original PRUD included 23 on-street parking spaces and each unit was to have at least a 1-car garage, a total of 54 spaces counting the 4 units with driveways. The current proposal will have one car garages for each unit (27), plus two spaces for the two units that have two car garages, a total of 29 spaces. 18 of the 27 units will have sufficient driveway area for a second space, adding up to a total of 47 spaces. The proposed amendment will have 7 less spaces than originally approved. The applicant is requesting a reduction in the spaces required due to loss of public on-street parking, as the previous on street parking was a possible hazard and snow removal concern. According to §108-8-5, "The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted."

Exhibit C shows the proposed landscaping plan, which consists of the same amount of trees in this phase as the original landscaping plan. The landscaping plan also shows that sidewalk and trails are being proposed on either side of the development. The General Plan indicates that Wolf Creek Drive should have multi use pathways. Staff recommends that

this be a 10' wide trail to meet the multi-use pathway standards of LUC§108-17. The applicant will be required to install or provide a financial guarantee for the proposed improvements prior to recording the future subdivision plat.

One of the proposed changes is to decrease the width of the private right of way known as Creekside Way from 46 feet to 25 feet. The applicant is proposing five-foot public utility easements on either side of Creekside Way. Five-foot public utility easements are being proposed inside the private right of way known as Lakeview Court.

Conditional Use Review: The proposed PRUD is conditionally allowed in the FR-3 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Design Review: The FR-3 zone and the proposed conditional use, mandate a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) Considerations relating to traffic safety and traffic congestion. Although the applicant is proposing to decrease the private right of way width in the development, the proposed travel surface width is 20 feet, meeting the private travel surface width requirement. Traffic safety concerns are not anticipated with the proposed changes.

2) Considerations relating to outdoor advertising. The proposal does not include any outdoor signage other than temporary real estate signage.

3) Considerations relating to landscaping, screening and buffering. The applicant's landscaping plan is included as exhibit C. The proposal includes outdoor dumpsters which require screening. The screening will be required to comply with the Ogden Valley Architectural, Landscape and Screening Design Standards, as outlined in LUC §108-2. The screening will also be required to comply with the clear view of intersecting streets requirement listed in LUC§108-7-7.

4) Considerations relating to buildings and site layout. The design of the buildings on building pads 40 through 57 has been previously approved as part of the previous approvals, including CUP 2000-10 and the de minimis changes that were approved on September 4, 2018.

The design of buildings on pads 36 through 39 has not been amended since the first amendment (CUP 2000-10). The applicant is proposing to change the design of the buildings for pads 36 through 39, as shown on exhibit D. The proposed amendment to these building designs matches the approved design for building pads 40 through 57. The exterior of the buildings will consist of stone, hardie board siding, and wood. In addition to the wood, the proposed colors are grey stone and hardie board with white as an accent color.

Buildings 47 through 56 are proposed to gain access off of Creekside Way instead of Lakeview Court as originally approved. This change is ideal because it will result in less traffic on Lakeview Court.

5) Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The subject properties are associated with a previously approved Planned Residential Unit Development. The proposed changes are in compliance with the provisions outlined in the Planned Residential Unit Development Chapter.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed Planned Residential Unit Development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*

- *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
- *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*
- *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
- *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request to amend the conditional use permit for the Village at Wolf Creek PRUD (CUP 2019-04). This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
2. The applicant will be required to install or escrow for the proposed improvements.
3. Screening for all outdoor dumpsters as required by LUC Section 108-2.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment.
4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
6. Planning Commission has determined that unique circumstances exist that warrant an adjustment in the required number of parking spaces.

Exhibits

- A. Proposed Site Plan
- B. Existing Plat
- C. Landscaping Plan
- D. New Building Design

