

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 12, 2024
4:00 p.m.**

1. Minutes March 6, 2024, May 8, 2024, May 22, 2024

2. Administrative Items

2.1 LVT122823 - Request for Final Approval of the Villas at JDC Ranch, a 55-plus community with 110 patio home lots.

Planner: Felix Lleverino

2.2 LVR051321 - Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (26 lots) located at 800 S 3600 W.

Planner: Felix Lleverino

2.3 LVC021324 - Consideration and action on the application for final approval of Charlton Subdivision.

Planner Technician: Marta Borchert

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

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

Minutes of March 6, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; Tammy Aydelotte; Planner Marta Borchert, Secretary

1. Minutes: February 27, 2024 Approved
2. Administrative Items

2.1 LVE011624 Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road called 3675 West Street.

Staff Presenter: Felix Lleverino

Felix Lleverino states that this is a small subdivision, this is a request to create two residential lots, this is located in the A-1 and the proposal conforms to the standards in the zone. Annexation into the central weber sewer will be required.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover asks if the applicant is present and if they would like to make any comments.

Eric Godfrey states that there are some items they would like to discuss. He notes that at the moment they are requesting 48 inch pipe there. They would like to verify with engineering that, that is what is required. He notes that about half a mile upstream there are other drainages that merge. In their ditch which is about 1000 feet where it meets 3500 the culvert, there is only 36 inch pipe. Because of the proximity, they would like to verify whether the 48-inch pipe is necessary at their location.

Also in the preapproval meetings they had addressed that they would cover the ditch for the 100 ft adjacent to the property, but it leaves the remaining ditch uncovered for the time being. Engineering has requested that they build out the entire frontage. There are no houses there and it will not impact where they are trying to place the homes. They would like to defer until the property is developed further.

Director Grover asks if they would like to table this application until they can work those things out with Engineering. The applicant states that they want to want to table.

Director Grover tables the item to give the applicant time to work with Engineering.

2.2 LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

Staff Presenter: Felix Lleverino

Mr. Lleverino states that this proposal will be the final phase of the development. It would also include some open space, along with some common area and some pathways. The applicant has provided the final will serve letters. This property has already been annexed into the central weber sewer. Phase 1 is complete. They have been pulling building permits, Phase 2 is in a similar situation. They are on track to be recorded. One thing that is important with cluster developments is that there is the appropriate amount of open space preserved in each phase. The civil plans that were submitted for review they were already on there for the second round of review. The second plans should be ready to go. Staff recommends final approval, based on the recommendation and conditions in the staff report.

Ed Grampp states that Director Grover granted an approval for another year for July. He notes that he wants to make it a separate issue after the final plat is approval.

Steve Anderson states that July would be too soon for them because they won't have it completed. They want to be far enough along so that they are only escrowing what is needed.

Mr. Grampp states that their history with the County is that they have been very fair. There has been all kinds of progress. It is a separate issue and it is a time limitation that is in the code.

Director Grover Recommends approval with the conditions and findings outlined in the staff report. This item stands approved

2.3 LVT102323 Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Ranch Parkway, located at approximately 2850 W 2600 N, Plain City.**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte states that this is a request for final approval of the Orchards at JDC ranch PH 1, specifically the right of way called JDC parkway. This is located in the R-3 zone. Consist of approximately 2.431 acres and included a roundabout. Some history on the surrounding development in July 2023 the application for the Orchards PH 1 was. September 19th of that year Western Weber Planning Commission granted preliminary approval. On October 2023 the County Commission granted preliminary approval. In January of this year phase that includes the lots was granted final approval administratively.

She notes that the development agreement outlines the street cross sections. It erroneously states 80 ft. in width. This is an 83 ft. wide right of way it included a roundabout. There is a 7 ft. landscape area a 10ft concrete walk and a 9ft walkway. 52ft from top back to curb. A 5ft park strip on one side and a 4 ft park strip on the other. Ms. Aydelotte states that staff would ensure that the development agreement and the standards outlined in there. The right of way was separated from the Orchards Phase 1 because of timing.

Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks if the applicant has any comments or questions.

