



## BOARD OF ADJUSTMENT

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### MEETING AGENDA

Thursday, September 22 , 2022  
4:30 p.m.

- *Pledge of Allegiance*
- *Roll Call*

#### Regular Agenda Items

1. Minutes: July 21, 2022
2. Voting for new Chair and Vice Chair for the year 2022
3. **BOA 2022-04:** An appeal of two land use decisions made by the Planning Division regarding a residential development known as The Barn at Terakee Farms. Appellant is Heritage Land Development. **Planner: Steven Burton**

#### Adjournment

*The Board of Adjustments meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*

Weber County Planning Division Zoom meeting-- Zoom Meeting  
<https://us02web.zoom.us/j/89126802494>

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

July 21, 2022

**Minutes of the Board of Adjustments meeting of July 21, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1, Ogden UT at 4:30 pm & via Zoom Video Conferencing.**

**Member Present**            **Jannette Borklund**  
                                       **Laura Warburton**  
                                       **Neal Barker**

**Staff Present: Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Felix Lleverino, Planner; Brandon Quinney, Legal Counsel; June Nelson, Secretary**

- **Pledge of Allegiance**
- **Roll Call**

**1. Minutes: April 28, 2022 approved**

- 2. 2.1 BOA 2022-02:** A variance request for an eight-foot fence to be located along the south side of lot 2 of the Hadley Homestead Subdivision. **Presenter is Felix Lleverino.**

The applicant is requesting a two-foot variance to the maximum fence height of six feet. The eight-foot fence would be located on the property line adjacent to a planned high school parking lot (see Exhibit B). The fence material will be formed concrete that looks like wood (see Exhibit E). Construction on the high school directly south is due to begin soon. The applicant feels that a variance is necessary for them to have privacy and to enjoy the use of their backyard. The applicant cites special circumstances that will result from a vehicle intensive use such as a high school. See Exhibit A for the applicant's narrative.

The list below are points taken from the applicant's narrative as compared to the above-listed point of BOA consideration (see **Exhibit A** for the full narrative):

- a. The applicant's narrative states that literal enforcement of the maximum fence height of six feet will result in limited privacy for activities within the backyard.
- b. The applicant names special circumstances presented with the new high school plan. The location of the planned parking area is adjacent to the rear yard of the existing home. There is an existing swimming pool in the backyard, from which, the owners feel they could benefit from extra privacy. Strict enforcement would limit the use and enjoyment of the backyard and swimming pool.
- c. The applicant's narrative indicates that granting a variance is needed to enjoy a substantial property right that is possessed by other properties in the area.
- d. The General Plan does not contain statements contrary to this specific request. This request is not contrary to the public interest.
- e. The applicant has taken the appropriate measures to submit a variance request and believes that granting the variance does not harm the goals and policies of the General Plan.

Staff recommends the Board of Adjustment review the staff's analysis and compare the applicant's request against the five points of consideration listed in LUC §102-3-4(b)(2) (presented above). If the Board finds that the applicant's request meets the criteria, a two-foot variance to the maximum six-foot fence height could be granted. The result would be an eight-foot fence along the south side of lot 2 of the Hadley Homestead Subdivision, with the exception that any portion of the fence in the front yard setback cannot exceed 4 feet in height.

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**Motion made by Jannette Borklund. I move that we grant, that we approve BOA2022-02 to grant them the permission to build the fence 2 foot higher, just in that one particular area that is written in the staff report. The reason for that is because we don't have any say as people/residents as to where schools are built. We can't just say that they knew that was going to happen. I have looked at the property and they have a beautiful yard. The property behind them is vacant land. If I were to have a bunch of kids that were going to be in the parking lot, as a Board, we should use our authority to grant her this request. Motion is seconded by Neal Barker. All vote in favor 3-0 for the variance.**

**2.2 BOA 2022-03:** A variance request to allow a driveway within the 100 foot stream corridor setback. **Presenter is Steve Burton**

This variance request was submitted on June 22, 2022. The applicant recently applied for a subdivision called Sunshine Valley Estates Phase 3 which includes a proposed shared driveway within the 100 foot stream corridor setback. The following sections of the county's stream corridor setback ordinance apply:

- 1) *Setbacks.* No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream.
  - a. **Structures, accessory structures, roads, or parking areas shall not be developed or located within 100 feet on both sides of the North Fork, South Fork, and Middle Fork of the Ogden River, from the high water mark of the river.**

The subdivision cannot be approved as proposed unless a variance is granted. The following are the Board Considerations and an analysis of the variance request.

The following narrative was submitted as part of the applicant's submittal:

Sunshine Valley Phase 3 consists of three (3) lots: Lot 204, Lot 301, and Lot 302. Lots 301 and 302 are nestled in between two (2) forks of the South Fork River. The physical characteristics of the land in which the lots are located require creativity and deviation from the current ordinances. The proposed and preferable access to these lots is a shared driveway with access off of 850 S. Street just West past the county bridge. The engineered design of Lot 301 creates limited ability to adhere to the 100-foot setback from the driveway to each side of the fork of the river. The Utah well permit specifications also limits the overall design of the land use. The Property of lots 301 and 302 are bordered by both natural branches of the South Fork River which creates a unique and challenging area. Both forks at one point come within 200 feet of each other creating the request for the Variance. The alternative would be to access Lots 301 and 302 by constructing private bridges East of the county bridge. This would require (2) separate bridges and invasive disruption to the natural habitat in both locations. Two additional access points to/from 850 S. Street creates potential traffic safety concerns; ultimately leading to (3) separate access points along 850 S. Street as opposed to (1) Access point. Construction of the private bridges will require modification to the banks of the southern branch of the South Fork River in (2) separate locations. Natural erosion over the years becomes highly probable when the earth is moved or disturbed unnecessarily. To meet the 100-foot setback ordinance, multiple intrusive driveways would be required throughout the development for both residences rather than developing a cohesive shared driveway. Construction of the bridges compromises the overall integrity of the flood prevention work. According to the attached LOMR for Case No. 21-08-1088P, the area in question is deemed not to be a FEMA floodplain hazard. Our development is concerned about the environmental impact the construction of two bridges would have and is therefore: seeking a variance from the Board of Adjustment. We are requesting the Board of Adjustment approve a Variance to the Land Use Code in order to access Lots 301 and 302 with a shared driveway with a reduced setback from the southern branch of the South Fork River. The hardship imposed by the ordinance is 1) the disturbance of the natural environment and 2) the increased safety and potential traffic hazards of crossing multiple bridges and access

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points to 850 S. Street. Granting of the Variance will prevent significant disturbance of the natural environment and increase the safety of the lot owners and community.

The applicant does not specifically address each of the variance criteria in their narrative. The two branches of the South Fork river can be considered a hardship of these properties that do not generally apply to other properties in the same zone.

- a. ***There are special circumstances attached to the property that do not generally apply to other properties in the same zone.***
  1. ***In determining whether or not there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.***
- b. ***Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.***
- c. ***The variance will not substantially affect the general plan and will not be contrary to the public interest.***
- d. ***The spirit of the land use ordinance is observed and substantial justice done.***

If the Board determines that all five criteria are met, the Board may choose to grant the requested variance. It is the staff recommendation that before any decision, the Board discusses and considers each of the criteria as they relate to the site and the specific proposal.

The owner is proposing that they use the current bridge and follow the current farm road to the current parcel configuration. It would be a shared drive. The Board asks how close the driveway would be to the stream. Steve Burton showed on a map that it varies at many different points. The owner is asking for there to be no specific number of feet for the variance attached to this request. Without the variance, there would need to be 3 bridges to access each individual parcel. They (the owners) are asking to be within the 100 feet. The parcel configuration has not come before the planning commission or for administrative review. That is not the question before the Board today. Just the variance request. The Board asks if there is slope to this area or if it is flat. Mr Burton states that he cannot speak to the slope, but he thinks that it is fairly flat. Mr Barker says that he is uneasy about this request. If there were specific distance requested that would be easier to consider, but with just throwing out the whole variance, my gut instinct is to decline. Ms Borklund states that it does not meet the spirit of the land use code.

Applicant, Steve Droste 458 Wild Willow Drive, Kamas, represents owner/developer. The current bridge was put in with a stream alteration permit which by the ordinance allows you to be within the 100 foot setback. The purpose of the stream alteration permit was to gain access to property. If the variance is not granted, we could do more stream alteration permits to grant access to the property. There is already an old ranch road. The hardship, as we see it is significance disturbance to the natural environment. The private bridges would alter the stream bank and cause loss of trees ect. It would be far less impactful to just use the one current bridge. That way, there would be no further disturbance to the natural environment. The special circumstance is the forked stream. The nature of the creeks there. The creek is bounded by dikes on both sides. We want to preserve the natural environment. We don't think that this effects the general plan nor is it contrary to the public interest. We are not in a flood hazard area. The road is mostly flat.

Lisa Woosley, Morgan Utah-representing Steve the owner. We don't want to disturb the natural environment.

Steve Burton was asked about the stream alteration permits. Steve explained that the land use code still says what the land use code says. Even if they get a stream alteration permit, our ordinance still requires them to be outside of the 100 foot setback. Upon looking at another section of the code, they could possibly get an exception. Charlie Ewert states that it is his understanding that the owner feels that they could put in 3 driveways, but it would be less impactful to keep 1 bridge.

Laura Warburton moves to deny the request for the variance. One reason is that it sets a precedent that affects the whole valley-as it stands with the information that we have, I can't in good conscience grant this variance. If I have more detail, such as a specific number for the set back. Then possible I could make a different decision. There are no special

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circumstances-it affects the general plan. I do think that it affects the General Plan. We need to keep the spirit of the general plan in protecting the setbacks. It does not inhibit the ability to build on or enjoy your property. You have the same rights as everyone around you who have had to deal with the same issues. Neal barker seconds the motion. Motion passes 3-0.

**Adjourn**

**Respectfully Submitted,**  
*June Nelson*  
**Lead Office Specialist**



# Staff Report to the Board of Adjustment

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration of an appeal of two land use decisions made by the Planning Division regarding a residential development known as the Barn at Terakee Farms.

**Agenda Date:** Thursday, September 22, 2022

**Applicant:** Heritage Land Development

**File Number:** BOA 2022-04

### Property Information

**Approximate Address:** 4700 West 900 South, Ogden, UT

**Zoning:** A-1

**Existing Land Use:** Residential, Vacant

**Parcel ID:** 15-048-0037, -0045

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
 801-399-8766

**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 102 (Administration) Chapter 3 (Board of Adjustment)
- Weber County Land Use Code Title 108 (Standards) Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 (Standards) Chapter 12 (Noncomplying Structures, Nonconforming Uses, and Nonconforming Lots)

## Background

This appeal was submitted on August 9, 2022. Heritage Land Development is appealing two decisions made by the Planning Division. The first decision was made by the Planning Division, who determined that a conditional use permit (CUP 2017—02) expired. The second decision of the Planning Division was to require both owners of the Barn at Terakee Farms subdivision to sign the appeal application. The following is an explanation of why the two decisions were made.

Planning Division Decision #1: On July 19, 2022, The Planning office informed the owners of the Barn at Terakee Farm Subdivision that their conditional use permit for the Barn at Terakee Farm PRUD (Planned Residential Unit Development) expired. The conditional use permit was originally issued on May 16, 2017. The conditional use permit was granted so that the developer could plat and construct a multi-phased, 79 unit residential subdivision.

In **March of 2021**, the land use code regarding PRUDs was amended, and the following language from the ordinance made the developer's previous approvals non-conforming:

*Sec 104-27-2 Applicability*

....

*(c) Nonconforming PRUD. The adoption of this ordinance also repeals an ordinance governing the creation of a planned residential unit development (PRUD). A planned residential unit development for which an application was submitted prior to the date specified in Subsection (a) of this section is hereby a nonconforming planned residential unit development, provided the County has not adopted new regulations governing a planned residential unit development after this effective date.*

The change to the PRUD ordinance meant that the conditional use permit which governed the approval for the Barn at Terakee Farms was now considered non-conforming. The county land use code has the following provision in the non-conforming use chapter:

*Sec 108-12-7 One-year vacancy or abandonment*

*(a) A legal structure, or portion thereof, which is occupied by a nonconforming use, and which is or hereafter becomes vacant and remains unoccupied for a continuous period of one year, except for dwellings and structures to house animals and fowl, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located. Wherever a nonconforming use has been discontinued for a period of one year, such use shall not thereafter be re-established and any future use shall be in conformance with the current provisions of the Weber County Land Use Code.*

On **May 11, 2021**, the developer recorded the first phase of the Barn at Terakee Farms consisting of 36 lots. Under the non-conforming chapter above, the developer had until May 11, 2022 to record a subsequent phase, otherwise the use of the property as an approved PRUD would expire. When the developer inquired about submitting a subdivision application for phase 2 in July of 2022, the Planning Division issued the following statement in an email to the owners of the subdivision:

*After meeting with our attorney we have determined that the conditional use permit (CUP 2017-02) has expired, and that phase 2 as proposed, does not meet today's zoning, therefore it cannot be approved unless a rezoning occurs. This determination is based off of the county's nonconforming use code (108-12-7) which says "Wherever a nonconforming use has been discontinued for a period of one year, such use shall not thereafter be re-established and any future use shall be in conformance with the current provisions of the Weber County Land Use Code."*

*This decision can be appealed. I noticed an application for the Barn phase 2 that was submitted last week. Since the conditional use permit expired, we will not be able to entitle phase 2 because it no longer meets zoning. If you have any questions or concerns about this or Terakee Farms please address them to me. Thank you,*

Planning Division Decision #2: On July 19, 2022, The Planning office informed the owners of the Barn at Terakee Farms Subdivision that, in order to appeal the Planning Division’s decision to deem the conditional use permit expired, that both owners needed to sign the appeal application.

This decision came about because the Barn at Terakee Farms is owned by two entities. One entity, Heritage Land Development, owns the lots on which homes were proposed to be built. The other entity, Terakee Properties LP, owns the open space that was required to be included in the development.

Since the time that the Planning division informed the owners that they would both need to sign the appeal application, the Planning division’s legal counsel advised us to move the appeal forward, regardless of whether or not both signatures were received on the appeal form. Both signatures were not received and the appeal has been filed only by Heritage Land Development. Since the proposal will be considered by the Board, this planning division decision has become irrelevant.

### Board of Adjustment Considerations

Under Weber County’s Land Use Code (Sec 102-3-3), The Board of Adjustment has the following duties and powers:

- a) *To act as the appeal authority from decisions applying and interpreting this Land Use Code and Zoning Maps.*
- b) *To hear and decide variances from the requirements of the Land Use Code.*

The following are the decision criteria and standards for the Board when considering appeals from decisions applying and interpreting the Land Use Code and Zoning Maps (Sec 102-3-4).

*Appeals from decisions applying and interpreting the Land Use Code and Zoning Maps.*

1. *The board of adjustment shall determine the correctness of a decision of the land use authority in its interpretation and application of the Land Use Code and Zoning Maps.*
2. *The board of adjustment may hear only those decisions in which the land use authority has applied the Land Use Code or Zoning Maps to a particular application, person, or parcel.*
3. *The appellant has the burden of proof that the land use authority erred.*
4. *All appeals to the board of adjustment shall be filed with the planning division not more than 15 calendar days after the date of the written decision of the land use authority.*
5. *Appeals to the board of adjustment shall consist of a review of the record. In cases where there is no record to review, the appeal shall be heard de novo.*

Planning Staff considers the exhibits in this staff report to be the record. It is recommended that the Board consider the validity of the Planning Division’s decision to deem that the conditional use permit for the Barn at Terakee Farm has expired. If the Board determines that the conditional use permit has not expired, the owners would seek to plat their remaining lots under the original conditional use permit. The configuration of the lots, open space, and roads would not conform to the current ordinance requirements.

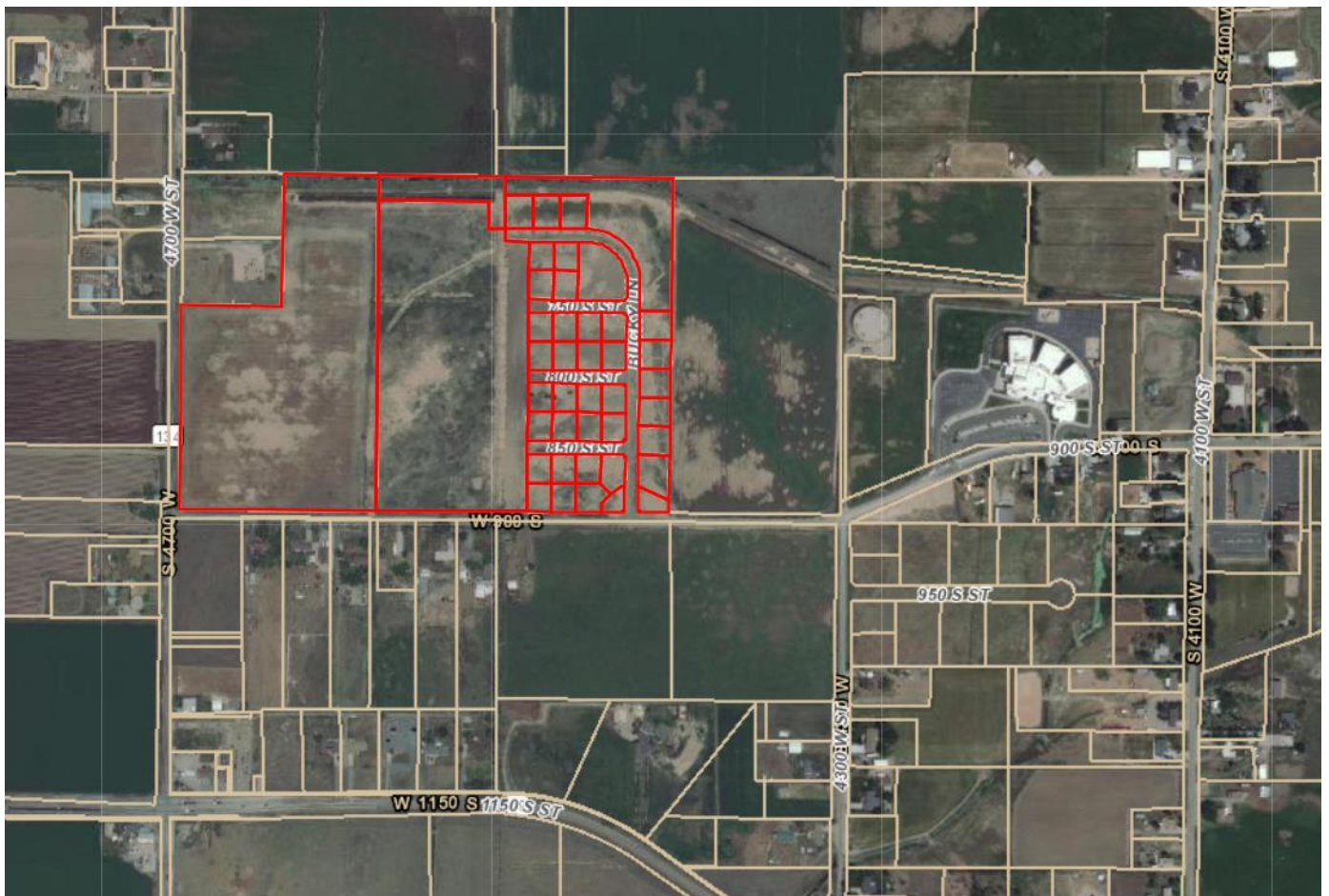
If the Board determines that the Planning Division did not err in determining that the conditional use permit expired, then the conditional use permit is no longer valid and a new development proposal that meets current ordinances can be proposed by the owners.