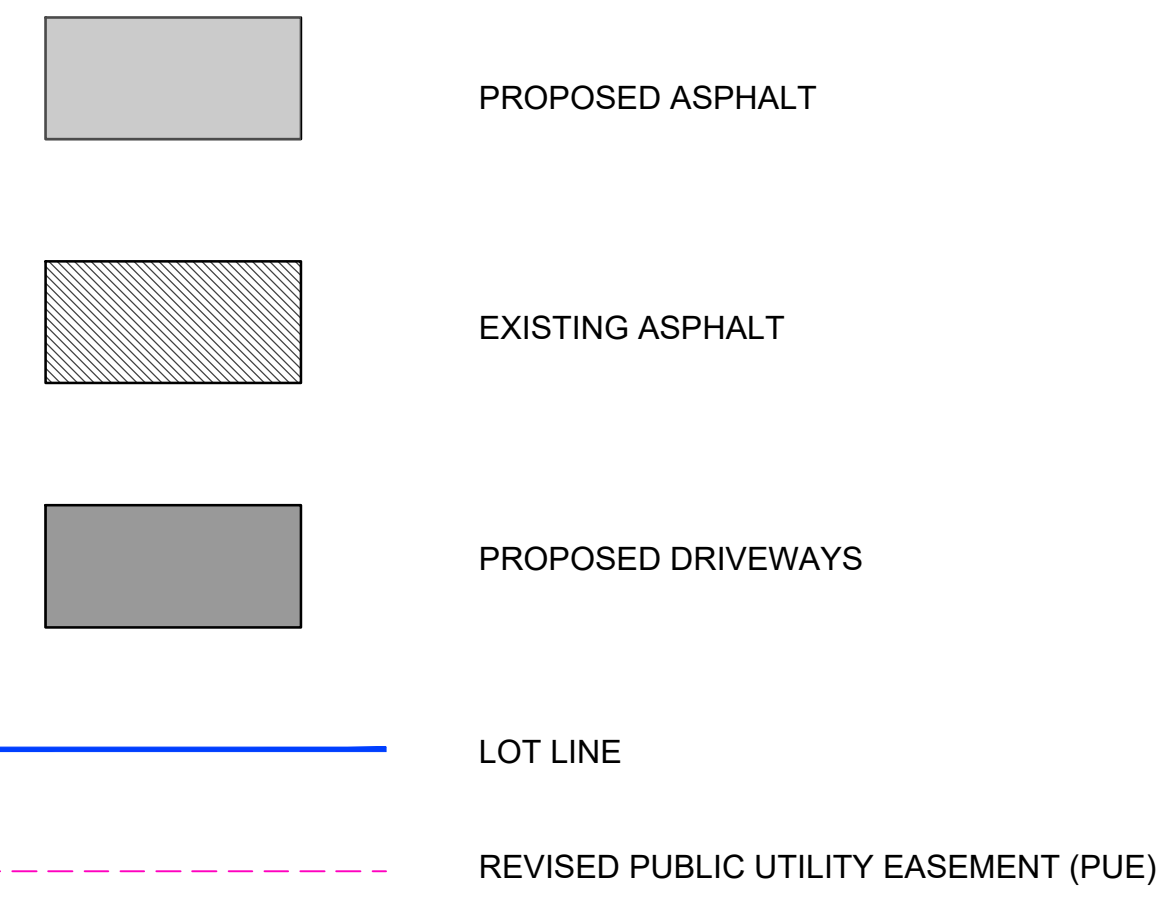
Location Map



Exhibit A

GENERAL NOTES

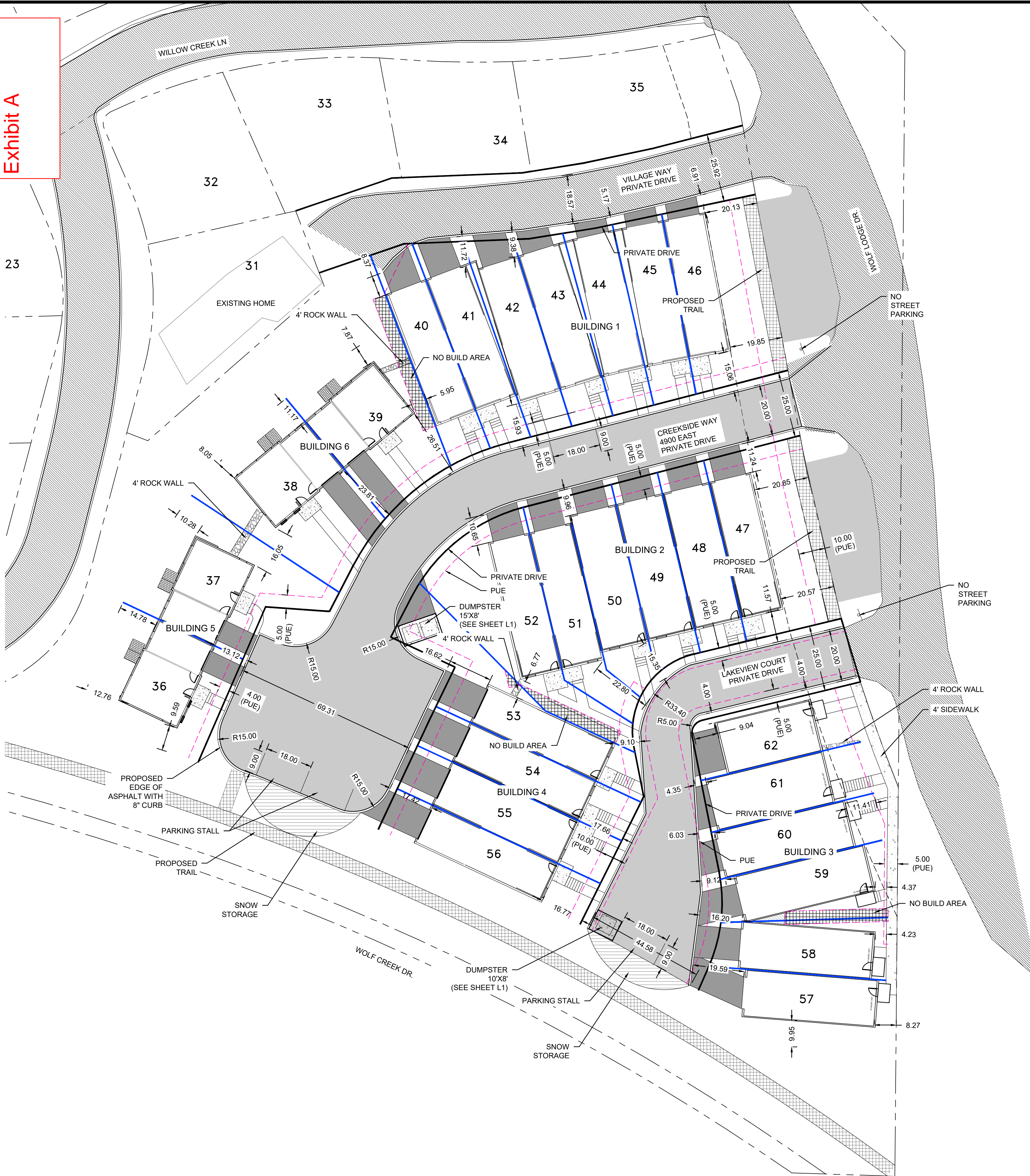
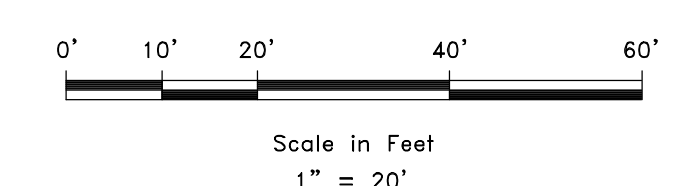
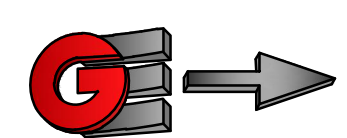
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
4. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
6. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. CONTRACTOR SHALL OBTAIN NECESSARY SWPPP PERMIT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PROPERTY OWNERS PRIOR TO DISTURBING ACCESS TO DRIVEWAYS.
11. LANDSCAPE AND EX. SPRINKLERS SHALL BE RESTORED BY THE CONTRACTOR.
12. NO PARKING ON PRIVATE STREETS. CURBS SHALL BE PAINTED RED AND SIGNS INSTALLED AT THE ENTRANCE.



LOT#	UNIT
36	TWIN HOME
37	TWIN HOME
38	TWIN HOME
39	TWIN HOME
40	16 REG
41	16 REG
42	16 REG
43	16 REG
44	16 REG
45	16 REG
46	16 REG
47	16 REG
48	18 REG
49	18 REG
50	18 REG
51	16 REG
52	16 REG
53	16 REG
54	16 REG
55	18 REG
56	16 REG
57	18 SHORT
58	18 SHORT
59	18 SHORT
60	18 SHORT
61	20 REG
62	20 SHORT

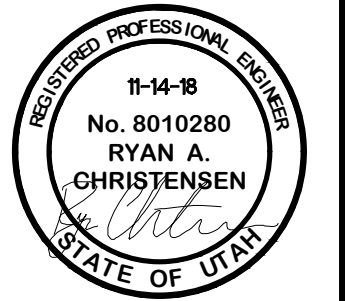
SHEET INDEX

- C1 OVERALL SITE PLAN
- C2 GRADING PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- L1 LANDSCAPE PLAN



SCALE	1" = 20'
DATE	02-27-19
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION	DATE



UPPER VILLAGES SITE PLAN
 VILLAGES AT WOLF CREEK
 CREEKSIDE AND WILLOWBROOK
 EDEN, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL/LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

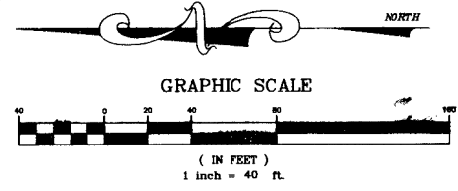
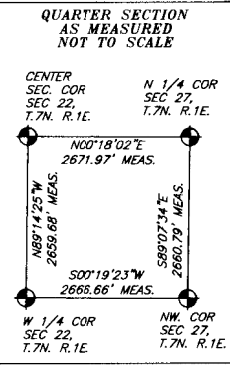
P:\19271 - BRINKY MKC\VILLAGES AT WOLF CREEK\DESIGN\WORKS\VILLAGES AT WOLF CREEK_04-04-19.DWG

Exhibit B

89-99

THE VILLAGE AT WOLF CREEK A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27, AND
SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

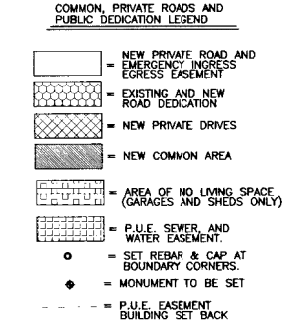


SURVEYOR'S CERTIFICATE
I, Jeffrey S. Neary, a registered professional land surveyor in the State of Utah, do hereby certify that this plot of The Village at Wolf Creek P.R.U.D. Subdivision in Weber County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based on data compiled from records in the Weber County Recorder's office and from a survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Weber County concerning survey requirements regarding lot measurements have been complied with, and the lots meet site development standards for the zone in which they are located.
Signed this 16th day of March 2002