Mark states that on the 10 ft. walkway on the east side it won't be straight, it is going to meander. He notes that the development agreement does not address this. With the definition of park strip the sidewalk is going to peel away from that. He adds that he wants everyone to know that it will meander. Director Grover asks if he can add the sidewalk to have a meandering effect. Ms. Aydelotte asks if they will have a consistent park strip. Mark states that the way they want it to feel like an integrated landscape.

Steve Anderson notes that they just want to make it architecturally pleasing. He also asks if they can bond for the landscaping separately. He notes that they don't want to plant some of the trees until after the very last thing. He states that they do not want the landscaping bond tied to the other bond. Director Grover states that it should not be a problem to have separate bonds. That is something they can work out with Engineering. Director Grover states that he is going to make it condition and it can be worked out with some flexibility per Legal.

Director Grover states that he recommends approval of LVT 0102323 request for final approval of the Orchards at JDC Ranch ph1, specifically the right of way. This recommendation subject to the conditions outlined in the staff report with the added condition that the sidewalk be allowed to meander and that will be negotiated by the Planning and Engineering department. And the developer and that the bond be posted but be allow them to have separate bonds subject to legal department approval.

Meeting adjourned 4:25pm

Respectfully Submitted
Marta Borchert
Planner Technician

Minutes of May 9, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Bill Cobabe, Planner; Tammy Aydelotte; Planner Kristalyn Devries, Secretary

1. Administrative Items

Bill Cobabe states that he will be covering the meeting for Director Grover because he is running late.

1.1 LVS111423 Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 1 through 4 (81 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.

Tammy Aydelotte states that she is covering this item for Felix. The application was accepted for review on November 14, 2023. Preliminary approval of Bristol Farms (formerly Smart Fields) was granted from the Western Weber Planning Commission in a public meeting held on December 12th, 2023. The conditions of approval are included below:

1. The applicant will donate \$2,000.00 per lot to the West Weber Parks District before recording each phase.
 - The Planning Division will ensure that the donation is made before the recordation of each phase.
2. Detention basins will be shown as common area on the final plat.
 - The 16,362 square-foot detention basin serving phases 1 through 3 has been added to the plan and a separate detention basin serving phase 4 has been included with the plan. The Planning Division will ensure that it is labeled as common area under the responsibility of the home-owners association.

The Developer, Mr. Dade Rose, is requesting final approval of the Bristol Farms Subdivision phases 1 through 4. The staff-recommended conditions will ensure that all final agreements, required by the code and the development agreement, will be included before or at the time of recording the subdivision plat. The following is an analysis of the proposal and how it complies with the applicable regulations.

Ms. Aydelotte states that Felix pointed out that the only thing that is missing is the final will serve letter from Hooper Irrigation.

Bill Cobabe asks if the applicant has any questions, there are none.

Bill Cobabe states that he recommends approval based on the conditions and findings listed in the staff report and adds a condition that the final approval letter from Hooper Irrigation be provided prior to recording.

Adjournment 4:16pm
Respectfully submitted,
Marta Borchert

Minutes of May 22, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Bill Cobabe, Planner; Tammy Aydelotte, Planner, Marta Borchert, Secretary

1. Administrative Items

1.1. LVO031224P2 – Request for final approval of The Orchards Phase 2, located at approximately 2700 West 2750 North, Ogden, UT, 84401. This project consists of 22 townhomes in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase2 includes 6 cluster single family cottage lots and 22 townhome units with 0.811 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

1.2. LVO031224P3 – Request for final approval of The Orchards Phase 3, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 36 townhomes, 9 single-family dwelling lots, and public roadway dedication, in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 3 includes 9 cluster single family cottage lots and 36 townhome units with 1.447 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

1.3. LVO031224P4 – Request for final approval of The Orchards Phase 4, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 42 townhomes, dedicated open space, and public roadway dedication in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 4 includes 42 townhome units with an open space parcel consisting of 3.125 acres, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

1.4 UVS030424 – Request for final approval of Summit Eden Phase 1C Amendment 10, located at approximately 8455 E Copper Crest Dr., Eden, UT, 84310. This project consists of four lots in the DRR-1 zone. Planner: Tammy Aydelotte

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber

County Commission on January 21, 2014

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015 Staff Report for Administrative Approval Weber County Planning Division Page 2 of 4
- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016 ♣ An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.
- Summit Eden Phase 1C Amendment 8 removing the designated building envelope from lot 63 (now lot 152).
- Summit Eden Phase 1C Amendment 9 amending the building envelope of lot 74R