## Exhibits

- A. Appellant's narrative and supplemental information
- B. Planning Division's decisions

## Project Site



Aug 3, 2022



Exhibit A  
Appellant narrative and  
supplemental information

2650 N Washington Blvd  
Ogden UT 84404  
(801) 644-6736

Weber County Planning Division,

On July 19, 2022 Heritage Land Development received an email from Steve Burton, stating that the conditional use permit for The Barn PH 2 subdivision located at approx. 900 S 4700 W, Ogden UT had expired. The explanation from Steve was as follows:

*"After meeting with our attorney, we have determined that the conditional use permit (CUP 2017-02) has expired, and that phase 2 as proposed, does not meet today's zoning, therefore it cannot be approved unless a rezoning occurs. This determination is based off of the county's nonconforming use code (108-12-7) which says, "Wherever a nonconforming use has been discontinued for a period of one year, such use shall not thereafter be re-established, and any future use shall be in conformance with the current provisions of the Weber County Land Use Code."*

Heritage Land Development was also told in an email by Steve Burton on July 19, 2022 that both Heritage Land Development and Brad Blanch would need to be included on an appeal application.

**Heritage Land Development hereby appeals the requirement to have Brad Blanch included on this appeal application. Heritage Land Development LLC is the sole owner of this property.**

**Heritage Land Development, also hereby appeals the decision regarding the expiration of the conditional use permit for phase 2 of The Barn and requests a hearing with the Board of Adjustment.**

Permit number: CUP 2017-02, the approved conditional use permit for Terakee Village states the following as "The purpose of conditional use",

*"A conditional use for Terakee Village, a planned residential unit development consisting of 79 residential units, one lot for an assisted living center, and four accessory dwelling units for a total of 84 units"*

In addition, line item 12 of the approved CUP states,

*"This CUP is for parcel numbers 15-515-0001, 15-515-0002 and 15-048- 0037 and does not include Phase 2/the 14-acre parcel number 15-059-0026 that is not contiguous."*

As stated above, this CUP was approved for 79 residential units which ended up being platted over 2 phases, however both phases are located on the above listed parcel number, 15-048-0037. We have only developed 36 of the 79 approved units. The phase 2, 14 acre parcel that is mentioned above is NOT part of The Barn or the 79 approved units.

Aug 3, 2022

Exhibit A  
Appellant narrative and  
supplemental information  
2650 N Washington Blvd  
Ogden UT 84404  
(801) 644-6736

We would also like to point out the following codes,

Weber county code section 108-4-8(b) states:

*"Unless there is substantial action under a conditional use permit within a maximum period of one year of its approval from the land use authority, the conditional use permit shall expire."*

Weber County Code Section 108-4-9 states:

*"When an approved conditional use has been discontinued and/or abandoned for a period of one year, the conditional use permit becomes null and void."*

According to the above codes, the one-year timeline only applies if there is no substantial action or if the conditional use has been abandoned for a period of one year. Heritage Land Development has taken substantial actions towards completing the improvements on the first 36 lots of the CUP and has been diligently working towards finalizing the construction edits on the remaining 43 lots. Heritage has been to numerous meetings with the county, reviewed plans, and worked with utility companies to make sure that this project continues to progress. Again, although the 79 lots have been constructed into two phases, our initial approved CUP has always and continues to be advancing in significant ways.


Thank you for your time and consideration. We look forward to completing this subdivision as it was originally approved. It is our pleasure to provide a beautiful subdivision for future and current residents of Weber County to call home.

Respectfully,

Jessica Prestwich  
Assistant VP  
Heritage Land Development

  
\_\_\_\_\_

Jay Stocking  
Owner  
Heritage Land Development

  
\_\_\_\_\_

Jay Stocking (Aug 3, 2022 15:51 MDT)







# \*\*New APPEAL\*\*

Final Audit Report

2022-08-03

Created:	2022-08-03
By:	Jessica Prestwich (jessicap@sierrahomes.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyv2CxxVeQWR7DPuaVe7WcepiHUdns6zu

## \*\*\*New APPEAL\*\*\* History

-  Document created by Jessica Prestwich (jessicap@sierrahomes.com)  
2022-08-03 - 9:49:14 PM GMT- IP address: 67.177.8.149
-  Document emailed to jay@sierrahomes.com for signature  
2022-08-03 - 9:49:53 PM GMT
-  Email viewed by jay@sierrahomes.com  
2022-08-03 - 9:50:55 PM GMT- IP address: 74.125.215.71
-  Signer jay@sierrahomes.com entered name at signing as Jay STocking  
2022-08-03 - 9:51:24 PM GMT- IP address: 75.149.224.189
-  Document e-signed by Jay STocking (jay@sierrahomes.com)  
Signature Date: 2022-08-03 - 9:51:26 PM GMT - Time Source: server- IP address: 75.149.224.189
-  Agreement completed.  
2022-08-03 - 9:51:26 PM GMT

# The Barn at Terakee Farms No. 2

A PRUD Subdivision  
 A part of the Southeast Quarter of Section 17, T6N, R2W, S18&M, U.S. Survey  
 Weber County, Utah  
 March 2021

\* See All Sheets\*

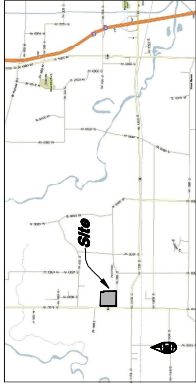
- NOTES**
- All construction shall conform to Weber County standards and specifications.
  - All construction utility piping materials shall meet or exceed Weber County Standards.
  - Customer meter services will be 10' back from the curb.
  - 4" Sanitary sewer laterals to be constructed 10' from slope from the center of the lot.
  - All utility lines shall be installed to the right of any driveway.
  - Approved, impervious granular basefill.
  - All final grades shall be adequate.
  - All the hydrants and access roads shall be installed prior to any construction.
  - All the hydrants shall be placed with 4 1/2" inch connections facing the point of access.
  - Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this subdivision.
  11. Curb & gutter shall be installed along 800 South Street will be set to course a 1.5% minimum to construction of curb.
  12. A storm water construction activity permit is required for any construction.
  13. All improvements need to be either installed or approved prior to recording.
  14. All construction activity will disturb more than one acre from a State Stepped Slope.
  15. All construction activity will disturb more than one acre from a State Stepped Slope.
  16. Private Roads that are less than 32 feet in width shall be paved with "NO PAVED" FIRE LANE on the West and South sides as indicated on the plat.
  17. Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APMW Plan 235.1.

- GENERAL UTILITY NOTES:**
- Coordinate all utility connections to building with plumbing plans and building specifications.
  - Verify depth and location of all existing utilities prior to constructing any new connections being checked.
  - All catch basins and inlet box grates are to be adequate proof.
  - Curb and gutter and all under the frame and grade, properly placed boxes cast in place shall be adequate.
  - Refer to the site electrical plan for details and locations of electrical lines.
  - Gas lines, telephone lines, and cable TV lines are not a part of these plans.
  - Water markers are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items.
  - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown.
  - Each sewer storm drain or other utility as necessary including man boxes and hydrant stands to proper grade.
  - Connections to Storm Water Systems with Civil, Plumbing & Architectural plans.
  - All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before installation, etc.

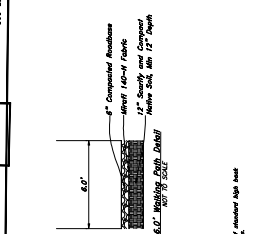
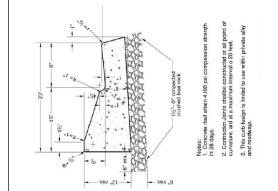
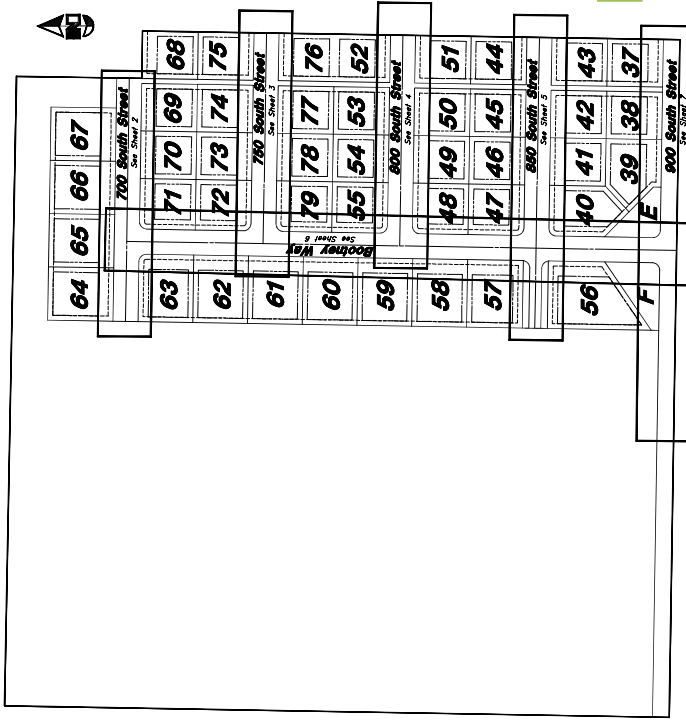
- UTILITY PIPING MATERIALS:**  
 All piping to be installed per manufacturers recommendations. Refer to specifications for more detailed information regarding materials, installation, etc.
- CULINARY SERVICE LATERALS**
- 1/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
  - Over 2" diameter pipe - AWWA C-900 Class 150 pipe
- WATER MAIN LINES AND FIRE LINES**
1. Pipe material as shown on utility plan new or to meet County standards.
- CANARY SERVICE LINES**
1. 1/2" to 3/4" diameter pipe - Polypropylene Chloride (PVC) sewer pipe, ASTM D 3034, Type 2
  1. 1/2" to 3/4" diameter pipe - Polypropylene Chloride (PVC) sewer pipe, ASTM D 3034, Type 2
  1. 1/2" to 3/4" diameter pipe - Polypropylene Chloride (PVC) sewer pipe, ASTM D 3034, Type 2

- STORM DRAIN LINES**
1. 1/2" to 3/4" diameter pipe - Reinforced Concrete Pipe, ASTM C14, Class III up to 13" and cover. For pipe of cover, use reinforced concrete pipe and cover. For pipe of cover, use reinforced concrete pipe and cover.
  2. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C14, Class III up to 13" and cover, and Special Design for cover greater than 32 feet.

- NOTES:**
1. These are general dimensions and shall be used as a guide only. The contractor shall verify all dimensions on the ground.
  2. All utility lines shall be installed to the right of any driveway.
  3. All utility lines shall be installed to the right of any driveway.
  4. All utility lines shall be installed to the right of any driveway.
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Key Map  
 Not to Scale



**Exhibit A**  
 Appellant narrative and supplemental information

**BENCHMARK**  
 Brass Cap Station Monument located in the South Quarter Corner of Section 17, T6N, R2W, S18&M, U.S. Survey is 0.00' below surface grade with an elevation of 5225.61.

Call Before You Dig  
 811  
 1-800-4-A-DAWG

**NOT FOR CONSTRUCTION**



## Central Weber Sewer Improvement District

Exhibit A  
Appellant narrative and  
supplemental information

May 4, 2022

Steve Burton  
Weber County Planning Commission  
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: The Barn at Terakee Farms Phase 2  
Sanitary Sewer Service  
Will Serve Letter

Steve:

At the request of Marty McFadeen, for The Barn at Terakee Farms Phase 2 for 41 residential lots located at approximate address of 4700 W 900 S. We require annexation into the district and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. 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 allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in



## Central Weber Sewer Improvement District

Exhibit A  
Appellant narrative and  
supplemental information

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Construction Manager

CC: Chad Meyerhoffer, Weber County  
Kevin Hall, Central Weber Sewer  
Marty McFadden

July 8, 2022

Terakee Farms, Inc.  
P.O. Box 14016  
Ogden, Utah 84412

**RE: THE BARN AT TERAKEE FARMS PRUD PHASE NO. 2 WILL SERVE LETTER  
PRESSURIZED SECONDARY WATER**

This letter is to notify Weber County that Terakee Farms, Inc. will provide secondary water services for Phase No. 2 of The Barn at Terakee Farms PRUD Subdivision consisting of forty-three residential lots and open space parcels. A Secondary Water Notice will be required to be recorded with the Phase No. 2 plat of The Barn at Terakee Farms PRUD Subdivision showing the maximum amount of pressurized secondary water available to each residential lot and open space parcels.

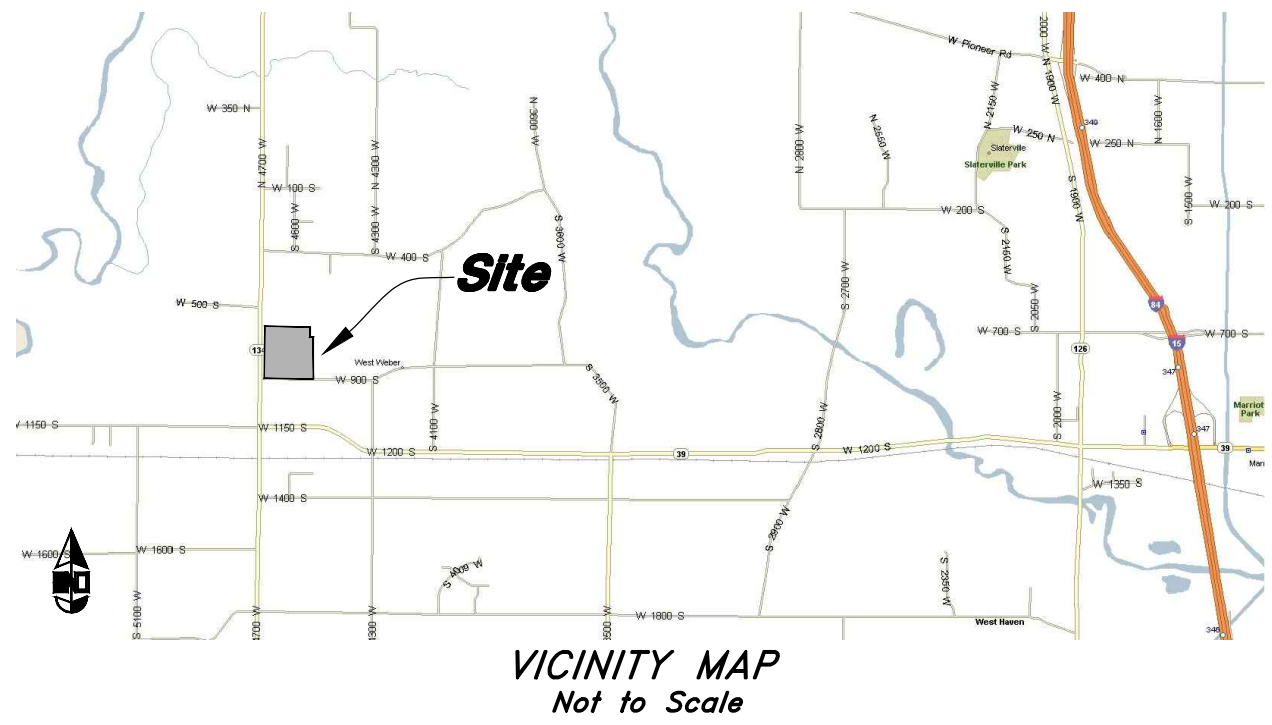
Sincerely,



Brad Blanch  
Found | CEO Terakee Farms, Inc.



Exhibit A  
Appellant narrative and  
supplemental information



# The Barn at Terakee Farms No. 2

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
March 2021

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of The Barn at Terakee Farms No. 2 - A PRUD Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

**For Review**  
6242920  
License No. Andy Hubbard  
02/25/2022 3:32:26 PM

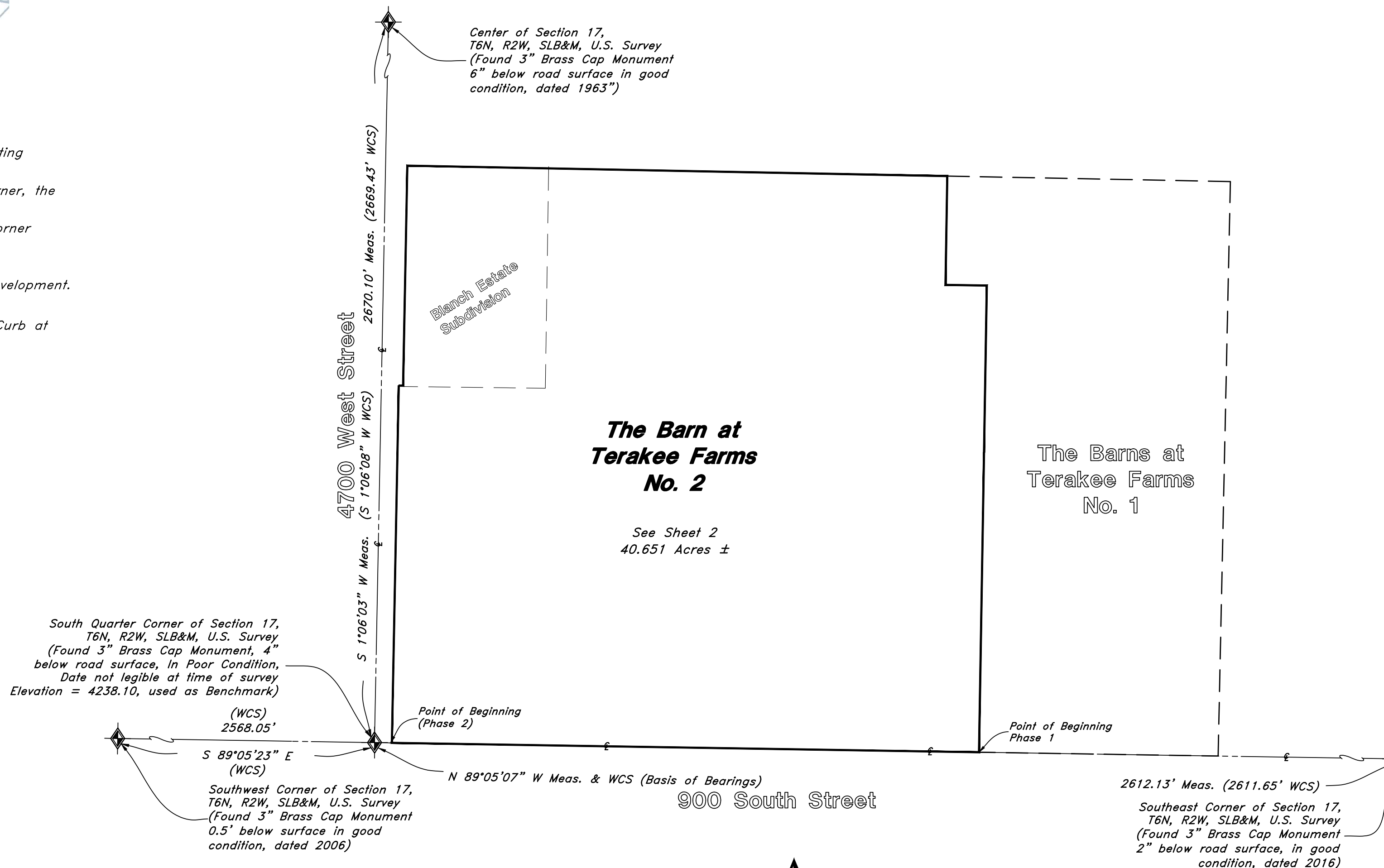
### NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and four (4) Open Space Parcels. Brass Cap Monuments were found at the Southeast Corner of the South Quarter Corner, the Southwest corner and the Center corner of Section 17, T6N, R2W, SLB&M. A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings. See Record of Survey filed 6679 Weber County Surveyor. The Westerly Line was created from a line to separate a future Phase of this development. Property Corners were monumented as depicted on this plat. Once Curb and Gutter has been installed, Rivets will be set in the Top Back of Curb at the extensions of the Property Line (Not Perpendicular to the Road way).