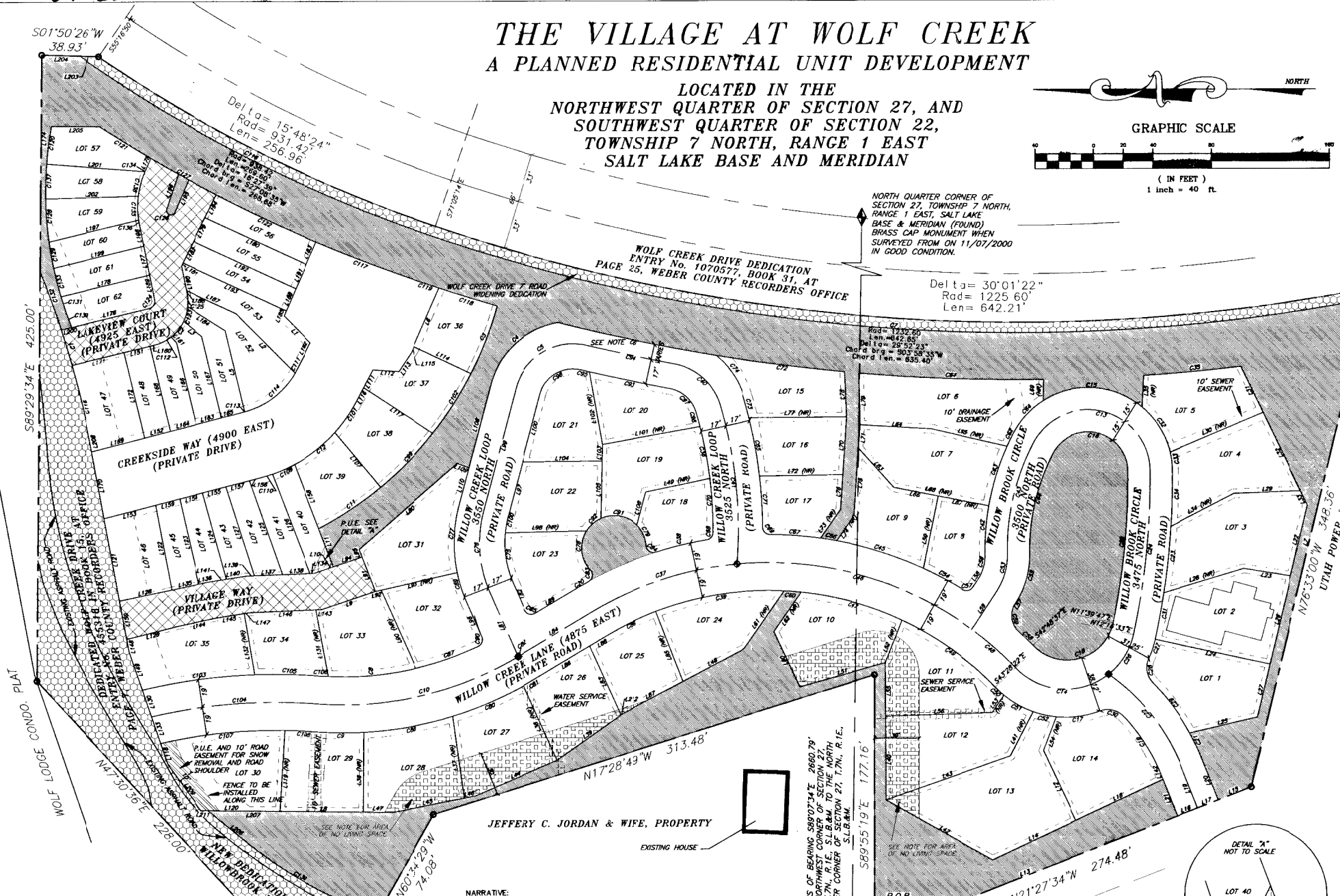
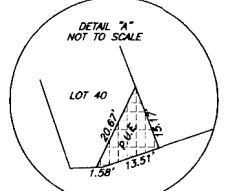


OWNER'S DEDICATION
We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Streets, Private Streets, and Private Rights-of-Way as shown on the plat and name said tract "The Village at Wolf Creek P.R.U.D." and do hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets and Private Rights-of-Way as access to the individual lots, to be maintained by a Unit Owners Association whose membership consists of said owners, their grantees, successors, or assigns, grant and convey to the subdivision Unit Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Unit Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County, that the Common Areas remain forever open and undeveloped except for approved recreational, parking and open space purposes, grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state, whichever is applicable, as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.
Signed this 16th day of APRIL 2002
TRIPLE D LAND DEVELOPMENT, L.L.C. By David Jordan, Member
TRIPLE D LAND DEVELOPMENT, L.L.C. Member
DAVID JORDAN, MEMBER
TRIPLE D LAND DEVELOPMENT, L.L.C. Member
DAVID JORDAN, MEMBER
TRIPLE D LAND DEVELOPMENT, L.L.C. Member
DAVID JORDAN, MEMBER

- NOTES:**
- 1.) CURVE NUMBERS C93 AND C94 ARE NOT CONCENTRIC WITH CURVE NUMBER C6.
 - 2.) ON LOT 30 A FENCE WILL BE INSTALLED ON THE NORTHERLY SIDE AT THE 10' P.U.E. LINE FOR SAFETY REASONS.
 - 3.) NO POINT ON THE NORTHERLY EDGE OF LOT 30 FALLS IN THE EXISTING ASPHALT OF THE ROADWAY.



LEGAL DESCRIPTION:
BEGINNING AT A POINT S89°29'34"E ALONG THE SECTION LINE 907.69 FEET AND S00°52'26"W 15.25 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING; THENCE S89°55'19"E 177.18 FEET; THENCE N17°28'49"W 313.48 FEET; THENCE N03°34'29"W 74.08 FEET; THENCE N08°53'34"W 80.00 FEET; THENCE N47°30'36"E 228.00 FEET; THENCE S89°29'34"E 425.00 FEET; THENCE S01°50'26"W 38.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE, AND A POINT ON A 931.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS S55°18'50"W); THENCE SOUTHWESTERLY 256.96 FEET ALONG THE ARC OF SAID 931.42 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 15°48'24" TO A POINT OF COMPOUND CURVATURE OF A 1225.60 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS S71°05'14"E); THENCE SOUTHWESTERLY 642.21 FEET ALONG THE ARC OF SAID 1225.60 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 3°01'22" TO A POINT ON THE NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE N76°33'00"W ALONG SAID NORTH LINE 348.36 FEET; THENCE N21°27'34"W 274.48 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.59 ACRES MORE OR LESS.