ADMINISTRATIVE REVIEW

1.5 UVL032524 - Consideration and action on Final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT in the AV-3 zone. Planner: Tammy Aydelotte

The applicant is requesting final approval of Lazy S Subdivision consisting of one residential lot (See Exhibit A). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

1.6 UVE032124 - East Well Subdivision: A proposed one-lot subdivision of land located at approximately 3600 N 5675 E in Eden to allow for the installation of a well pump house owned and maintained by Wolf Creek Water and Sewer Improvement District. Property owner: Russ Watts Planner: Bill Cobabe

The applicant is requesting approval of a one-lot subdivision, located at approximately 3600 N 5675 E that will gain sole access from 5675 E in Eden. 5675 E is to be constructed and maintained as a public road. The proposed future 5675 E will extend to the west and provide access for the future development of lots in the subdivision (see future subdivision layout). The proposed well lot – Lot 1 – will be dedicated to the Wolf Creek Water and Sewer Improvement District for the construction of a well house/pump house. As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-15 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. A Conditional Use Permit for a Public Utility Substation will be required after recordation of the plat.

**Adjournment 4:16pm
Respectfully submitted,
Marta Borchert**



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVT122823 – A request for final approval of the Villas at JDC Ranch (110 units).
Agenda Date: Wednesday, June 12, 2024
Applicant: Parker Johnson

Property Information

Approximate Address: 2725 N 3100 W, Weber County, UT, 84404
Project Area: 22.8 acres
Zoning: R-3
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 19-019-0016
Township, Range, Section: 7N, 2W Section 27

Adjacent Land use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767
Report Reviewer: TA

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 12 Residential Zones R-3
- Title 106, Subdivisions

Background/History

A rezoning of this parcel from A-1 to R-3 was approved by the Weber County Planning Commission on September 13th, 2022.

The County Commissioners approved the zoning map amendment and development agreement on December 13th, 2022. The Development Agreement is recorded on the title with the entry number 3297397.

Preliminary subdivision approval from the Western Weber Planning Commission was granted on September 19th, 2023.

The subdivision application for The Villas at JDC was accepted on December 28th, 2023.

On June 12th, 2024, the Weber County Planning Director considered final approval of The Villas at JDC Ranch Subdivision.

Summary

The applicant is requesting final approval of The Villas at JDC Ranch which has a total of 110 units. This development is designed as a 55+ community. Each building pad will contain four units except one duplex for units 109 and 110. This proposal is designed following the Master Development Plan and the Weber County R-3 Zone Code.

Analysis

General Plan: The Weber County Future Land Use Map indicates that the land is intended for mixed-use residential. This proposal will provide the single-family dwelling development type for this mixed-use residential area.

Zoning: The property is located within the R-3 Zone. The purpose of these zones is stated in the LUC §104-12.

The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.

Site Development Standards: The site development standards that apply to these attached patio homes are included with the development agreement and attached as Exhibit D. The minimum lot size is 6,000 sq. ft. and the minimum lot frontage is 55'. All lots within this development exceed the minimum requirement.

Common Area: The planned open space and the public amenities within will be managed and maintained by The Villas at JDC HOA. The creation of the HOA is the developer's responsibility. The HOA document will be reviewed by the Planning Division and the County Attorney's office before it is registered with the State and Recorded.

The development plan for the Villas includes public streets that are lined with trees throughout. The final cost estimate for the subdivision improvement will need to include the street trees (spaced roughly 40 feet apart), and street tree irrigation. Waterwise landscaping design from Weber County Code section 108-7-12 shall be implemented for all public and private landscaped areas.

The Villas development includes an HOA clubhouse complete with a swimming pool, restrooms, community mailboxes and nine parking spaces that are ADA compliant.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water District has approved the subdivision improvement plan and provided a capacity assessment letter. Before the District will provide culinary water to The Villas, the developer must furnish proof of secondary water.

Secondary Water: Weber-Box Elder Conservation District will serve this development with secondary water for outdoor watering purposes. The District's inclusion requirements and the secondary water infrastructure must be installed before building permits are issued.