### BOUNDARY DESCRIPTION

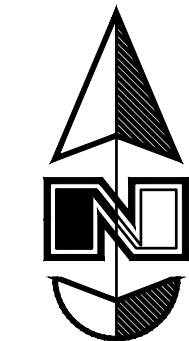
All of lots 1 & 2, Blanch Estates Subdivision, together with a part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows: Beginning on the South Section line of said Section 17, said point being 40.00 feet North 89°05'07" West along the Section line from the South Quarter Corner of said Section 17, and running thence North 1°06'03" East 821.92 feet along the Existing East Right of Way line of 4700 West Street to the Southwest Corner of Blanch Estates Subdivision; thence South 89°04'07" East 10.00 feet along the South Boundary of said Subdivision; to the Southwest corner of Lot 1 of said Subdivision; thence North 1°06'03" East 506.20 feet along the West line of said Lots 1 & 2 to the Northwest corner of said Lot 2; thence South 88°53'38" East 1242.10 feet along the North Boundary line of said Subdivision and said North Boundary line Extended to the West Boundary line of The Barn at Terakee Farms No. 1 A PRUD Subdivision; thence along said Subdivision the following three (3) courses: 1) South 0°56'43" West 250.33 feet, 2) South 89°05'07" East 95.00 feet; and 3) South 0°57'17" West 1073.64 feet to the South Section line of said Section 17 also being the Center line of 900 South Street; thence North 89°05'07" West 1350.53 feet along said Section line to the Point of Beginning.

Contains 40.395 Acres

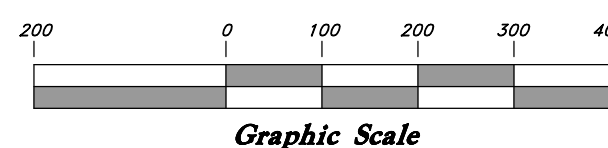


### BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.



Scale: 1" = 200'



### AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Planning Commission

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, 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, Utah. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Commission

Attest:

Title:

### TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Taylor West Weber Water

### WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Engineer

### 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 effect. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Attorney

### 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 monument on 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Surveyor

### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract The Barn at Terakee Farms No. 2 - A PRUD Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, Senior Assisted Living Center, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also 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 (and those adjoining Subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private rights-of-way) as access to the individual lots, to be maintained by Terakee Farms, Inc, their grantees, successors, or assigns.

We also hereby dedicate, grant and convey to Terakee Farm, Inc, the Parcels referred to as Open Spaces (G-H, I through L) and dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way in common (and those adjoining Subdivisions that may be subdivided by the undersigned owners) for the use of a walking path with no buildings or obstructions being placed within said parcels. We also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels (E, F) for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels except for that area designated as Senior Assisted Living Center Area, as shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

- Terakee Properties LP -

Brad Blanch - Owner  
PO Box 14016  
Ogden, UT 84412  
(801) 668-8565

### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, Brad Blanch - Owner.

Residing At: \_\_\_\_\_

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

A Notary Public commissioned in Utah

\_\_\_\_\_  
Print Name

### NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- The recording of this Plat in the office of the County Recorders acts as a statutory vacation, superceding, and replacement of any contrary provision shown (Blanch Estate Subdivision), dedicated or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609
- All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
- A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

Sheet 1 of 2

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

ENGINEER:  
Great Basin Engineering, Inc.  
c/o Andy Hubbard, PLS  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Terakee Properties  
c/o Brad Blanch  
PO Box 14016  
Ogden, Utah 84412  
(801) 668-8565

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 394-4515 SLIC (801) 521-0222 FAX (801) 392-7544  
WWW.GREATBASINENGINEERING.COM

# The Barn at Terakee Farms No. 2

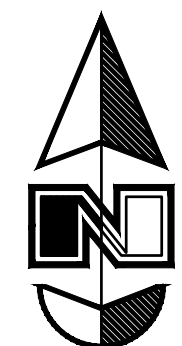
A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2021

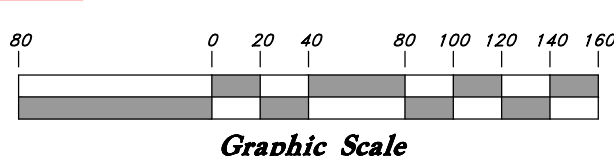
Exhibit A  
Appellant narrative and  
Supplemental information



### Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ▲ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

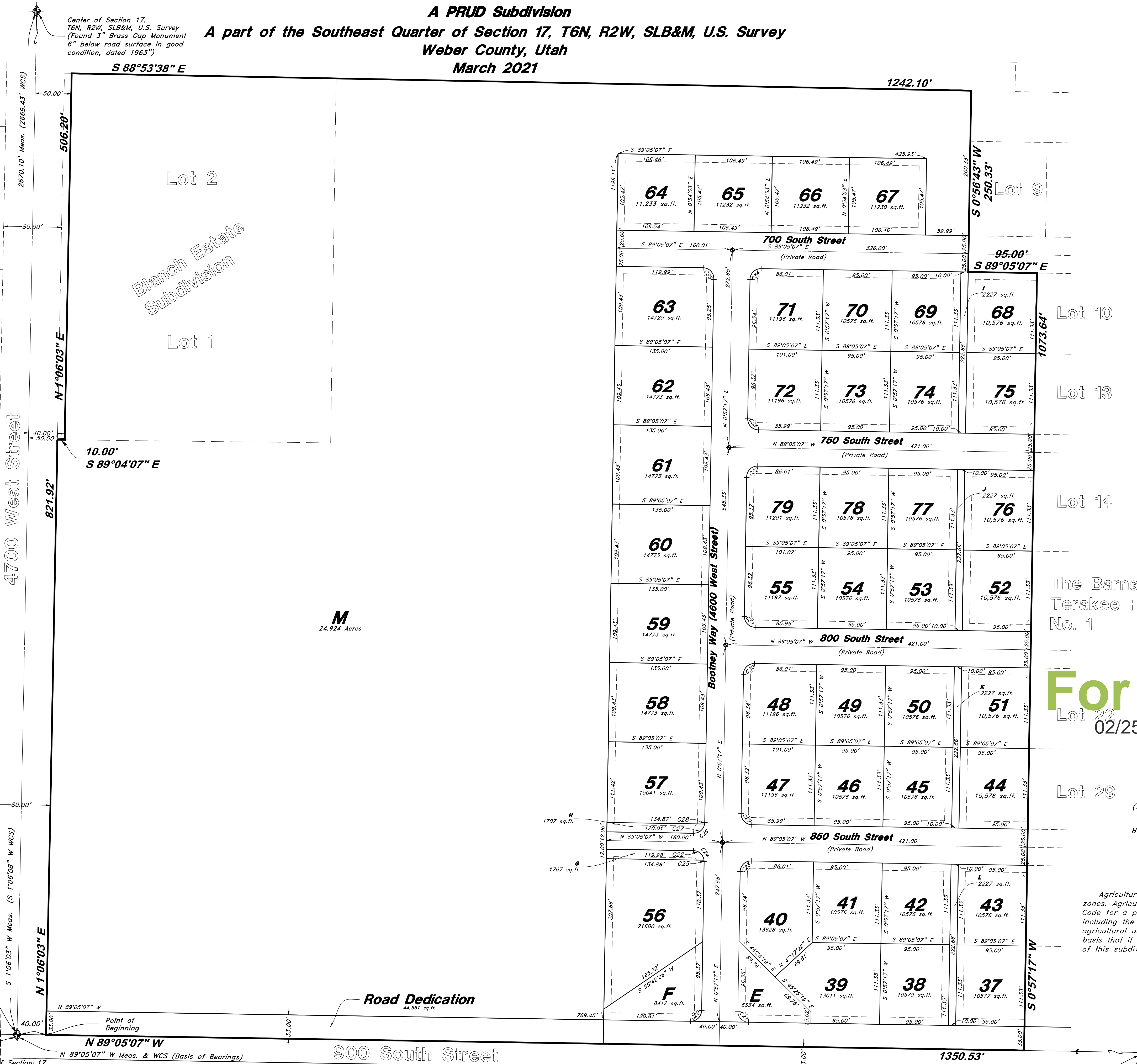
Scale: 1" = 80'



### NOTES

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- A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

Curve	Delta	Radius	Length	Chord	Chord Bearing
C20	86°51'27"	15.00'	22.74'	4236.43'	N 44°24'58" E
C21	90°00'43"	15.00'	23.57'	21.22'	N 44°04'36" W
C22	82°20'16"	15.00'	21.56'	19.75'	N 47°54'59" W
C23	89°57'36"	15.00'	23.55'	21.21'	N 45°56'06" E
C24	90°02'24"	15.00'	23.57'	21.22'	S 44°03'55" E
C25	7°42'08"	15.00'	2.02'	2.01'	N 2°53'47" W
C26	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C27	82°20'16"	15.00'	21.56'	19.75'	N 49°44'45" E
C28	7°37'20"	15.00'	2.00'	1.99'	N 4°45'57" E
C29	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C30	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C31	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C32	94°47'37"	15.00'	24.82'	22.08'	N 43°52'44" E
C33	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C34	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C35	94°41'13"	15.00'	24.79'	22.06'	N 41°54'59" W



## For Review

02/25/2022 3:32:53 PM

### BUILDING SETBACKS

- Front Yard - 20 Feet
- Side Yard - 10 Feet
- (20 Feet Corner Facing Street)
- Rear Yard - 10 Feet
- Building Height - 40 Feet Max.

### AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED \_\_\_\_\_ FILED FOR RECORD AND AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 294-4515 S.L.C. (801) 292-1152 FAX (801) 292-7544  
 WWW.GREATBASINENGINEERING.COM

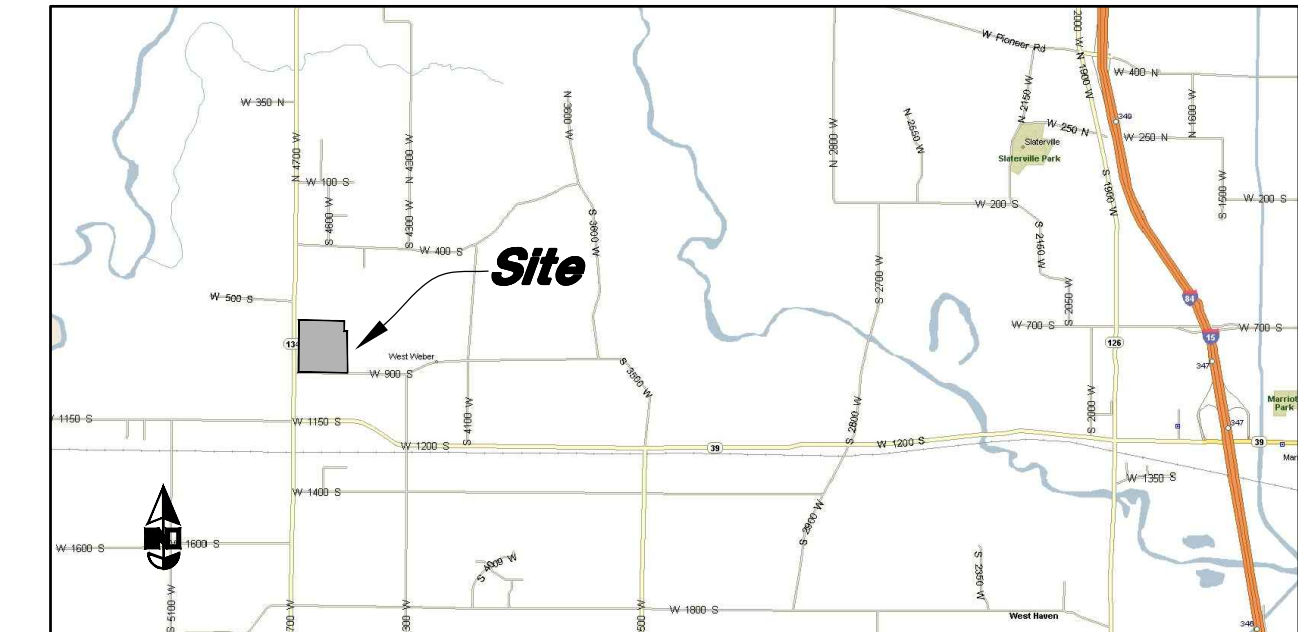
# The Barn at Terakee Farms No. 2

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2021



VICINITY MAP  
Not to Scale

FF = Lowest allowable livable Finished Floor Elevation unless approved by Geotechnical Engineer and County Engineer due to ground water table.

\* Sheets\*

- NOTE: Construction shall conform to Weber County standards and specifications. Standard utility piping materials will meet or exceed Weber County standards.
1. All utility trenches within the Street right of way shall have a County approved imported granular backfill.
  2. Thrust block all water line fittings.
  3. All inlet grates shall be bicycle safe.
  4. All fire hydrants and access roads shall be installed prior to any construction of any buildings.
  5. All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
  6. Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
  7. Curb & gutter installed along 900 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
  8. An excavation permit is required for all work done within the existing Right of Way.
  9. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
  10. All improvements need to be either installed or escrowed prior to recording of the subdivision.
  11. If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.
  12. Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides as indicated on the Grading and Drainage plan. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
  13. Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutters and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

- All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

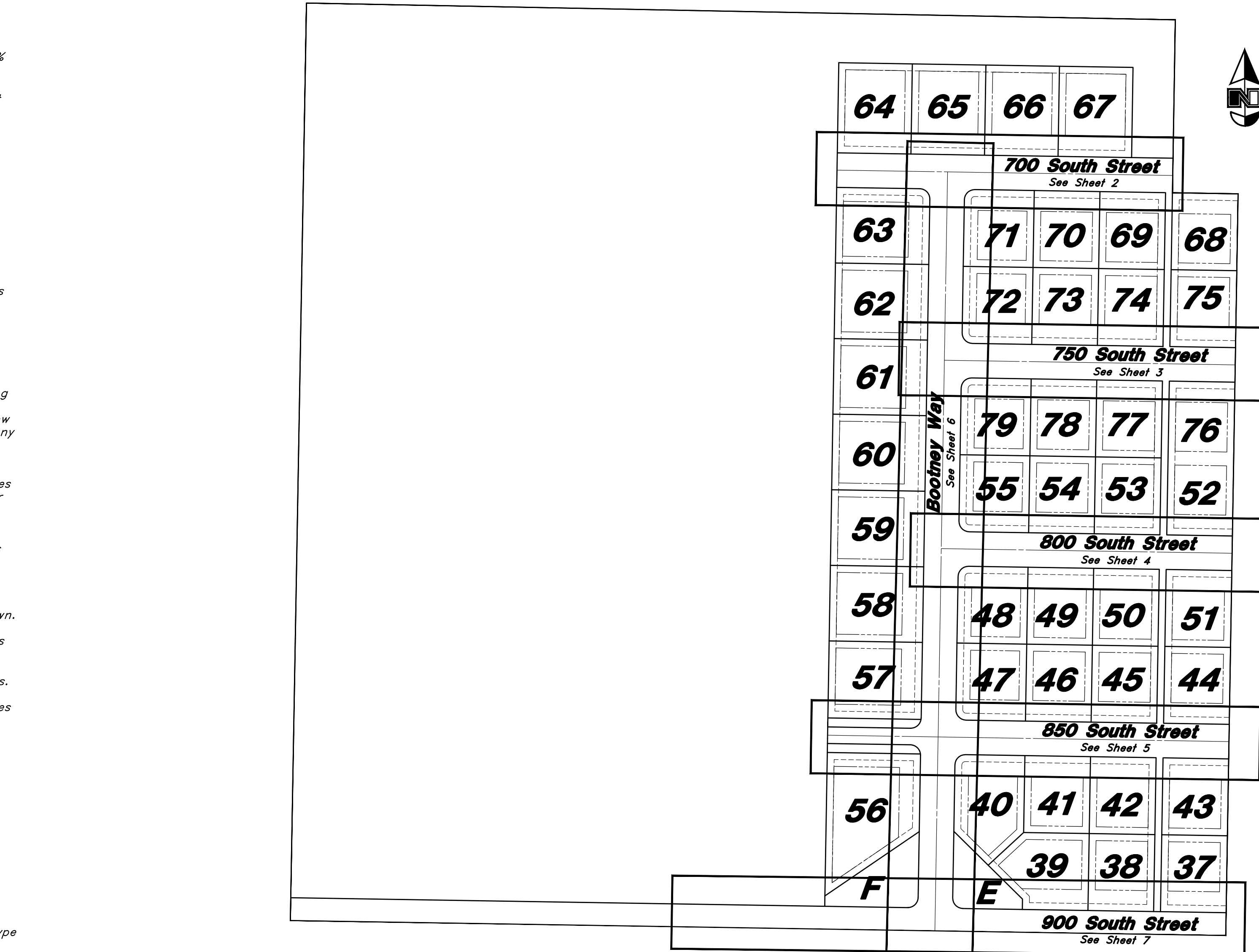
1. Pipe material as shown on utility plan view or to meet County standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