**SURVEY TECHNOLOGIES
LAND SURVEYING, INC.**
P.O. BOX 18
MIDVA, UTAH 84044
PHONE (801) 250-7002

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Weber
On the 16 day of April A.D. 2002 personally appeared before me, the undersigned Notary Public, in and for said County of Weber, in said State of Utah, David W. Stetterson, who after being duly sworn acknowledged to me that he is a member of TRIPLE D LAND DEVELOPMENT, L.L.C., that he signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
David W. Stetterson
Notary Public
My commission expires April 29, 2002

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Weber
On the 16 day of April A.D. 2002 personally appeared before me, the undersigned Notary Public, in and for said County of Weber, in said State of Utah, David W. Stetterson, who after being duly sworn acknowledged to me that he is a member of TRIPLE D LAND DEVELOPMENT, L.L.C., that he signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
David W. Stetterson
Notary Public
My commission expires April 29, 2002

UTILITY EASEMENT DEDICATION:
OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC & PRIVATE UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OF THE ENTITY REQUIRING OR REQUESTING THE SAME.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Weber
On the 16 day of April A.D. 2002 personally appeared before me, the undersigned Notary Public, in and for said County of Weber, in said State of Utah, David W. Stetterson, who after being duly sworn acknowledged to me that he is a member of TRIPLE D LAND DEVELOPMENT, L.L.C., that he signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
David W. Stetterson
Notary Public
My commission expires April 29, 2002

WEBER COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS 16 DAY OF April, 2002.
David W. Stetterson
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.
David W. Stetterson
SIGNATURE

WEBER COUNTY COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY.
SIGNED THIS 16 DAY OF March, 2002.
David W. Stetterson
ATTEST
David W. Stetterson
CHAIRMAN, WEBER COUNTY COMMISSION

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 ON RECORD IN SAID COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LANDOWNER, LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE EFFECTS OF ANY UNLAWFUL OR ILLEGIBLE INSTRUMENTS, RESPONSIBILITY AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 16 DAY OF March, 2002.
David W. Stetterson
STATE OF UTAH

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 16 DAY OF March, 2002.
David W. Stetterson
SIGNATURE

PAGE 1 OF 2
WEBER COUNTY RECORDER
ENTRY No. 10120 FEE PAID 100.00
FILED FOR RECORD AND RECORDED
APRIL 16, 2002 AT 8:03 PM
IN BOOK 55 OF THE OFFICIAL RECORDS, PAGE 68-69
(ENTRAN # 1941064)
APR 16, 2002 \$122.00
12:02 p.m.
David W. Stetterson
WEBER COUNTY RECORDER
BY David W. Stetterson DEPUTY

THE VILLAGE AT WOLF CREEK
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27, AND
SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

LOT ADDRESS table with columns for Lot No. and Address, listing lots 1 through 62.

LINE TABLE with columns for Line, Length, Bearing, and multiple columns for line data.

CURVE TABLE with columns for Curve, Length, Radius, Delta, Chord, and multiple columns for curve data.

LOT ACREAGE table with columns for Lot No. and Acreage, listing lots 1 through 31.