Sewer Services: Annexation into the Central Weber Sewer Improvement District is complete.

Public Street Connectivity: This development is designed to facilitate efficient street connections to adjacent properties with a system of 60' wide public streets. Each four-plex is surrounded by a common area that will be managed by the HOA. The 2725 North Street is designed with a ten-foot wide pathway designed to connect with other planned pathways throughout the JDC Development.

Review Agencies: The Weber County Surveying has given conditional approval of The Villas at JDC Ranch. The County Engineering Department has posted its final comments to the plan with a few remaining minor changes to the construction drawings. The Weber County Planning Division recommends approval of The Villas. The Weber Fire District has posted approval with comments regarding the cul-de-sac diameter and review fee payments.

Staff Recommendations

The Weber County Planning Staff recommends final approval of The Villas at JDC Ranch, a 55+ community that has 110 units.

1. Before the subdivision plat is recorded funds to cover the cost of the remaining subdivision improvements are secured and the improvements guarantee is complete and recorded.
2. The HOA documents are reviewed by the Weber County Planning Division.

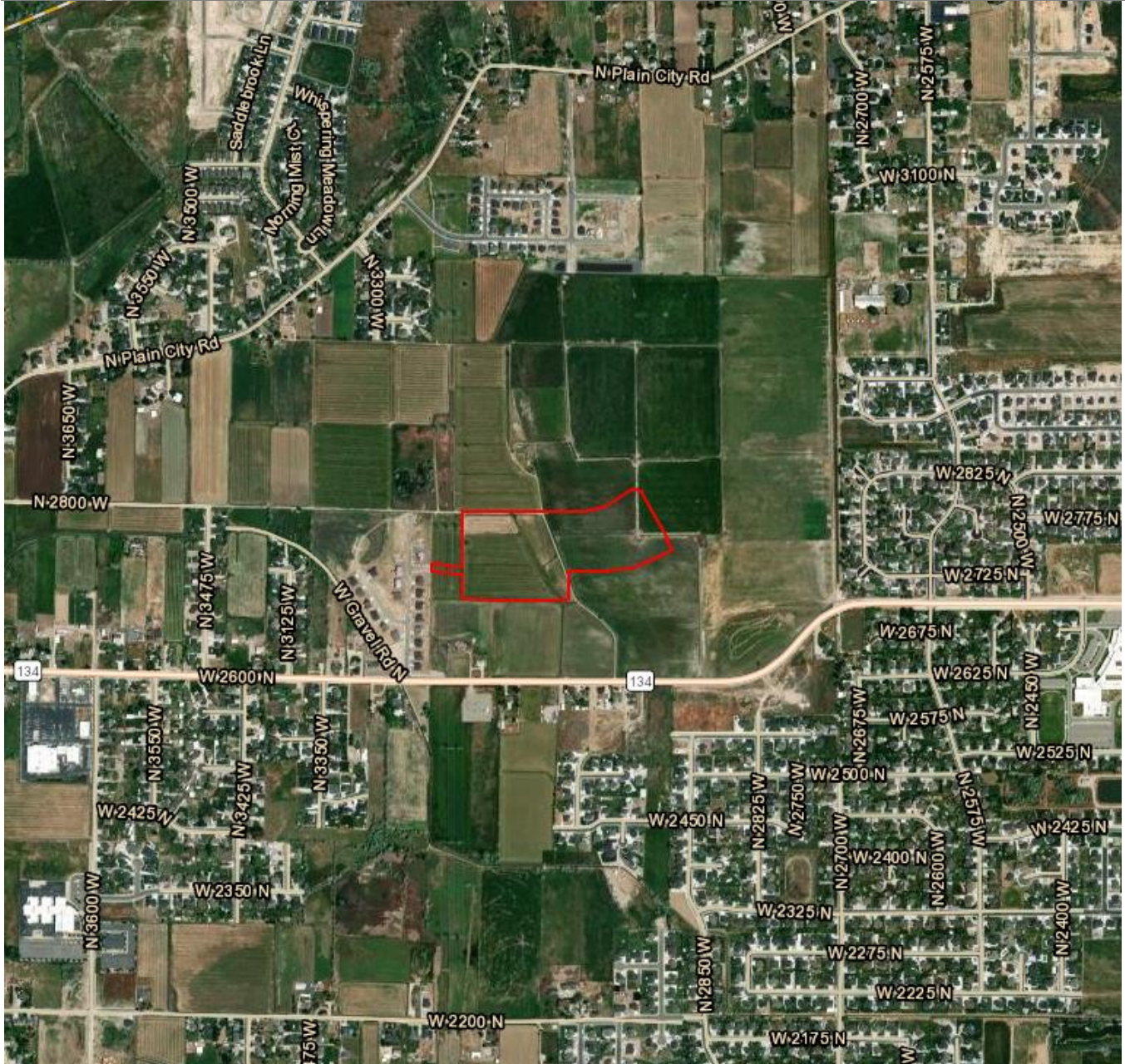
The following findings are the basis for the staff's recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed development is designed to conform with the JDC Development Agreement.
3. The proposed subdivision complies with the applicable County codes.
4. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. The Villas at JDC Ranch plat
- B. Will-serve letters
- C. Construction Drawings
- D. Development agreement design standards