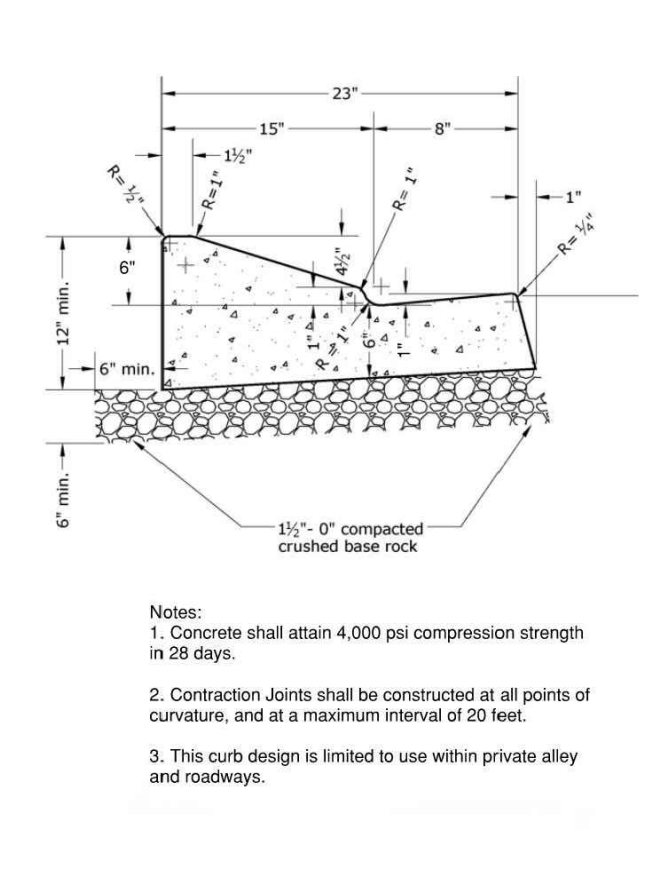
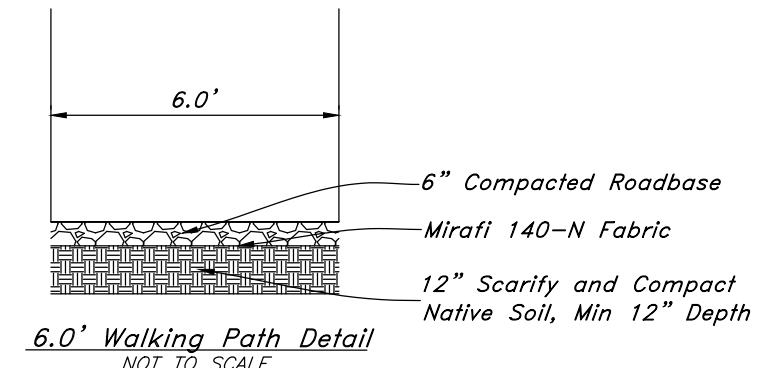
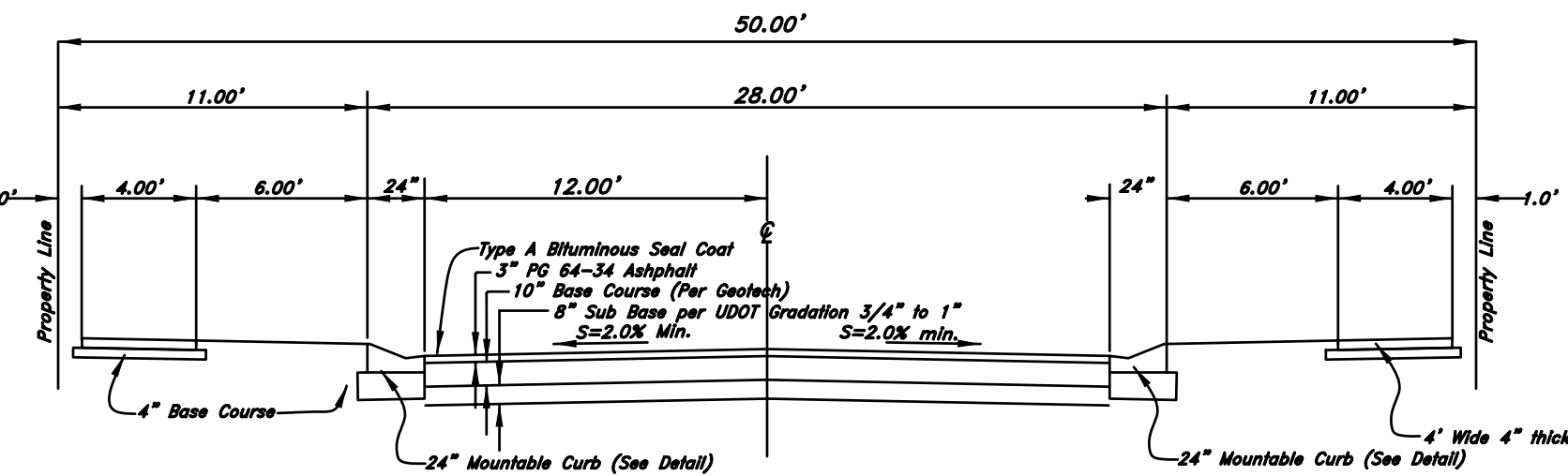
STORM DRAIN LINES

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" to 21" pipes - Reinforced Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
3. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.



Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Cleanout
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Power Line
  - Secondary Waterline
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Match Existing
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Existing Concrete
  - New Concrete



- NOTES:
- 1 - These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit and alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
  - 2 - Minor & Major arterial shall be constructed with a 10" untreated base course & 3" bituminous surface course as required by the City Engineer.
  - 3 - County Engineer has discretion to call for more.
  - 4 - Provide 4" thickness of 1/2" or 1" gravel base course under sidewalk, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the County Engineer.

NOTE: County Engineer may specify use of standard high back curb & gutter on collector & arterials.

- NOTES:
- 1 - Maximum difference in elevation between curbs on opposite sides of street shall not exceed 1.0'
  - 2 - On arterial streets the County Engineer will provide a pavement design. Location of sidewalk and rolled curb & gutter may vary on individual arterial streets per direction of the County Engineer.
  - 3 - See Geotechnical Engineering Study prepared by CMT Engineering Laboratories Project No. 10241, dated October 2018 for preparation of Sub Grade.

NOT FOR CONSTRUCTION



**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, SDBEN, UTAH 84403  
 WWW.GRETBASINENGINEERING.COM

**Cover sheet**  
**The Barn at Terakee Farms 2**  
 9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T6N, R2W, SLB&M, U.S. Survey

23 Sep, 2021  
 SHEET NO.  
**C1**  
 16N719

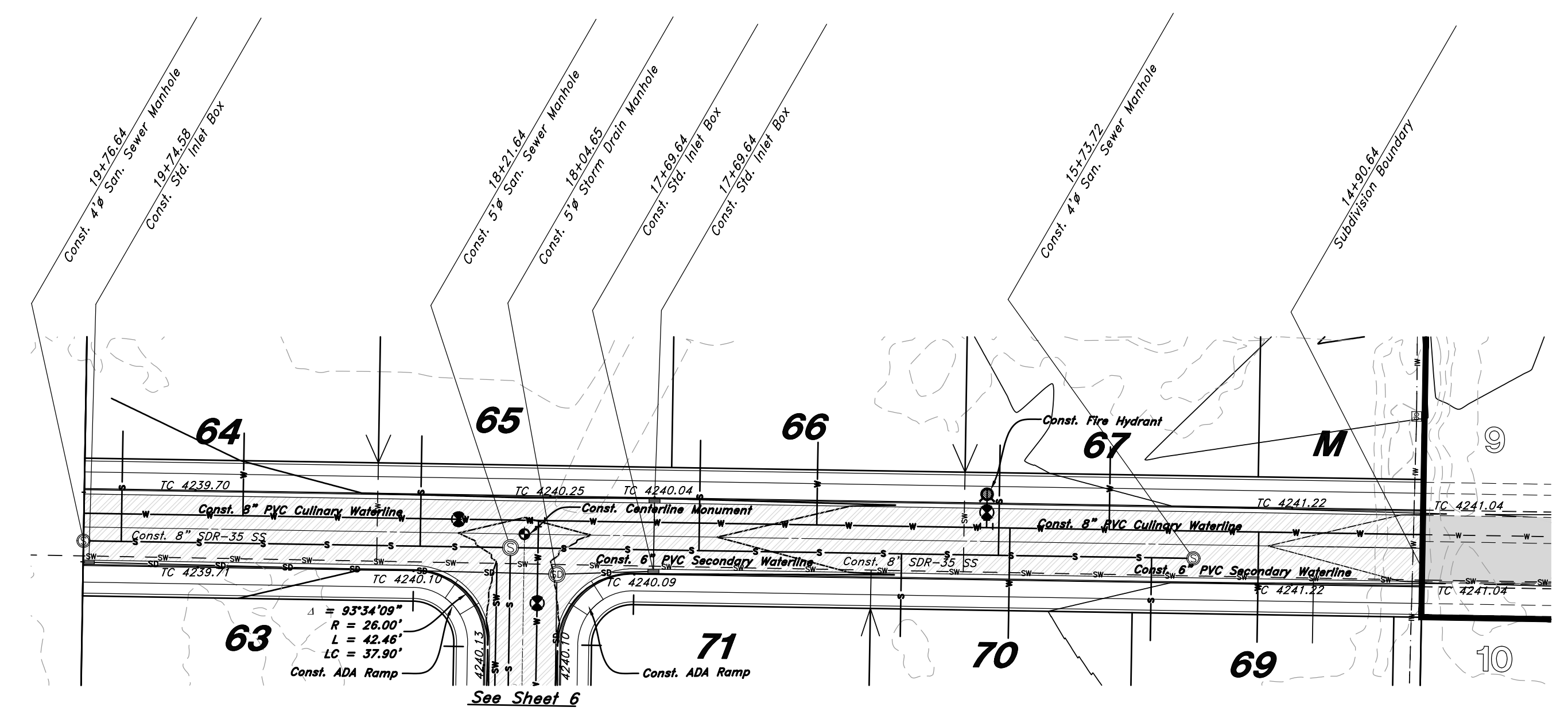
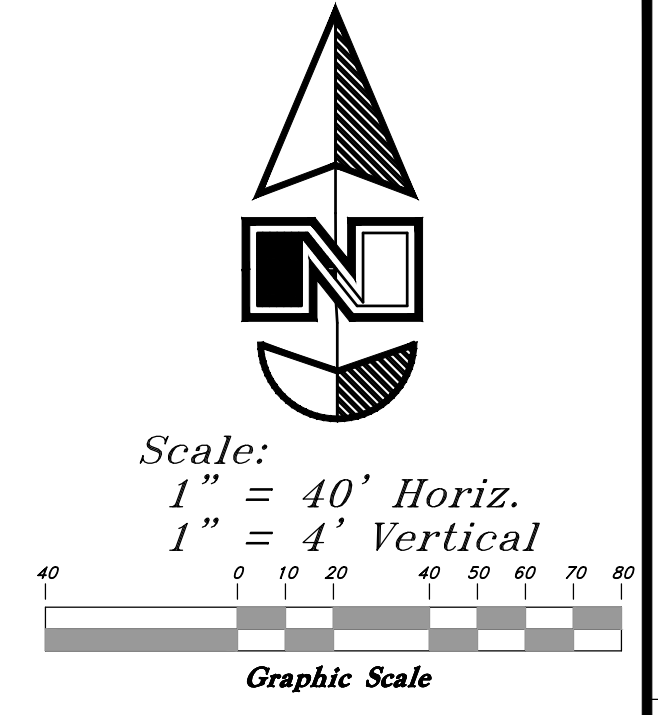
REV. DATE DESCRIPTION

# Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve (Secondary)
- Water Valve (Culinary)
- Sanitary Sewer
- Culinary Water
- Gas Line
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- Storm Drain
- Telephone Line
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- Power Line
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- Land Drain
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- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

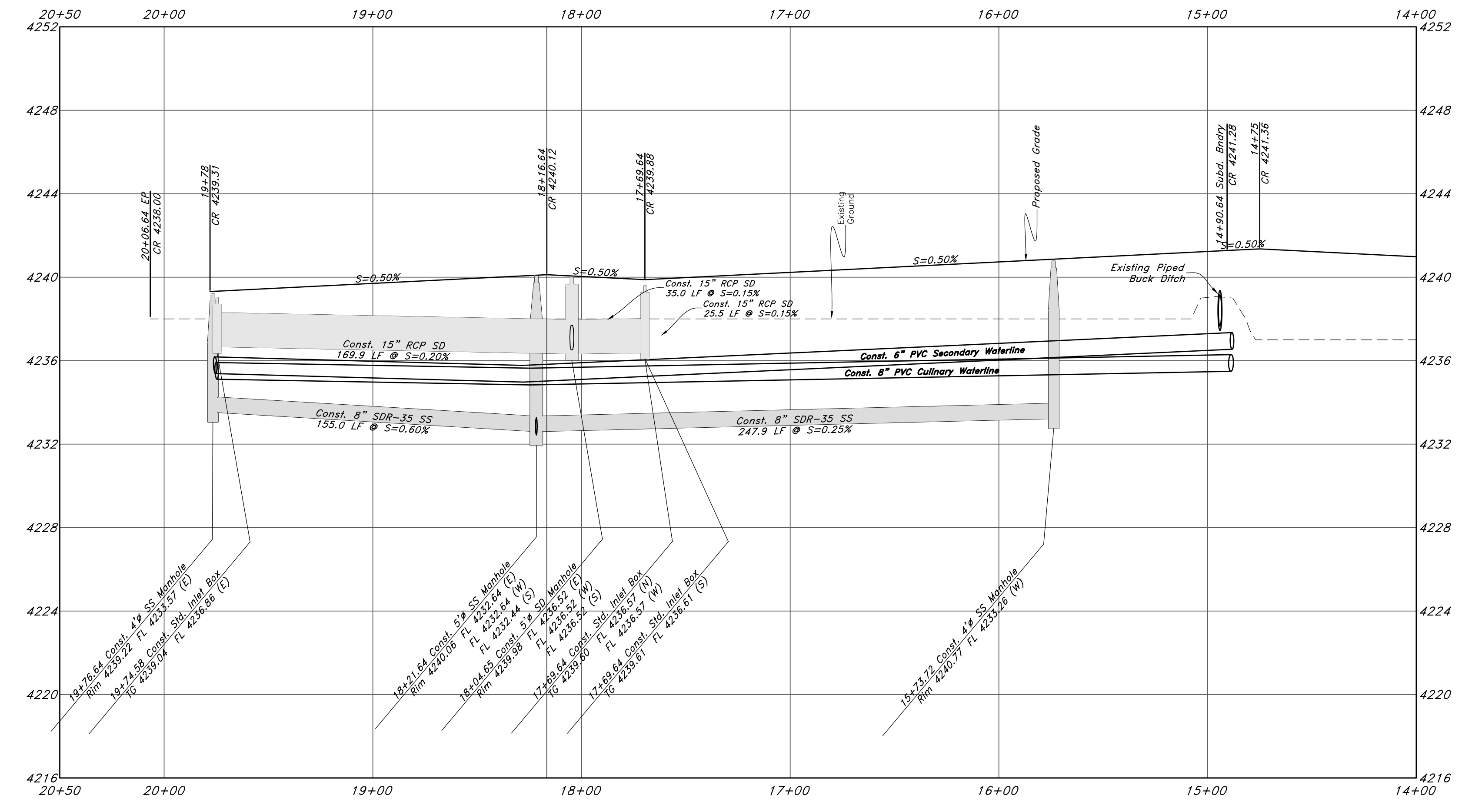
Exhibit A  
Appellant narrative and  
supplemental information



## 700 South Street

For Review

02/25/2022 3:33:08 PM



NOT FOR CONSTRUCTION

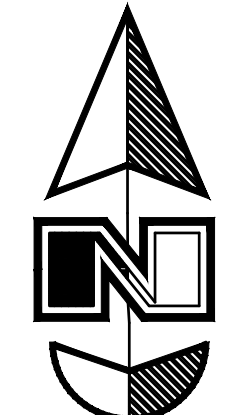
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<p style="font-weight: bold; margin: 0;">23 Sep, 2021</p> <p style="font-size: 0.8em; margin: 0;">SHEET NO.</p> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">C2</p> <p style="font-size: 0.7em; margin: 0;">16N719</p>	<p style="font-size: 0.8em; margin: 0;">DATE</p> <p style="font-size: 0.8em; margin: 0;">REV</p> <p style="font-size: 0.8em; margin: 0;">DESCRIPTION</p>

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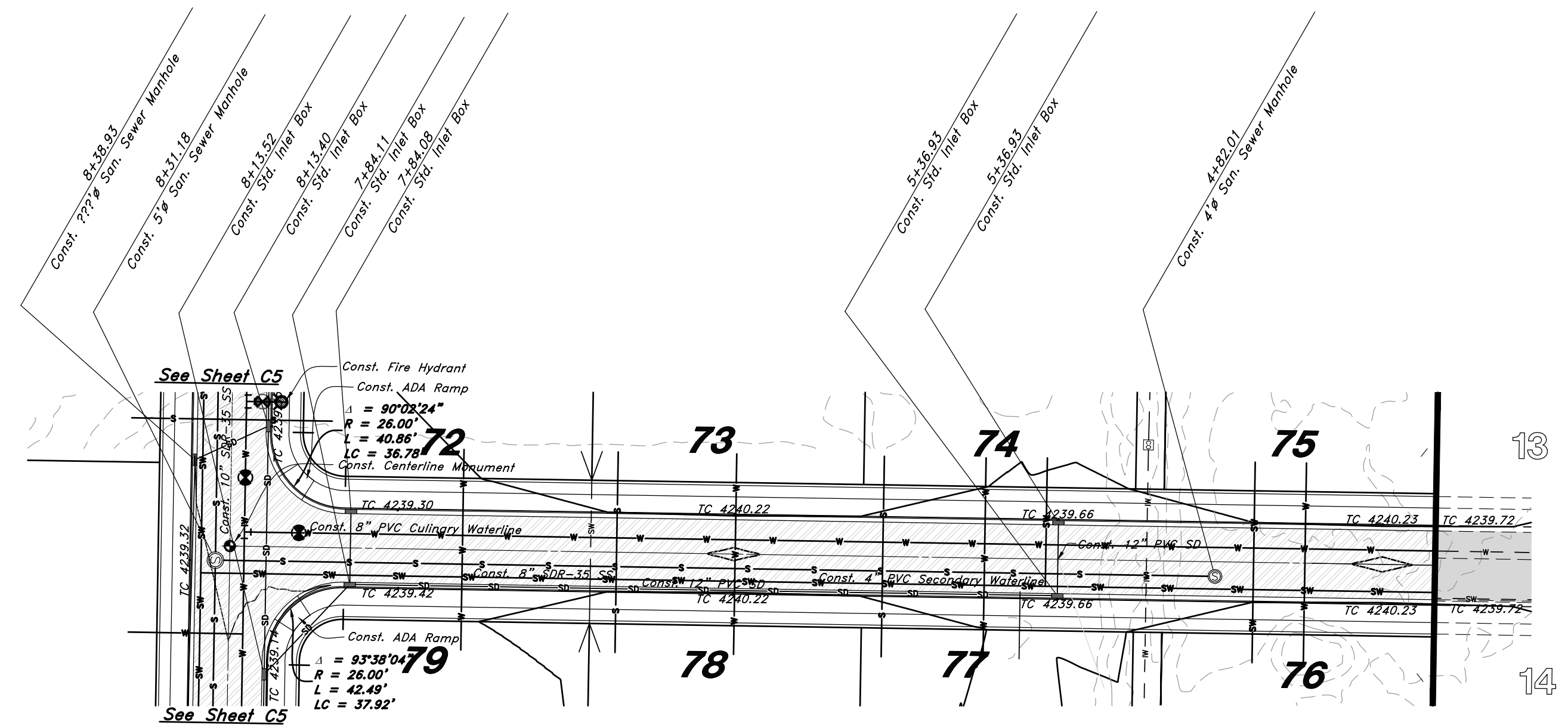
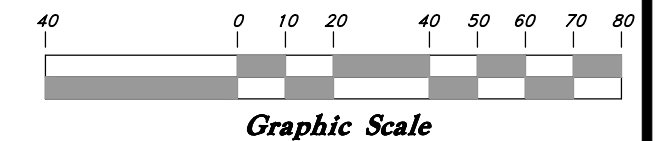
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve (Secondary)
- Water Valve (Culinary)
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- Power pole w/guy
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- Overhead Power line
- Corrugated Metal Pipe
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- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- TW
- TCN
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