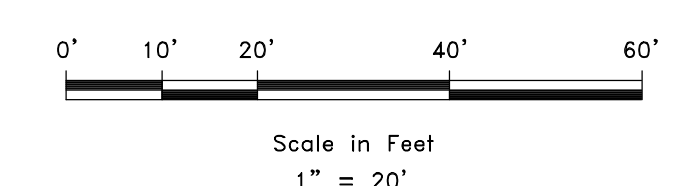
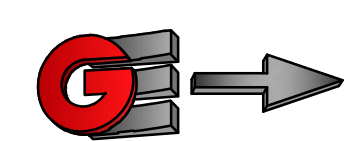
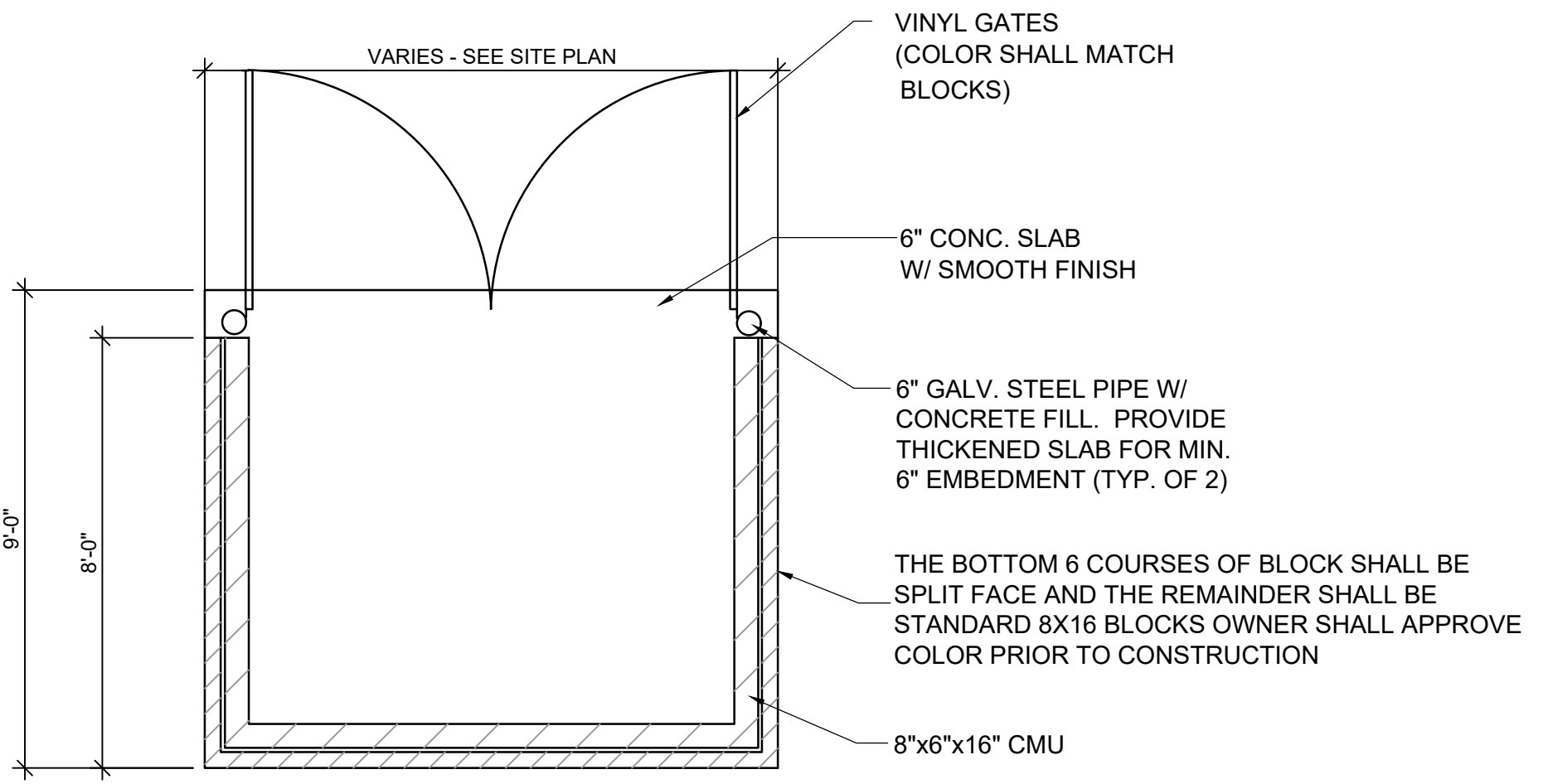
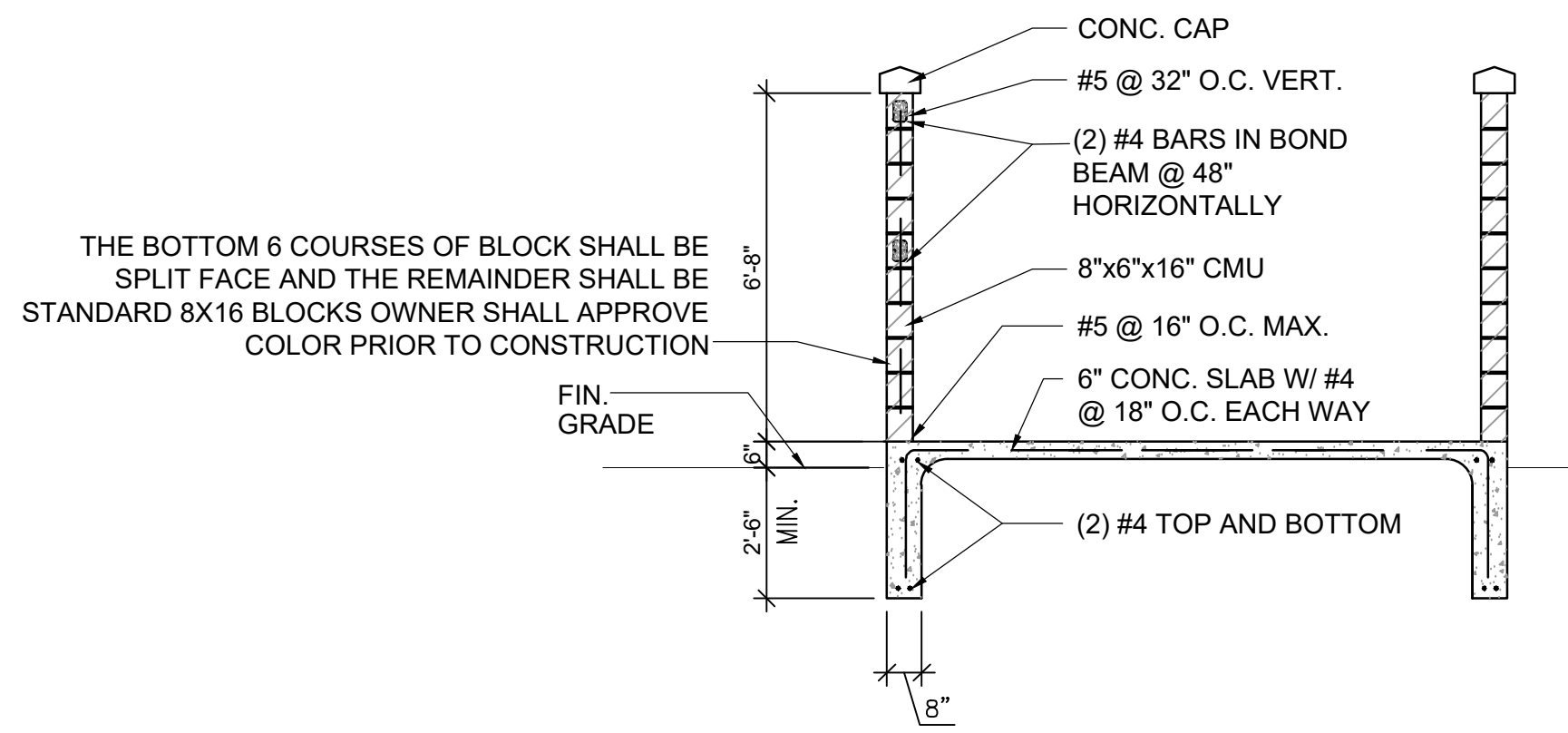
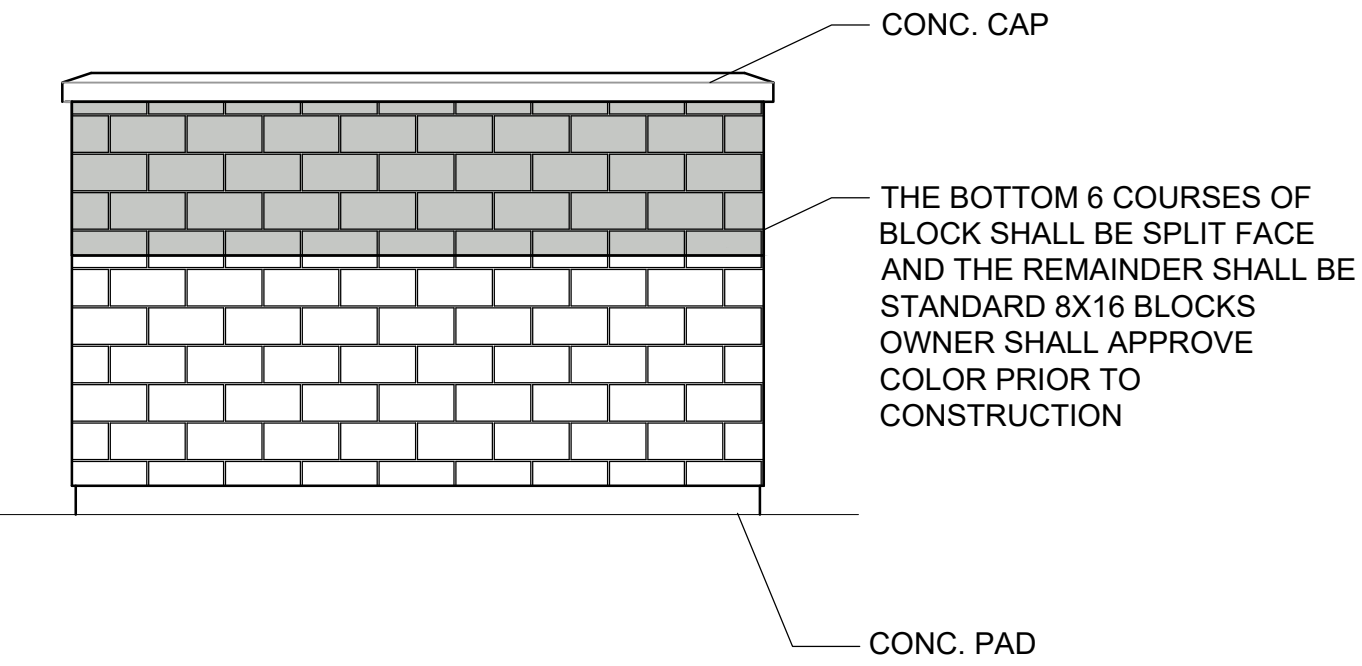
LEGAL DESCRIPTION: BEGINNING AT A POINT S89°07'34"E ALONG THE SECTION LINE 907.69 FEET AND S00°52'26"W 15.25 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING; THENCE S89°55'19"E 177.16 FEET; THENCE N17°28'49"W 313.48 FEET; THENCE N60°34'29"W 74.08 FEET; THENCE N08°53'34"W 80.00 FEET; THENCE N47°30'36"E 228.00 FEET; THENCE S89°29'34"E 425.00 FEET; THENCE S01°50'26"W 38.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE, AND A POINT ON A 931.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS S55°16'50"E), THENCE SOUTHWESTERLY 256.96 FEET ALONG THE ARC OF SAID 931.42 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 15°48'24" TO A POINT OF COMPOUND CURVATURE OF A 1225.60 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS S71°05'14"E), THENCE SOUTHWESTERLY 642.21 FEET ALONG THE ARC OF SAID 1225.60 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 30°01'22" TO A POINT ON THE NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE N76°33'00"W ALONG SAID NORTH LINE 48.36 FEET, THENCE N21°27'34"W 274.48 FEET TO THE POINT OF BEGINNING. CONTAINS 7.59 ACRES MORE OR LESS.