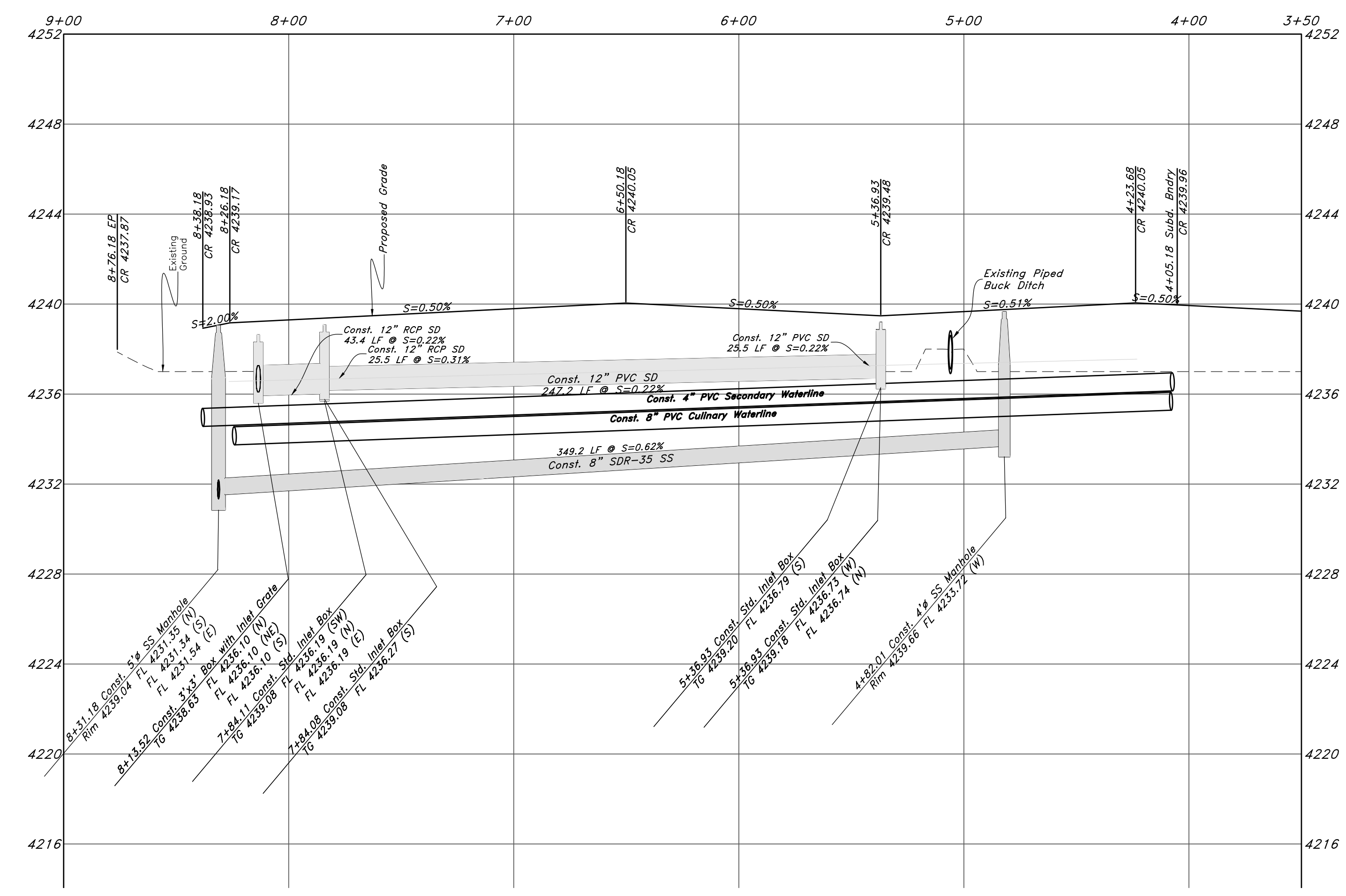
Exhibit A  
Appellant narrative and  
supplemental information



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



## 750 South Street



For Review

02/25/2022 3:33:13 PM

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

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 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

Plan & Profile

The Barn at Terakee Farms 2

9400 South State Street  
Sandy City, Salt Lake County, Utah  
A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

23 Sep, 2021

SHEET NO.

C3

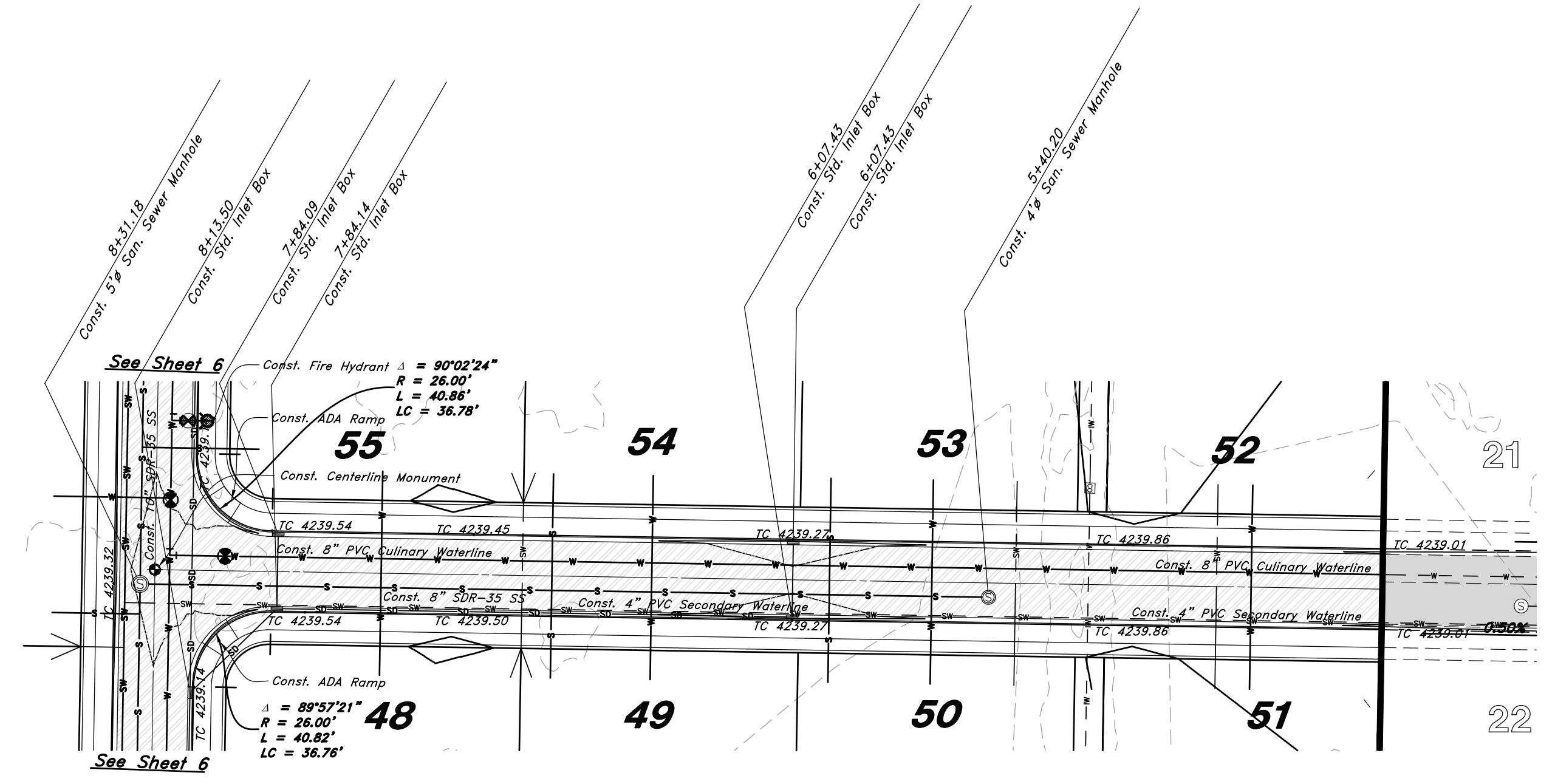
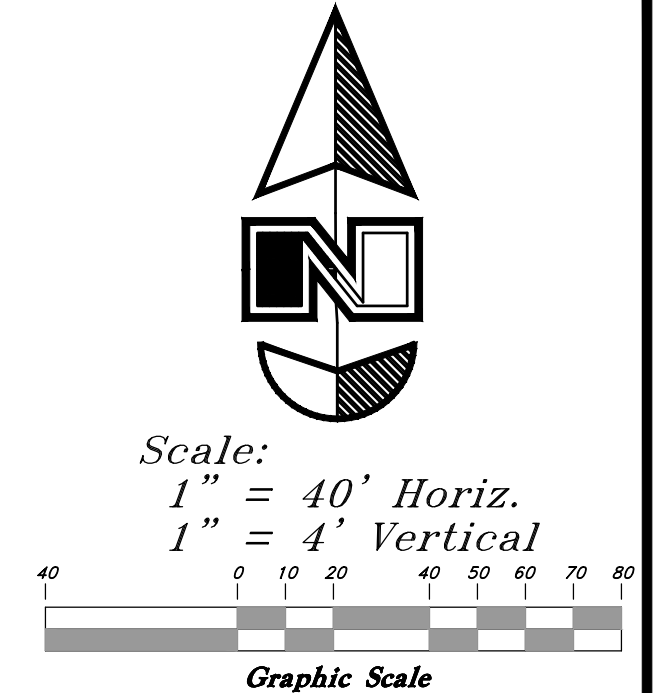
16N719

# Legend

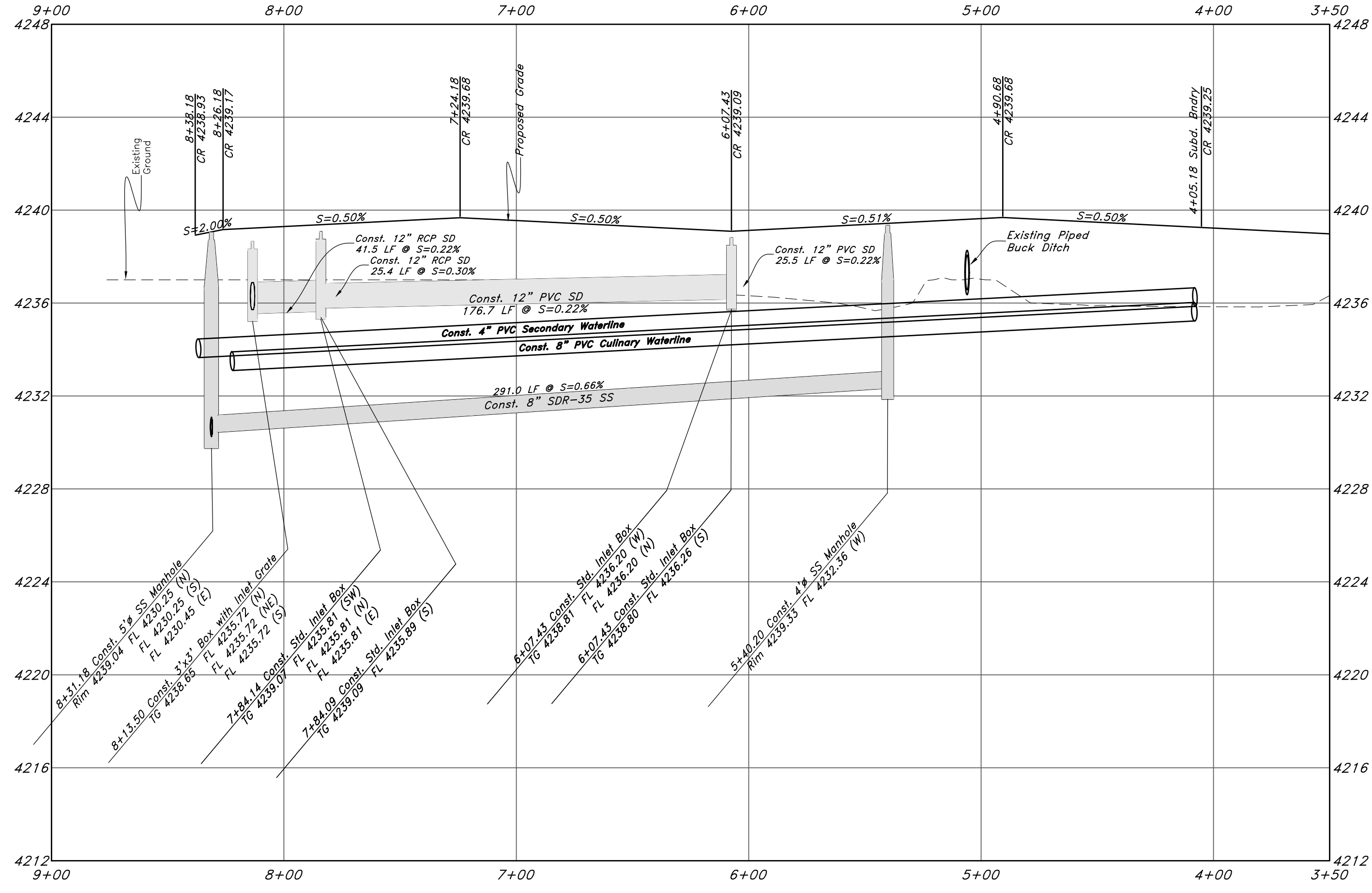
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
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- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

Exhibit A  
Applicant narrative and  
supplemental information



## 800 South Street



For Review

02/25/2022 3:33:17 PM

NOT FOR CONSTRUCTION

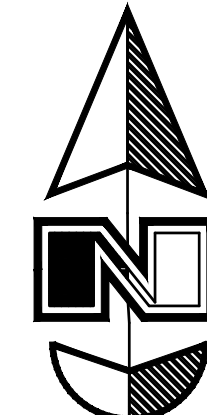
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<p style="font-weight: bold; margin: 0;">23 Sep, 2021</p> <p style="font-size: 0.8em; margin: 0;">SHEET NO.</p> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">C4</p> <p style="font-size: 0.7em; margin: 0;">16N719</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">DATE</td> <td style="width: 50%; text-align: center;">DESCRIPTION</td> </tr> <tr> <td style="text-align: center;">REV</td> <td style="text-align: center;">REV</td> </tr> </table>	DATE	DESCRIPTION	REV	REV
DATE	DESCRIPTION				
REV	REV				

# Legend

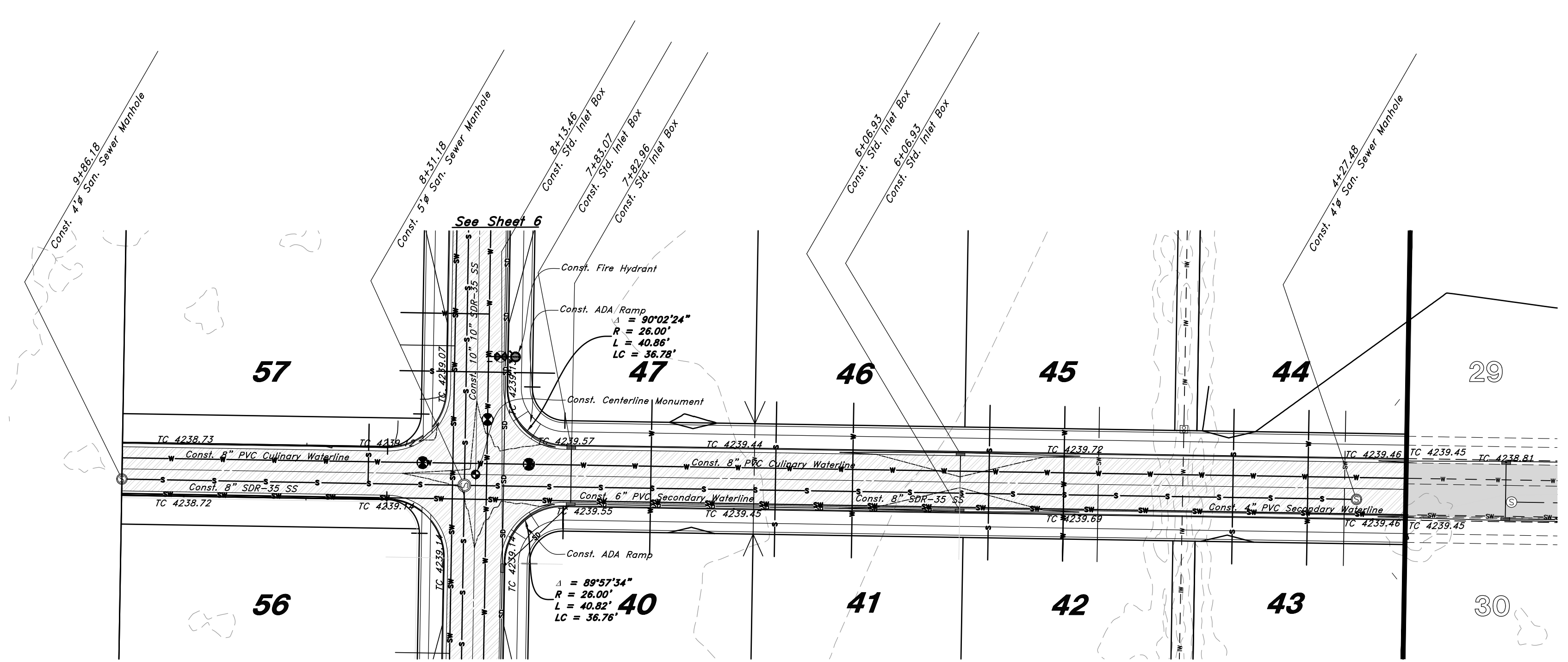
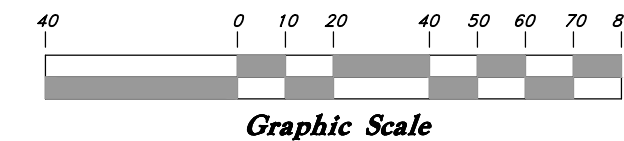
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
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- Water Valve (Culinary)
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- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

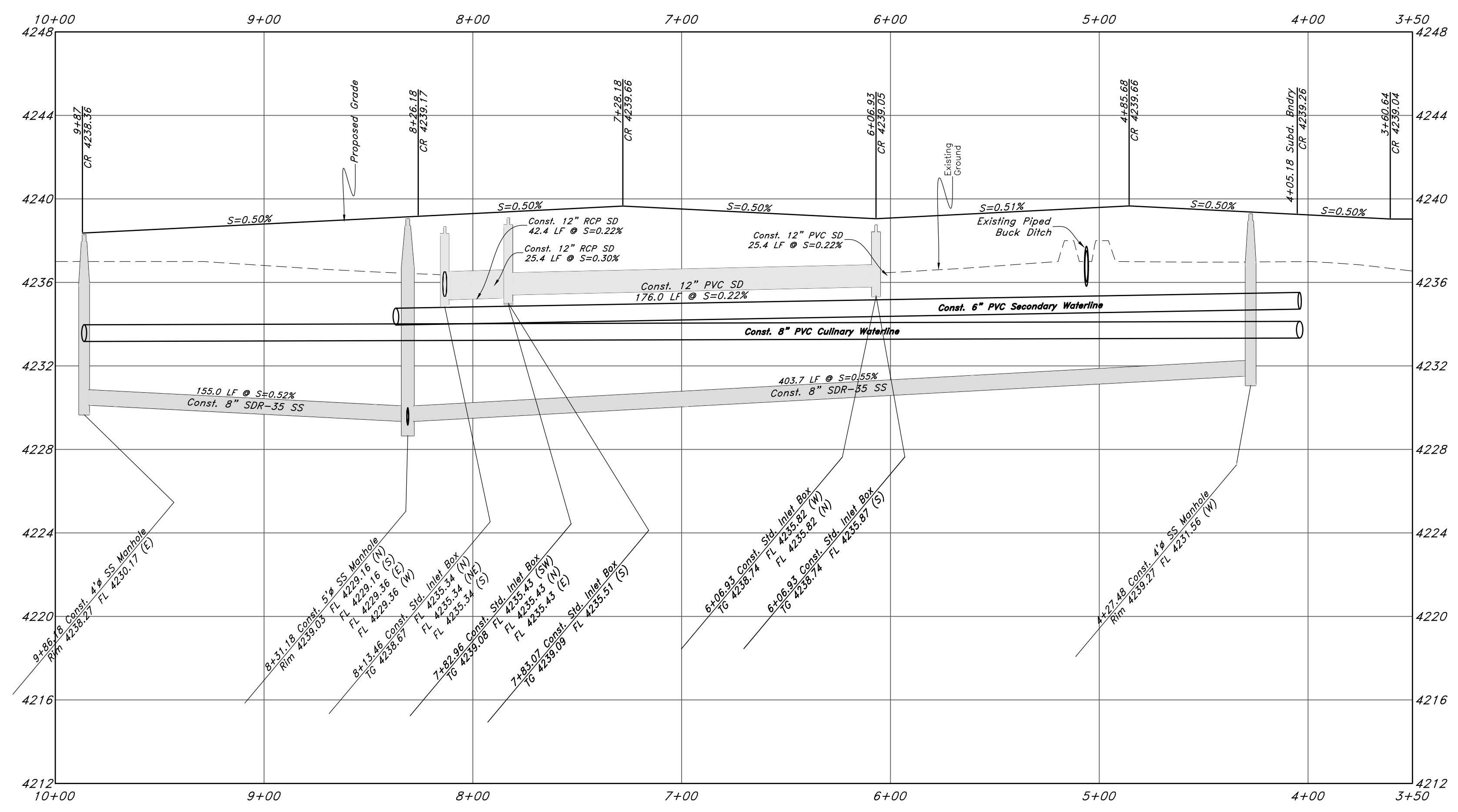
Exhibit A  
Appellant narrative and  
supplemental information



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



## 850 South Street



For Review

02/25/2022 3:33:22 PM

DESCRIPTION	DATE	REV

**GREAT BASIN ENGINEERING**

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 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**The Barn at Terakee Farms 2**

9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

23 Sep, 2021

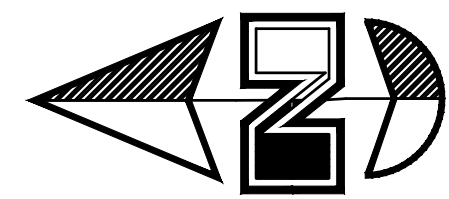
SHEET NO.

C5

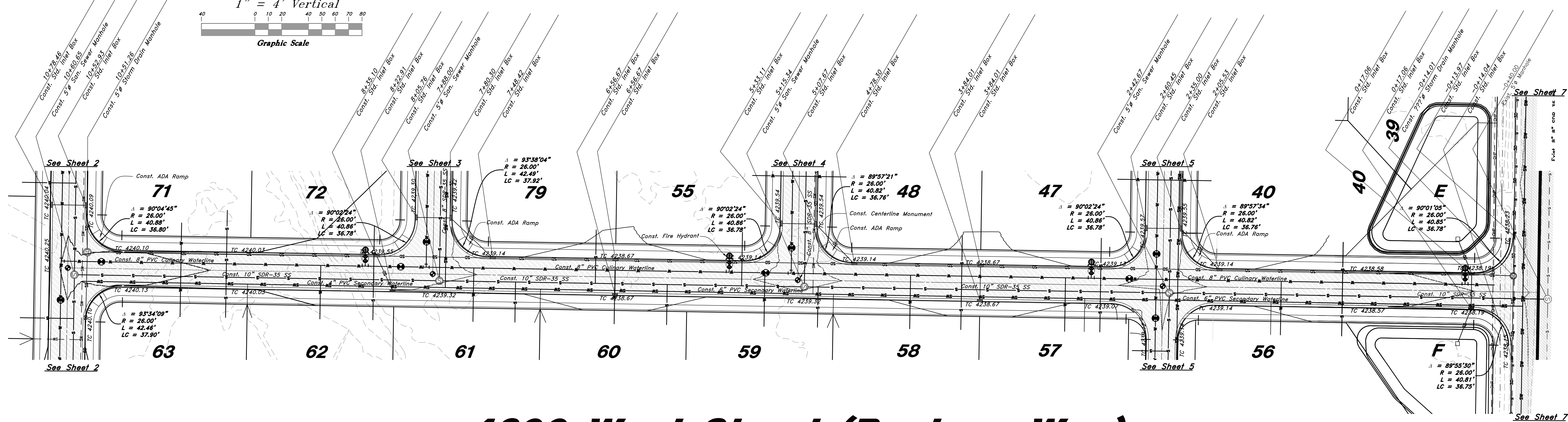
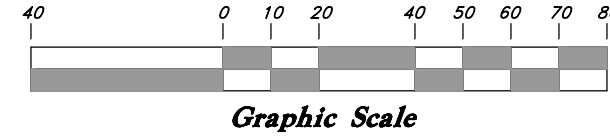
16N719

NOT FOR CONSTRUCTION

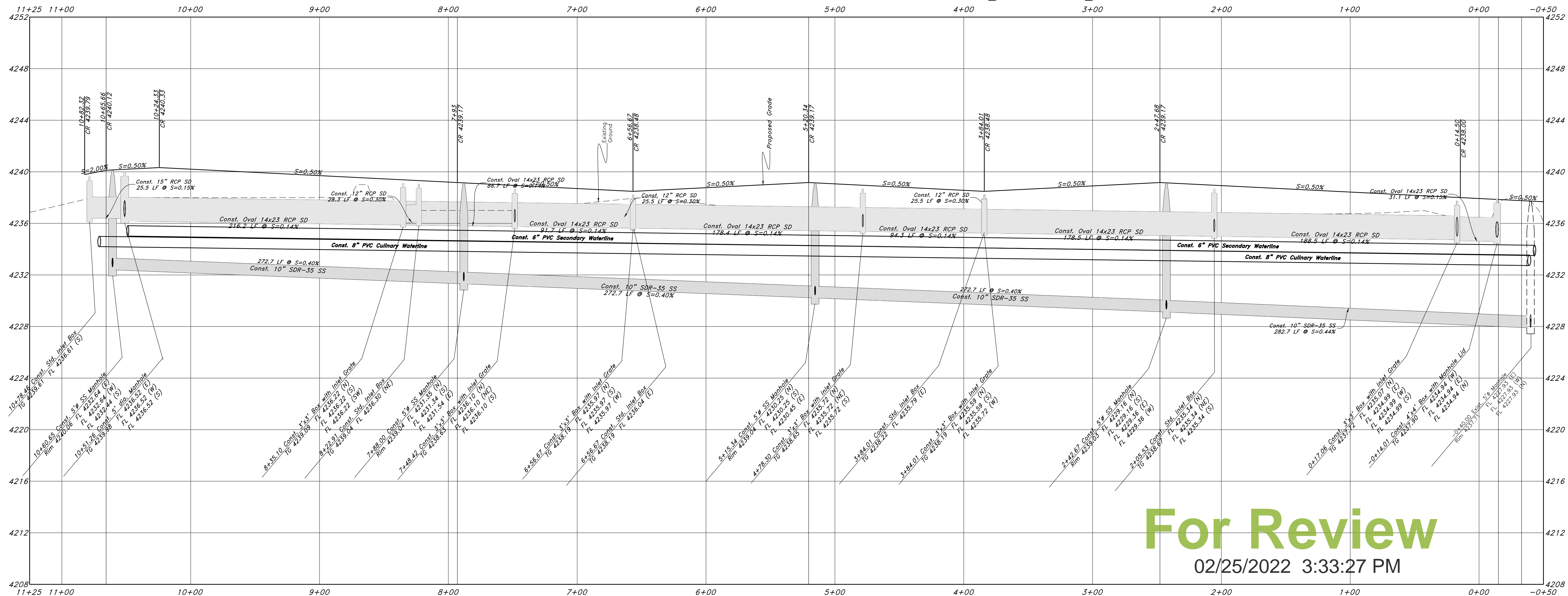
Exhibit A  
Applicant narrative and  
supplemental information



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



# 4600 West Street (Bootney Way)



# For Review

02/25/2022 3:33:27 PM

# NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**The Barn at Terakee Farms 2**

9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

23 Sep, 2021

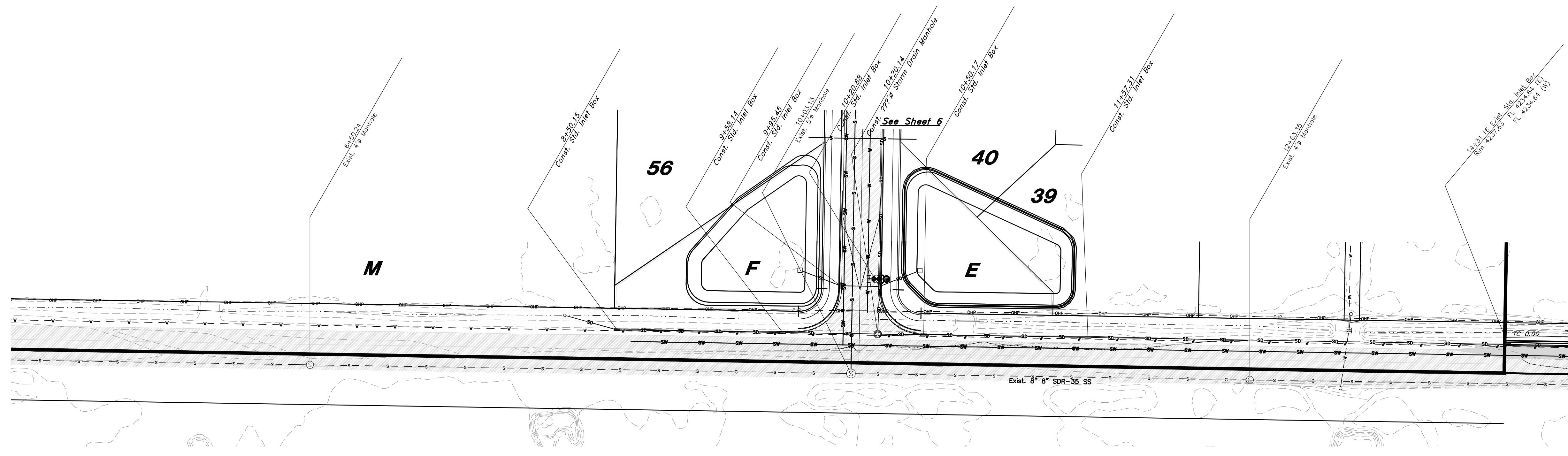
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# C6

16N719

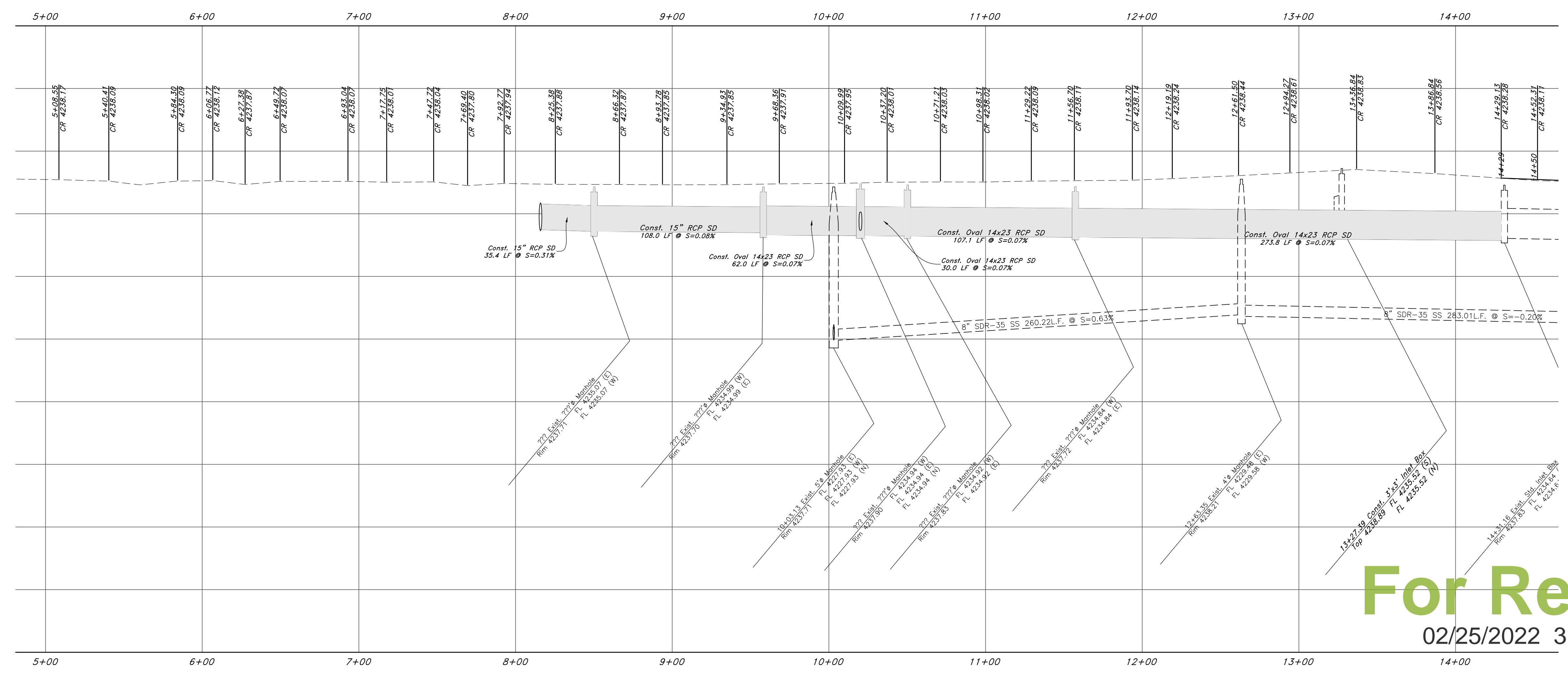


Exhibit A  
Appellant narrative and  
supplemental information



**NOTES:**  
Parcel M is an Agricultural Parcel  
and no curb and gutter will be installed  
along its frontage at this time