SURVEY TECHNOLOGIES
LAND SURVEYING, INC.
P.O. BOX 18
MACNA, UTAH 84044
PHONE (801) 250-7002

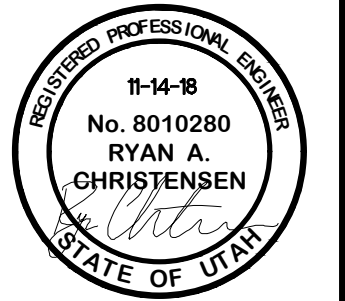


WEBER COUNTY RECORDER
ENTRY No. 18114 FEE PAID
FILED FOR RECORD AND RECORDED
IN BOOK OF THE OFFICIAL
RECORDS, PAGE
RECORDED FOR:
WEBER COUNTY RECORDER
BY: DEPUTY

Exhibit C



SCALE: 1" = 20'	DATE: 02-27-19	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
REVISIONS	DESCRIPTION	DATE		



LANDSCAPE PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL/LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

L1

KEYED NOTES

- 705 A-STYLE BOX DOWNSPOUT.
- 706 RAIN GUTTER. SEE PLUMBING.
- 803 OVERHEAD GARAGE DOOR. SEE DOOR SCHEDULE.
- 902 ASPHALT SHINGLES. SEE EXTERIOR MATERIALS LEGEND.
- 904 METAL FASCIA.
- 905 WOOD GRAIN SIDING. SEE EXTERIOR MATERIALS LEGEND.
- 906 STONE. SEE EXTERIOR MATERIALS LEGEND.
- 907 HARDIE BOARD SIDING 1. SEE EXTERIOR MATERIALS LEGEND.
- 908 HARDIE BOARD SIDING 2. SEE EXTERIOR MATERIALS LEGEND.
- 910 WOOD COLUMN. SEE EXTERIOR MATERIALS LEGEND.
- 911 8" STRIPE MATERIALS DIVIDER. SEE EXTERIOR MATERIALS LEGEND.
- 912 FOUNDATION PLASTER TO MATCH STUCCO. SEE EXTERIOR MATERIALS LEGEND.
- 1002 ALL EXTERIOR LIGHTING MEETS THE WEBER COUNTY CODE SEC. 108-16-1 FOR "DARK SKY LIGHTING" REGULATIONS. SEE GEN NOTES G103.
- 2005 ATTIC VENTILATION. TURTLE VENTILATION. SEE GEN NOTES G103.
- 2006 METAL SOFFIT WITH INTEGRATED VENTILATION. SEE ATTIC VENTILATION NOTES ON G103.

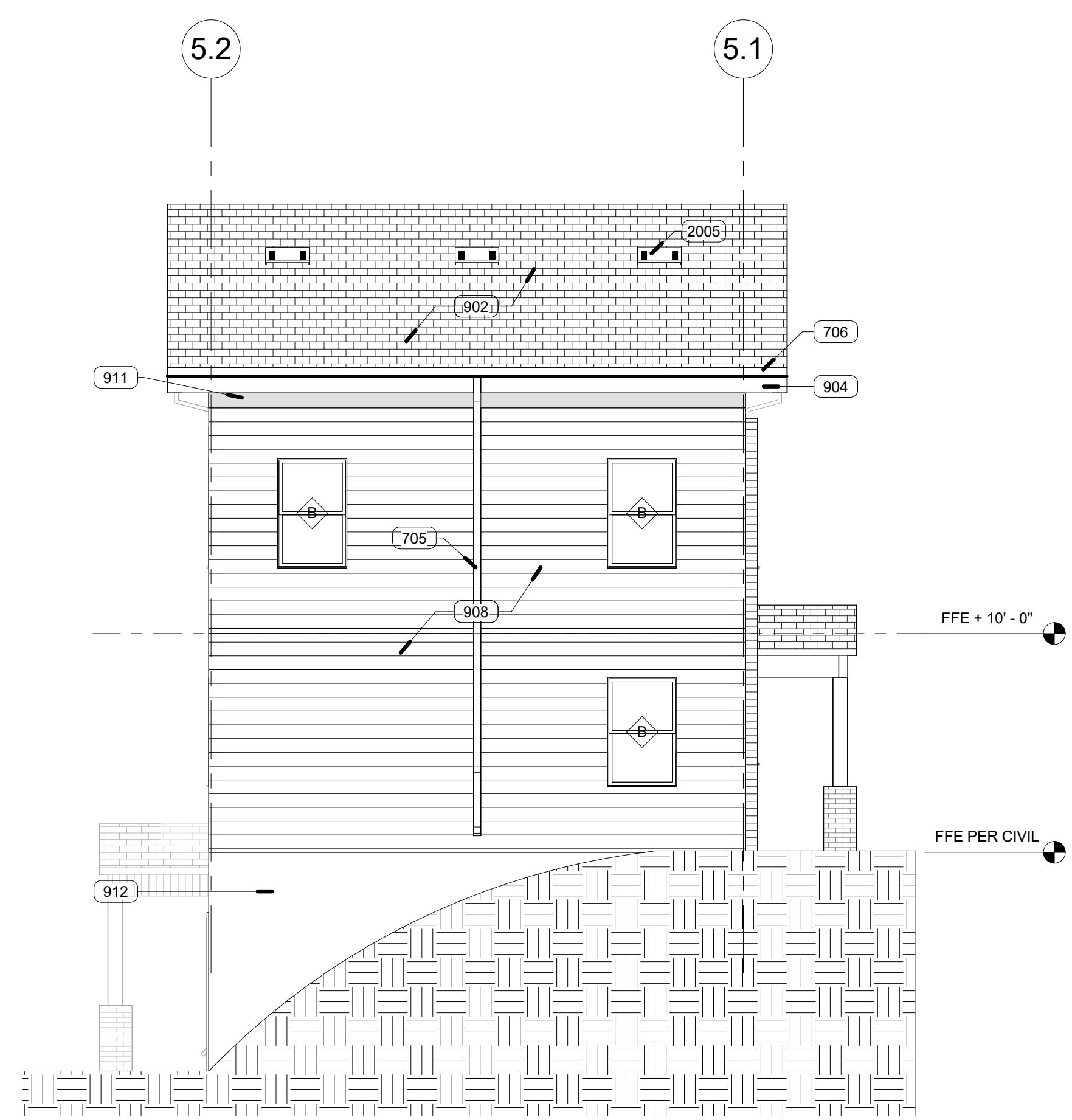
Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job # 18175
Owner THE VILLAGES AT WOLF CREEK, LLC.
Date 01/10/2019
Drawn JB
Checked DM



A1 BLDG 5 & 6 - EAST ELEVATION
3/16" = 1'-0"