# 900 South Street



**For Review**  
02/25/2022 3:33:38 PM

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

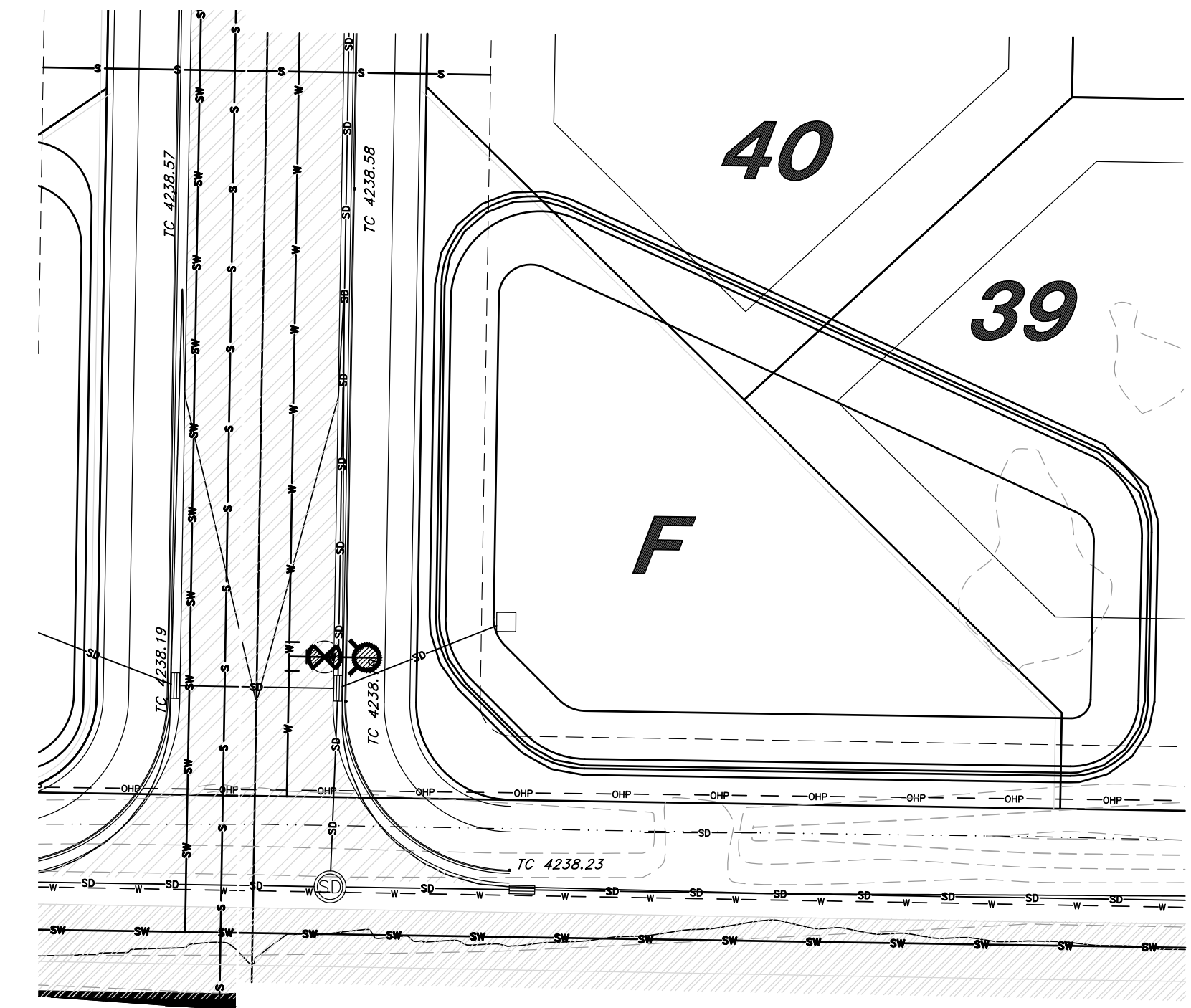
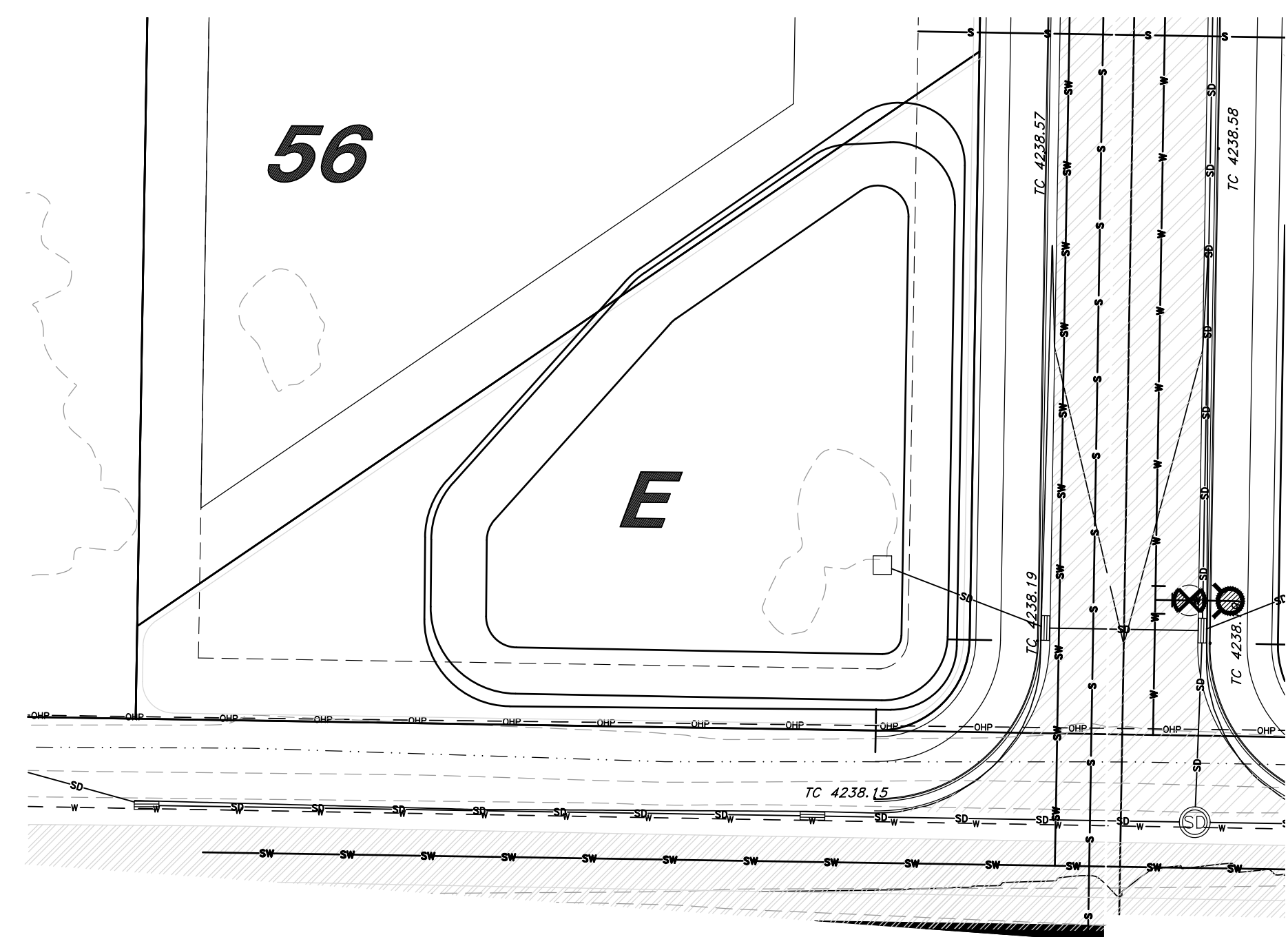
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**The Barn at Terakee Farms 2**  
 9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

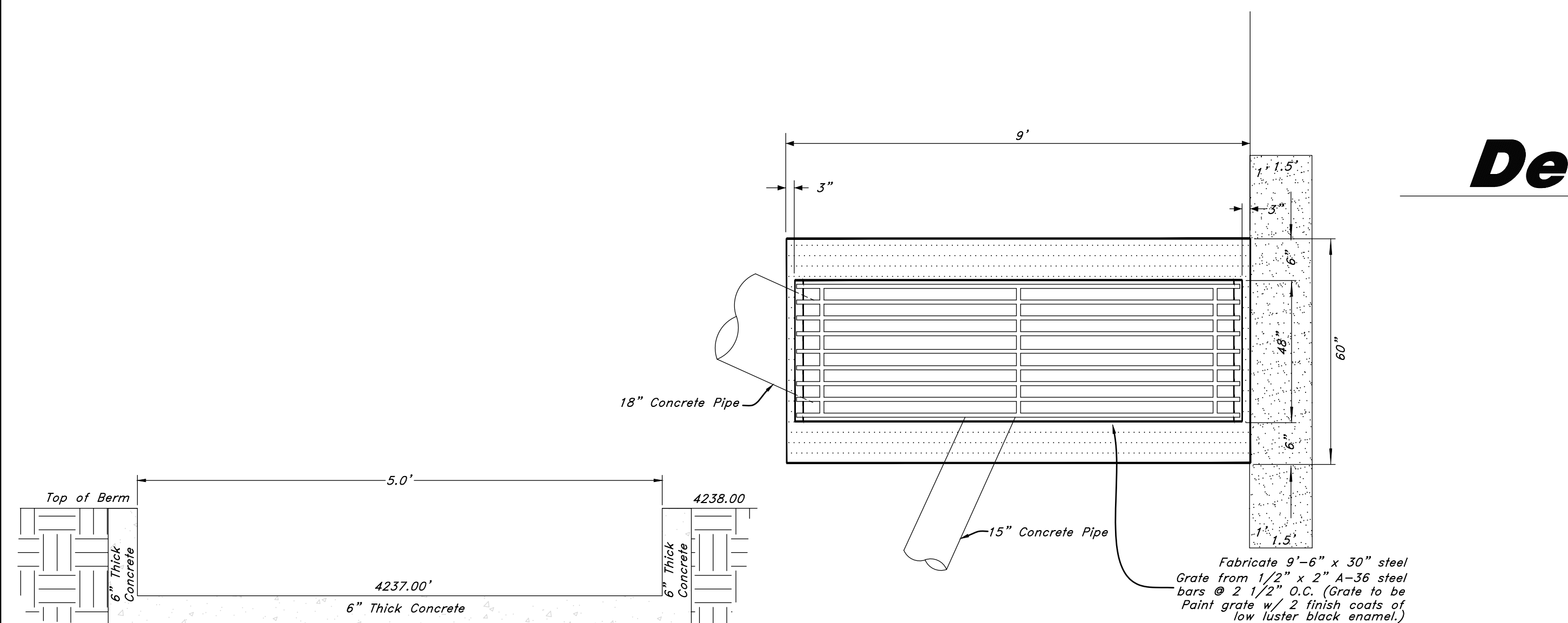
23 Sep, 2021  
 SHEET NO.  
**C7**  
 16N719

**NOT FOR CONSTRUCTION**

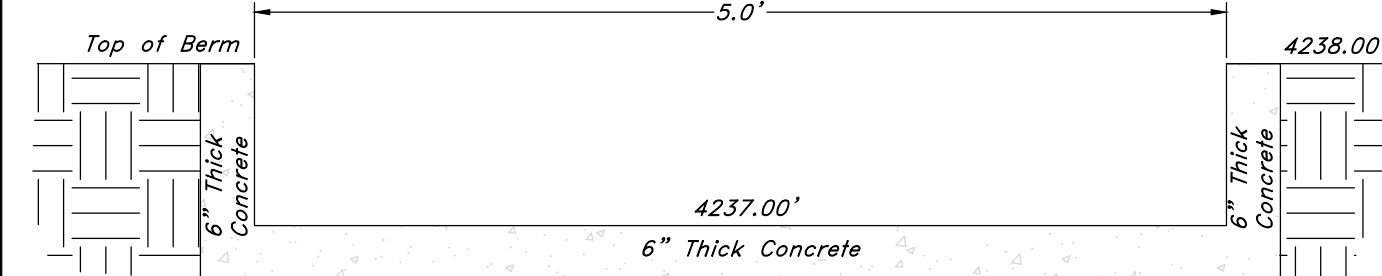
Exhibit A  
Appellant narrative and  
supplemental information



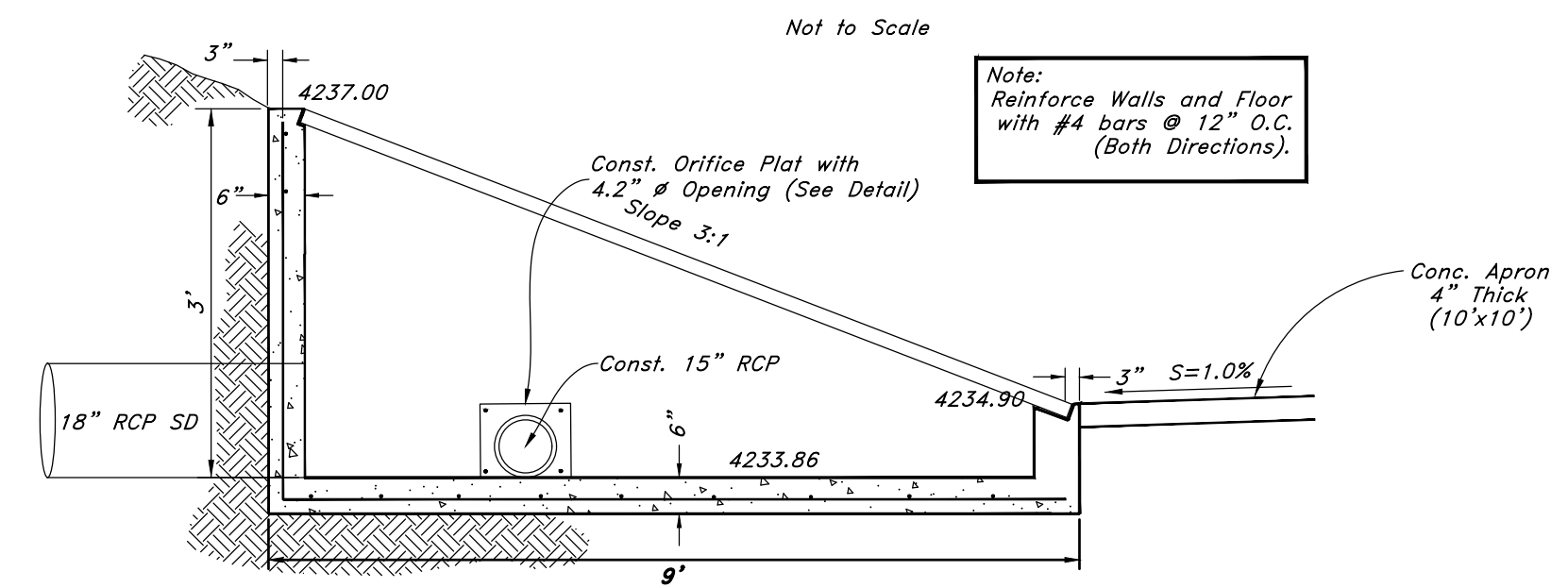
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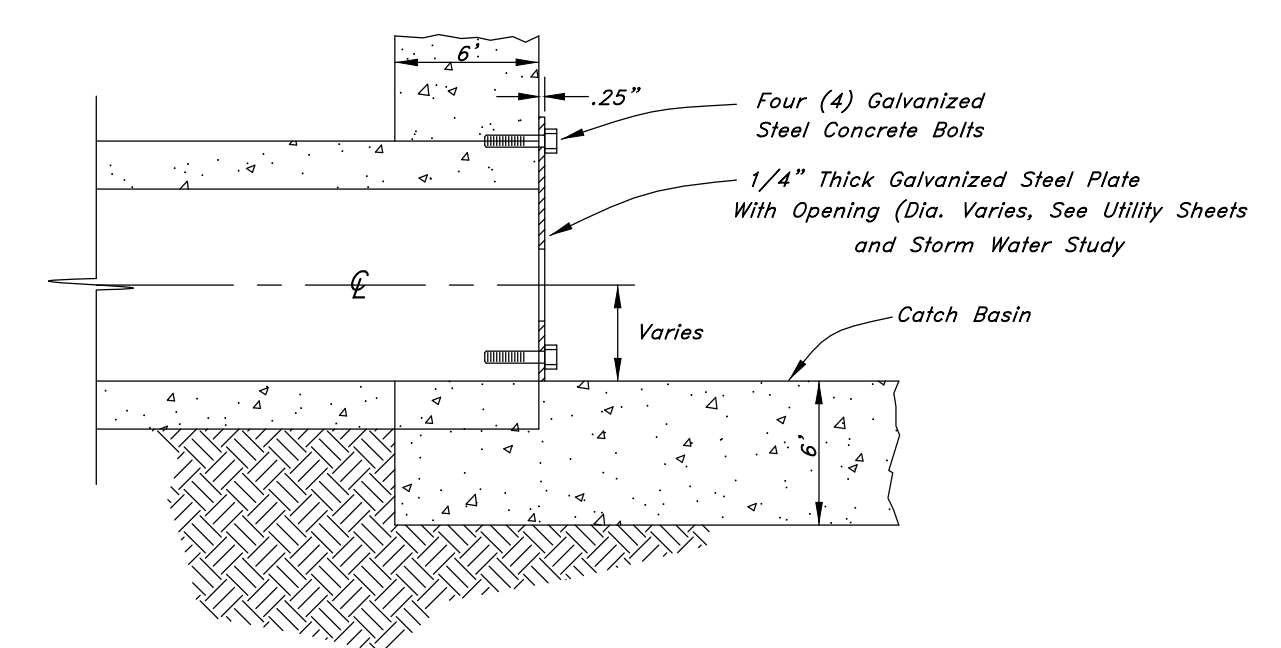
Plan View Detail of Inlet / Outlet Structure  
Not to Scale



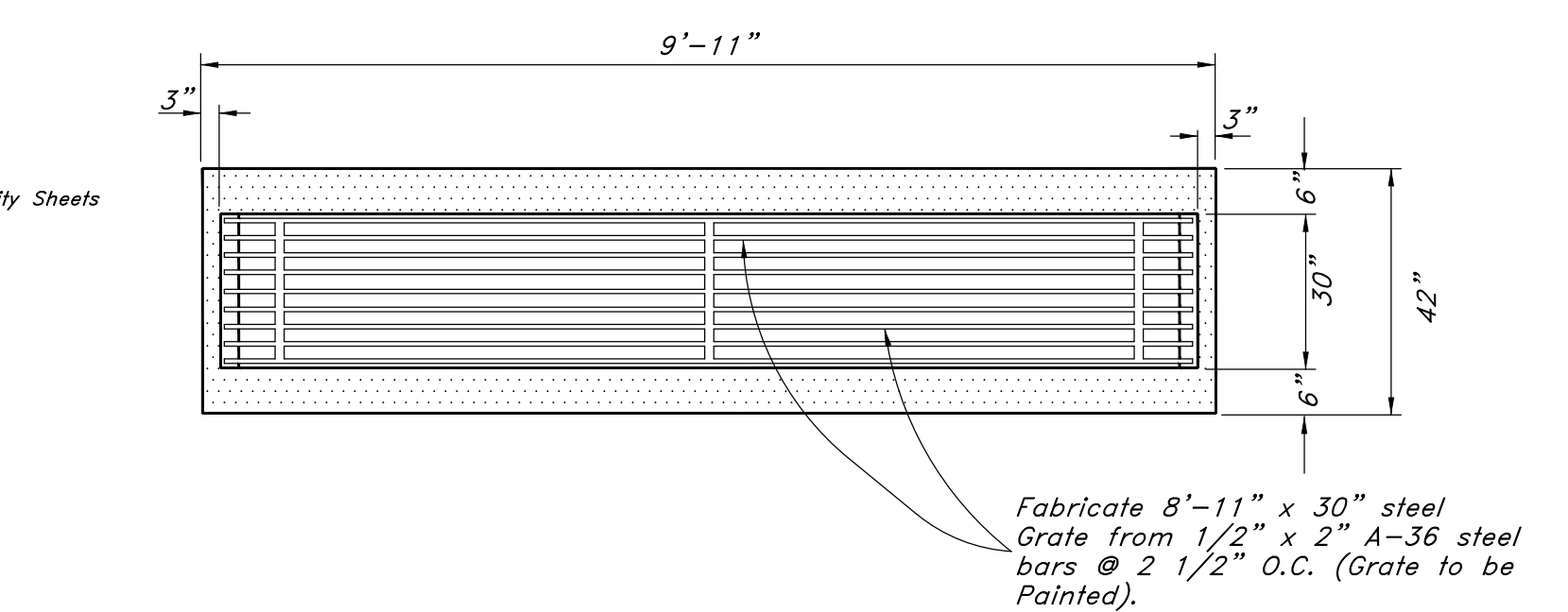
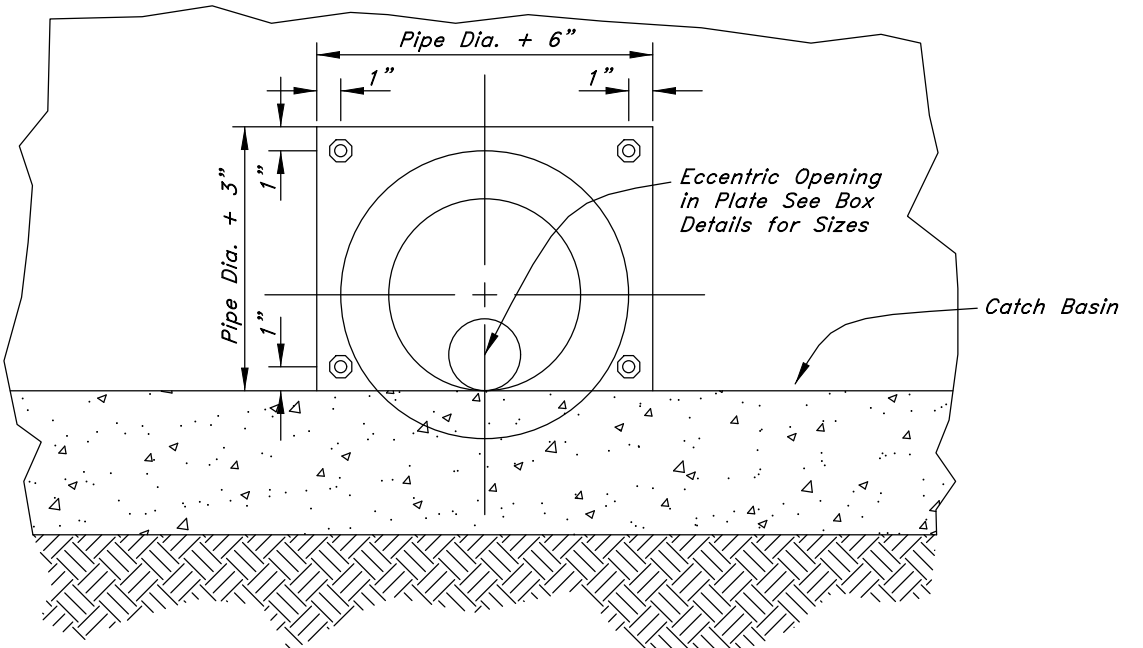
Emergency Spillway Detail  
Not to Scale