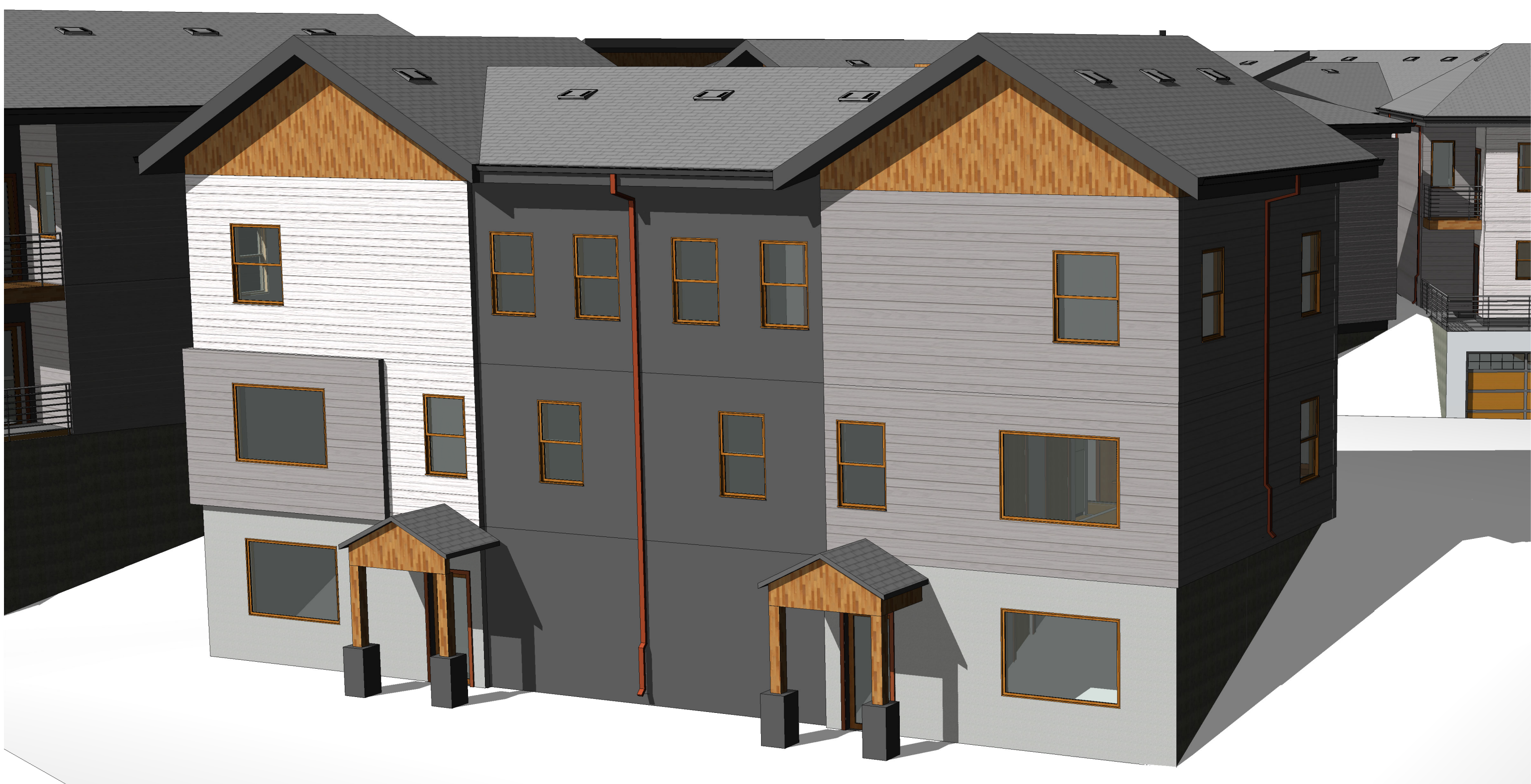


A4 BLDG 5 & 6 - SOUTH ELEVATION
3/16" = 1'-0"

Exhibit D



C1 BLDG 5 & 6 - NORTHEAST VIEW



A1 BLDG 5 & 6 - SOUTHEAST VIEW

NOTE: THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. PLANS, ELEVATIONS, AND CIVIL ENGINEERING DRAWINGS SHALL GOVERN IN ALL CASES.

VILLAGE AT WOLF CREEK
THE VILLAGES AT WOLF CREEK, LLC.
EDEN, UT
BUILDING - PERMIT SET

Rev#	Date	Description

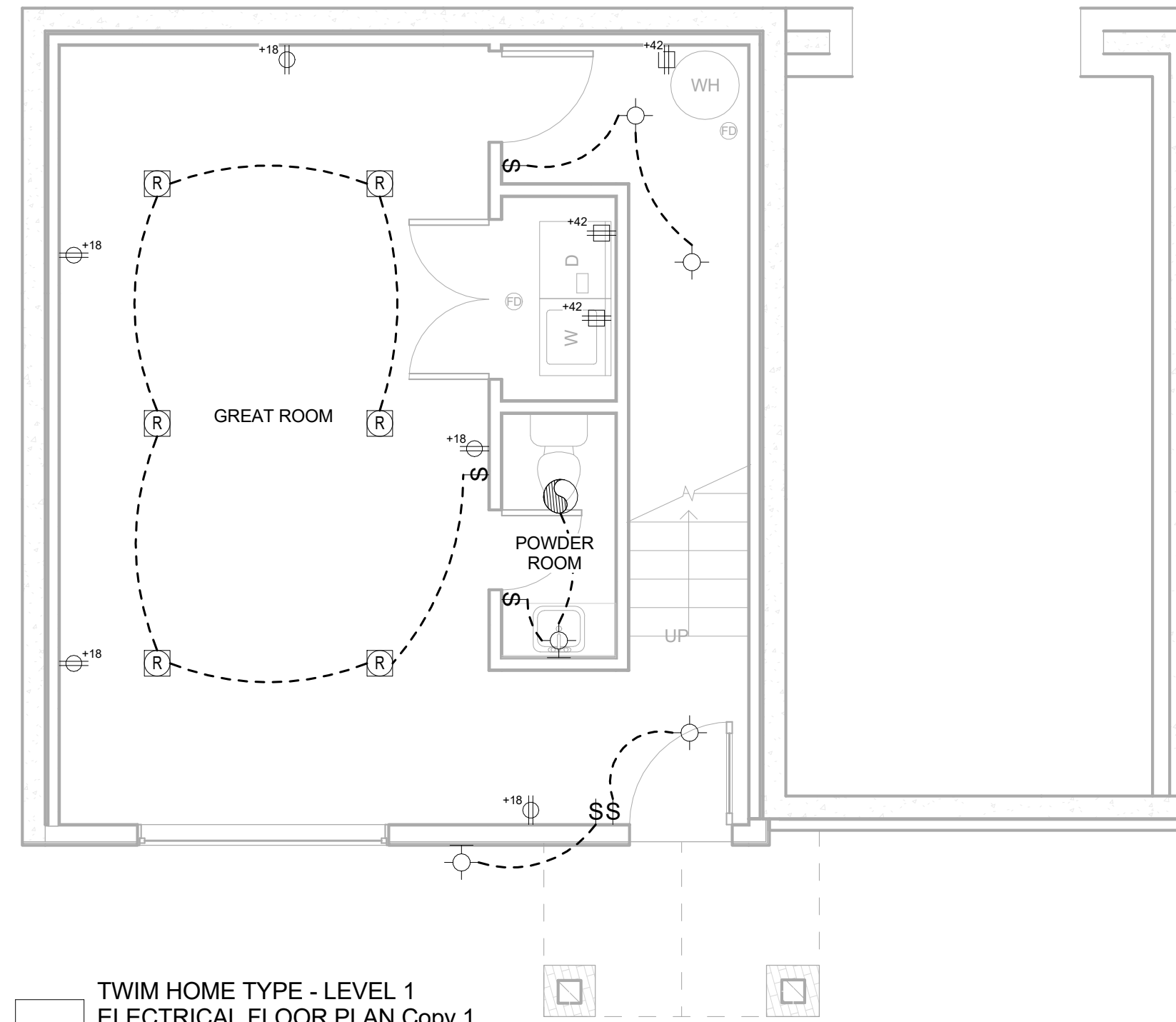
NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	18175
Owner	THE VILLAGES AT WOLF CREEK, LLC.
Date	01/10/2019
Drawn	JH
Checked	DM