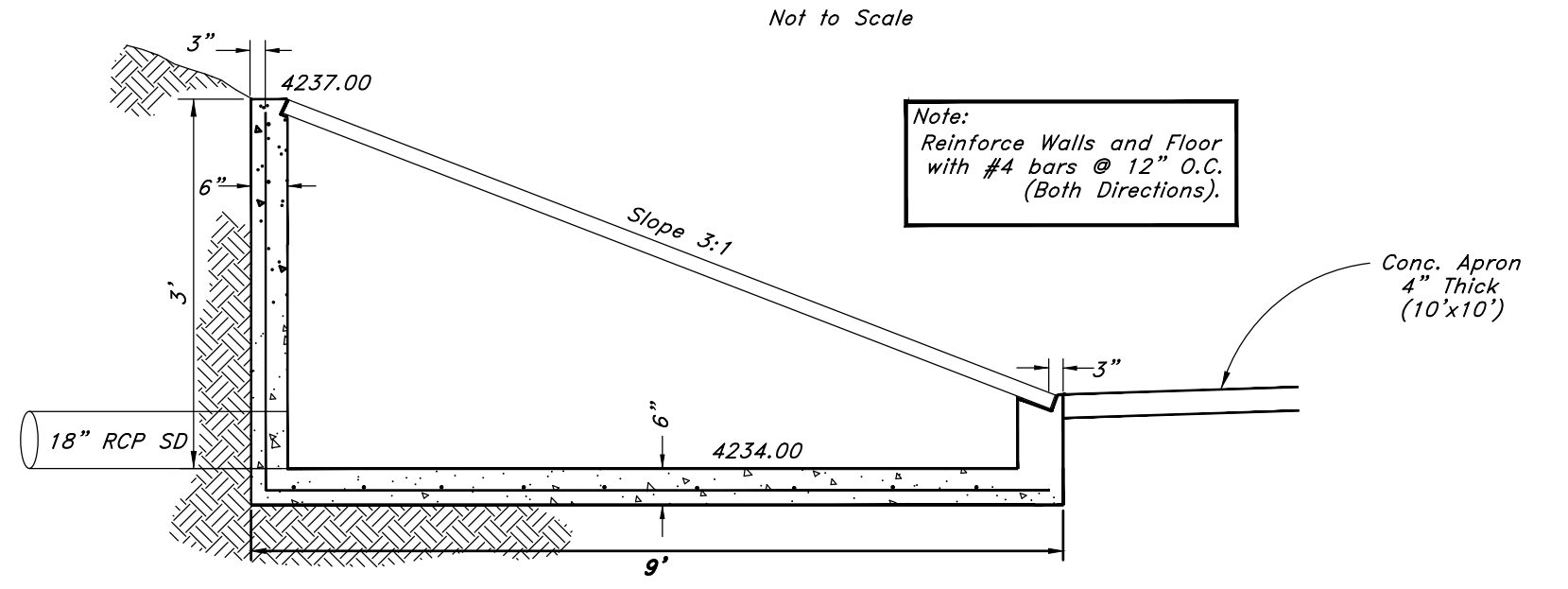
Profile View Detail of East Inlet / Outlet Structure  
Not to Scale



Orifice Plate Detail



Plan View Detail of Inlet / Outlet Structure  
Not to Scale



Profile View Detail of West Inlet / Outlet Structure  
Not to Scale

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**The Barn at Terakee Farms 2**

9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, TPN, RPW, SLB&M, U.S. Survey

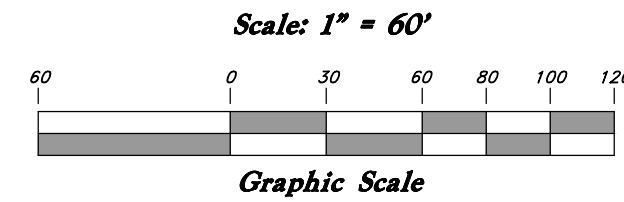
23 Sep, 2021  
 SHEET NO.  
**C8**  
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NOT FOR CONSTRUCTION

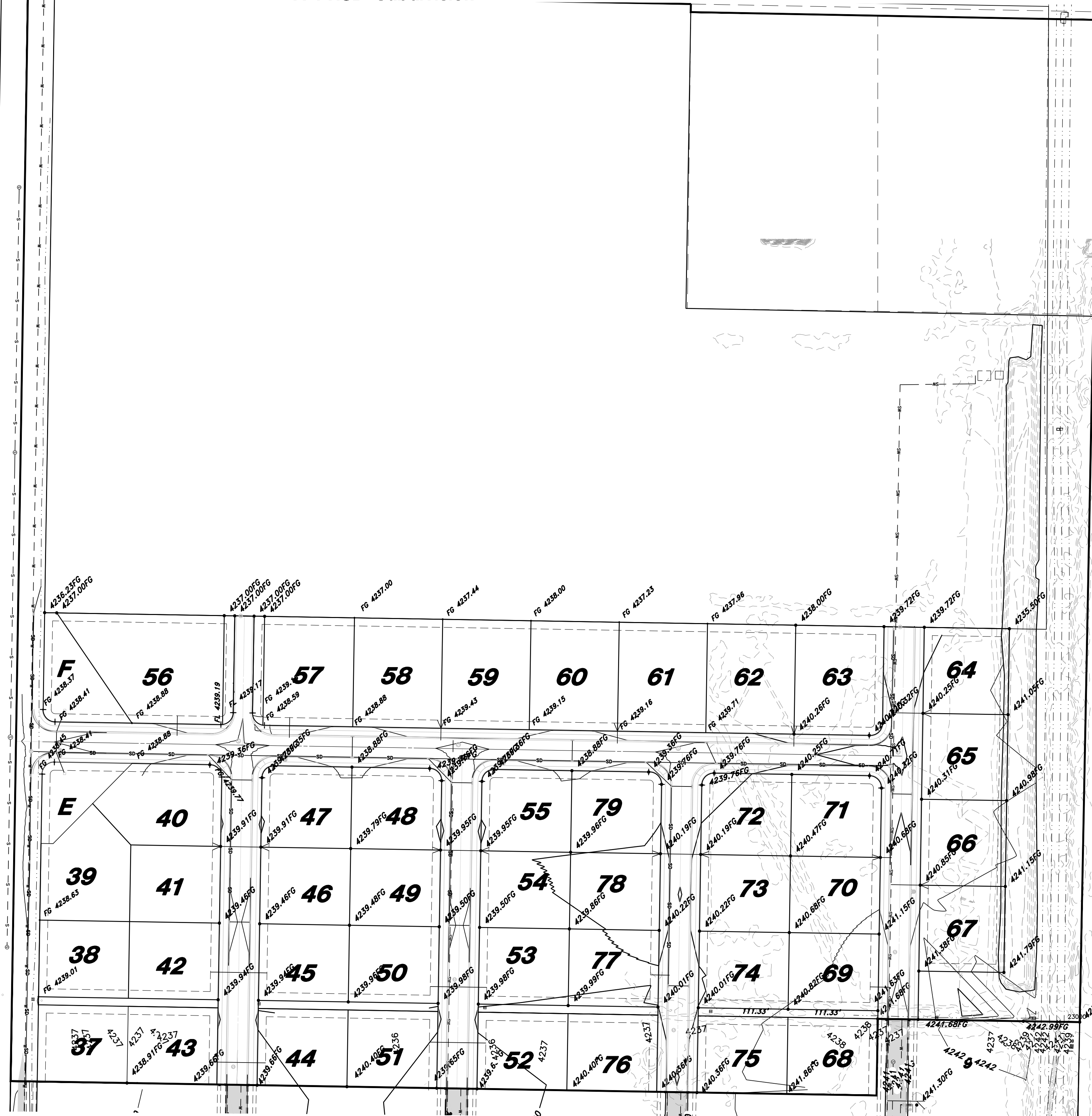
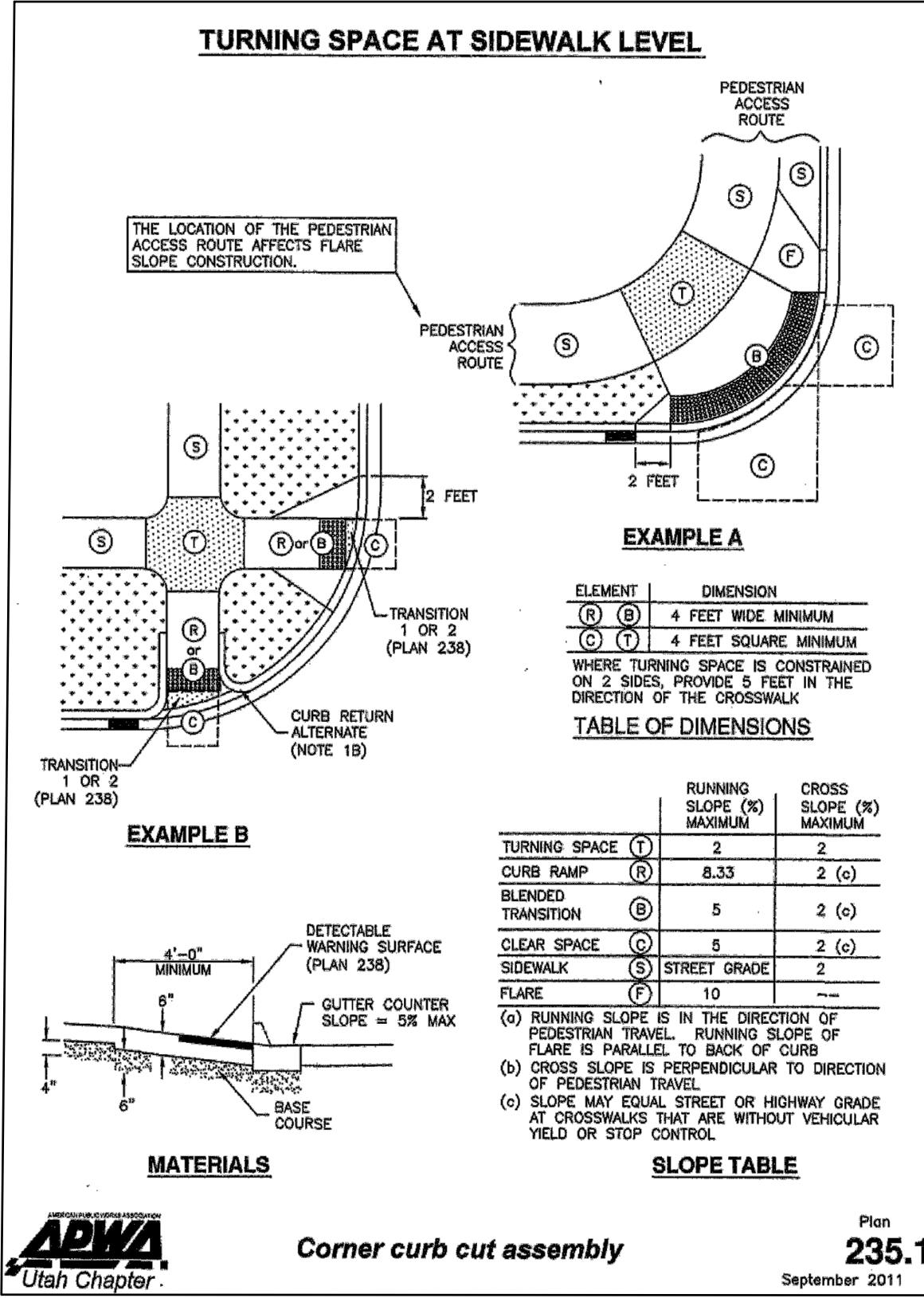


# The Barn at Terakee Farms® No. 1

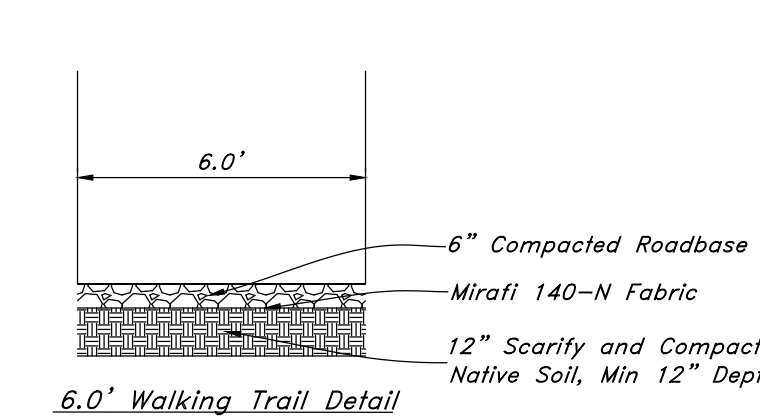
A PRUD Subdivision



- GENERAL GRADING NOTES:**
- All work shall be in accordance with the County Public Works Standard.
  - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fill shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a geotechnical engineer.
  - Area to be filled shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to filling.
  - Fill shall be compacted into competent material as per specifications and geotechnical report.
  - All fill shall be tested and certified by the site geotechnical engineer per the grading code.
  - Engineer shall perform periodic inspections and submit a complete report and map upon completion of grading.
  - The geotechnical report and certification from the geotechnical engineer shall contain the type of field testing performed and the method of obtaining the in-place density, whether sand cone or drive test, and the maximum density curves used by the field technician.
  - Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive test, and the maximum density curves used by the field technician.
  - Drainage shall be controlled by watering.
  - The protection of all utilities is the responsibility of the permittee.
  - Active measures and temporary drainage provisions must be used to protect adjoining properties during the grading operation.
  - Cleaning is to be done to the satisfaction of the County engineer.
  - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
  - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
  - Aggregate base shall be compacted per the geotechnical report prepared for the project.
  - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
  - The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation.
  - The report is titled "GEOTECHNICAL ENGINEERING STUDY"
  - CMT Project No.: 10241 Address: About 4700 West 900 South, West Weber, Weber County, Utah
  - Dated: October 2, 2018
  - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
  - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.



- Legend**
- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Cleanout
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
- Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Match Existing
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Existing Concrete
  - New Concrete



- CURB AND GUTTER CONSTRUCTION NOTES:**
- Open face gutters shall be constructed where drainage is directed away from curb.
  - Open face gutter locations are indicated by shading and notes on site and grading plan.
  - It is the responsibility of the surveyor/contractor to adjust top of curb grades at all points of construction staking to ensure proper slope from existing asphalt into curb (1.0% Min 4.0% Max cross slope).
  - Refer to the typical details for a standard and open face curb and gutter for dimensions.
  - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.
- ADA NOTES:**
- Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.
- The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

**CAUTION NOTICE TO CONTRACTOR**

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



**NOT FOR CONSTRUCTION**

**GREAT BASIN ENGINEERING**

1475 EAST BODEN, UTAH 84403  
5746013944 FAX (801) 392-7544  
WWW.GREATBASINENGINEERING.COM

**Grading & Drainage Plan**

**The Barn at Terakee Farms No. 1**

Approx. 900 South 4500 West  
Weber County, Utah  
A part of Section 17, T6N, R2W, S16&M, U.S. Survey

20 July, 2020

SHEET NO. **C9**

16N719 - AM

27

**Burton,Steven**

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**From:** Hafid Herrera <hafidh@heritagedevelopment.land>  
**Sent:** Tuesday, July 19, 2022 4:12 PM  
**To:** Burton,Steven  
**Cc:** Jessica Prestwich  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: The Barn Phase 2

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Thank you, Steve I appreciate it!

Regards,

Hafid Herrera  
Project Manager  
Heritage Land Development  
801-400-2539  
[hafidh@heritagedevelopment.land](mailto:hafidh@heritagedevelopment.land)  
2650 S. Washington Blvd, Suite #203  
Ogden, Utah 84401



HERITAGE  
LAND DEVELOPMENT

On Tue, Jul 19, 2022 at 4:10 PM Burton,Steven <[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)> wrote:

Hafid,

Both Heritage and Brad will need to be included on an appeal application. You would take the email I sent and write a letter explaining why you think our determination is incorrect. Then you would apply for a Board of Adjustment application on Frontier and upload your narrative and pay the \$500 fee.

Thanks,

Steve

**From:** Hafid Herrera <hafidh@heritagedevelopment.land>  
**Sent:** Tuesday, July 19, 2022 4:02 PM  
**To:** Burton,Steven <[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)>  
**Cc:** Jessica Prestwich <jessicap@heritagedevelopment.land>  
**Subject:** [EXTERNAL] Re: The Barn Phase 2

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Steve, nice to hear from you. What is the appeal process? What do I need to do to get going on that?

Please advise!

Regards,

Hafid Herrera

Project Manager

Heritage Land Development

801-400-2539

[hafidh@heritagedevelopment.land](mailto:hafidh@heritagedevelopment.land)

2650 S. Washington Blvd, Suite #203

Ogden, Utah 84401



On Tue, Jul 19, 2022 at 3:36 PM Burton,Steven <[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)> wrote:

Brad and Hafid,

After meeting with our attorney we have determined that the conditional use permit (CUP 2017-02) has expired, and that phase 2 as proposed, does not meet today's zoning, therefore it cannot be approved unless a rezoning occurs. This determination is based off of the county's nonconforming use code (108-12-7) which says "Wherever a nonconforming use has been discontinued for a period of one year, such use shall not thereafter be re-established and any future use shall be in conformance with the current provisions of the Weber County Land Use Code."

This decision can be appealed. I noticed an application for the Barn phase 2 that was submitted last week. Since the conditional use permit expired, we will not be able to entitle phase 2 because it no longer meets zoning. If you have any questions or concerns about this or Terakee Farms please address them to me. Thank you,

**Steve Burton**

Principal Planner

[Weber County Planning Division](#)

2380 Washington Blvd., Suite 240

Ogden, Utah, 84401

P: 801-399-8766