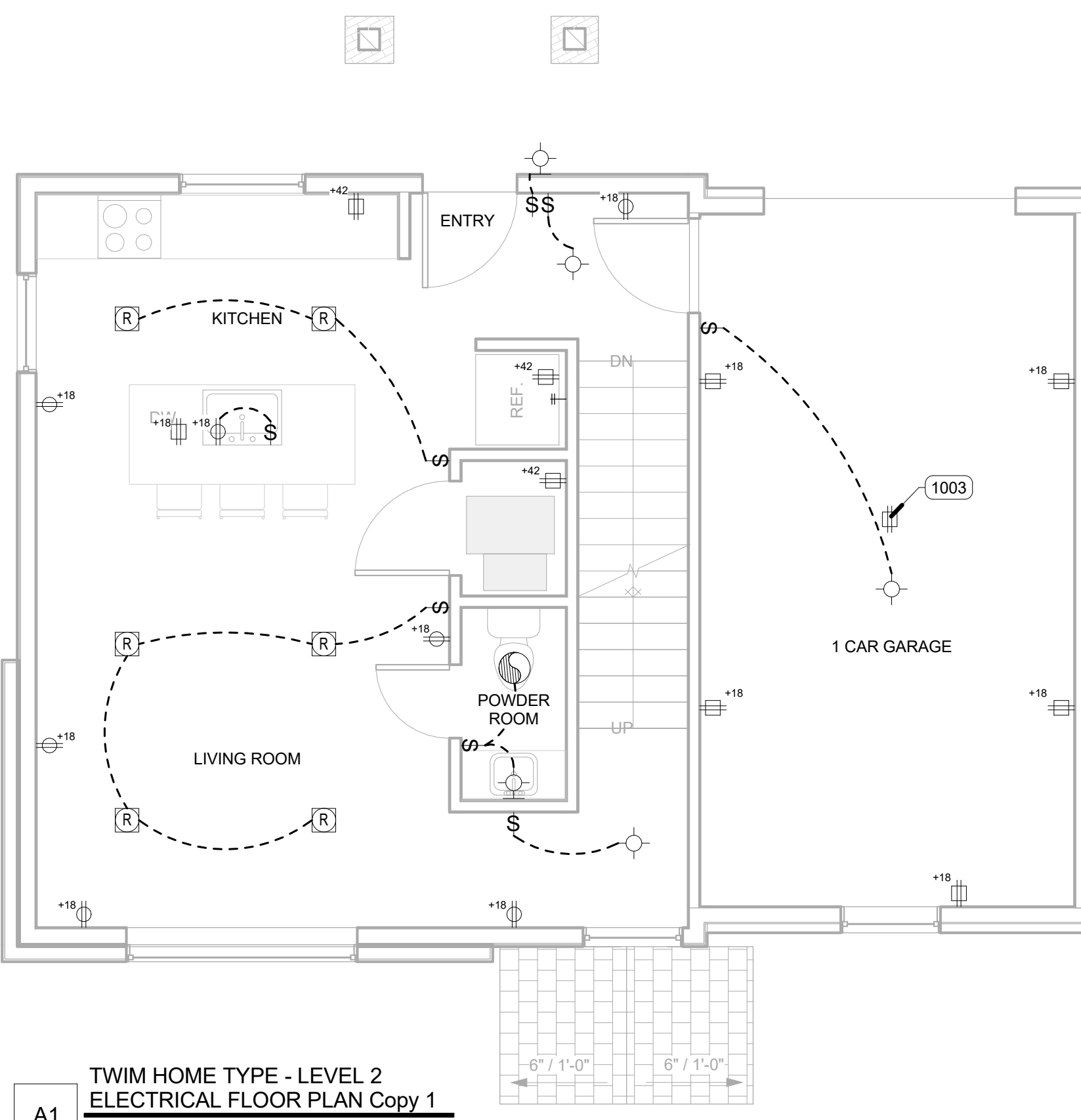
ISOMETRIC VIEW

A510

1/11/2019 3:33:01 PM



C1 TWIM HOME TYPE - LEVEL 1
ELECTRICAL FLOOR PLAN Copy 1
1/4" = 1'-0"



A1 TWIM HOME TYPE - LEVEL 2
ELECTRICAL FLOOR PLAN Copy 1
1/4" = 1'-0"

ELECTRICAL SYMBOLS

\$	SWITCH SINGLE	\$ ³	SWITCH 3 WAY
\$ ⁴	SWITCH 4 WAY	\$ ²	SWITCH 4 WAY
⊕	OUTLET 220V	\$ ⁵	SWITCH DIMMER
⊕	OUTLET 110V GFCI	⊕	OUTLET 110V
⊕	OUTLET 220V GFCI	⊕	OUTLET 220V GFCI
⊕	FLOOR OUTLET BOX	⊕	EXHAUST FAN
K	KEYLESS ENTRY	⊕	SMOKE DETECTOR
▼	DATA PORT	⊕	CARBON MONOXIDE DETECTOR
R	RECESSED CAN	⊕	WATERPROOF CAN LIGHT
⊕	UNDER CABINET LIGHT	⊕	PENDANT LIGHT
⊕	WALL MOUNTED LIGHT	⊕	WALL MOUNTED EXT LIGHT
⊕	EXTERIOR WALL SCONCE	⊕	5' CEILING FAN
⊕	OUTLET 110V HALF-SWITCHED		
⊕	SURFACE MOUNTED CEILING LIGHT		

ELECTRICAL NOTES

- ELECTRICAL INFORMATION INCLUDED IS SCHEMATIC FOR PERMIT AND BIDDING PURPOSES. CONFIRM ALL LIGHT, SWITCH, AND OUTLET LOCATIONS AND QUANTITY WITH OWNER PRIOR TO FINAL INSTALLATION.
- FINAL ELECTRICAL PLAN IS TO BE DESIGN BUILD. CONTRACTOR TO CONFIRM THAT FINAL INSTALLATION MEETS ALL CURRENT CODES AND REQUIREMENTS.
- EACH DATA PORT TO INCLUDE 1 RG-6, 1 PHONE JACK, AND 2 CAT-6 PORTS.
- SMOKE DETECTORS ARE REQUIRED WITHIN 24" OF THE HIGH POINT IN AFFECTED ROOMS.
- SEE SYMBOLS LEGEND FOR LOCATION OF ALL GFCI OUTLETS.
- ALL OUTLETS MUST BEE T.R.
- AFCI REQD IN ALL BEDROOMS.
- GFCI REQD AT ALL A/C CONDENSER LOCATIONS.
- ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED SUITABLE FOR WET LOCATIONS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED SUITABLE FOR WET LOCATIONS OR SUITABLE FOR DAMP LOCATIONS, PER IRC E4003.9.
- WHERE MORE THAN TWO CONDUCTORS ARE INSTALLED, WITHOUT MAINTAINING SPACING BETWEEN THE CABLES, THROUGH THE SAME OPENING IN WOOD FRAMING THAT IS TO BE SEALED WITH THERMAL INSULATION, CAULK OR SEALING FOAM, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE DERATED AS REQUIRED BY IRC E3705.4.4.
- A 3" GAP SHALL BE PLACED BETWEEN CAN LIGHTING OR CEILING FAN MOTORS TO ANY COMBUSTIBLE INSULATION PER IRC R302.13.

KEYED NOTES

- 1003 CEILING OUTLET FOR GARAGE DOOR OPENER.

Rev#	Date	Description

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