Area Map



GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS AT JDC RANCH AS MAY BE AMENDED FROM TIME TO TIME ("CC&Rs") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE CC&Rs. THIS PLAT IS ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE OVERALL JDC RANCH DEVELOPMENT AS MAY BE AMENDED FROM TIME TO TIME ("CC&Rs") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

2. PURSUANT TO THE CC&Rs, THE VILLAS AT JDC RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY, INCLUDING PARKSTRIPS, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&Rs. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&Rs. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&Rs. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA, INCLUDING THE CLUBHOUSE AND AMENITIES AND ARE HEREBY DEDICATED TO THE THE VILLAS AT JDC RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, WHOSE MAILING ADDRESS IS 791 NORTH, 100 EAST, LEHI, UTAH 84043.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL. THE PLANNING DEPARTMENT, AFTER CONFERRING WITH THE COUNTY MANAGER MAY APPROVE MINOR MODIFICATIONS TO THE DEVELOPMENT PLAN AND THE DESIGN GUIDELINES APPLICABLE TO THIS PLAT WHICH ARE NECESSARY OR ADVANTAGEOUS IN FACILITATING MORE DESIRABLE FUNCTION AND AESTHETICS OF THE PROJECT.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDestal MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE CC&Rs, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE) AND STORM DRAIN EASEMENT (SDE).

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT AND THAT ARE NOT INCLUDED IN A STORM DRAIN EASEMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO COUNTY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE COUNTY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. THE ASSOCIATION WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE COUNTY'S PUBLIC UTILITY SYSTEM AND WILL BE MAINTAINED BY WEBER COUNTY. SEWER FACILITIES ARE OWNED BY CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND WILL BE MAINTAINED BY WEBER COUNTY.

9. THE SEWER LATERALS IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION BEGINNING AT THE CONNECTION TO THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

10. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&Rs, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&Rs, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED 08/24/2023, BY AND BETWEEN THE COUNTY OF WEBER AND JDC COMMUNITY, LLC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED 09/08/2023 AS ENTRY NO. 3297397 OF THE OFFICIAL RECORDS OF WEBER COUNTY.

12. MANY AREAS IN THE COUNTY OF WEBER COUNTY HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. COUNTY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE COUNTY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

13. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY OLD REPUBLIC TITLE CO., WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

14. ALL PERPENDICULAR PARKING ADJACENT TO THE PUBLIC STREETS IN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE VILLAS AT JDC RANCH. MAINTENANCE DUTIES SHALL INCLUDE ASPHALT AND CONCRETE REPAIR AND ASSOCIATED APPURTENANCES, INCLUDING PAINT STRIPING AND SNOW REMOVAL.

15. DECLARANT SHALL HAVE THE RIGHT TO MAKE UNILATERAL ADJUSTMENTS TO THE SIZE AND LOCATION OF THE RESIDENCES TO BE CONSTRUCTED ON THE LOT PRIOR TO SUBMITTAL TO THE WEBER COUNTY BUILDING DEPARTMENT FOR PERMITTING, AND NO AMENDMENT TO THIS PLAT SHALL BE REQUIRED TO EFFECTUATE SUCH ADJUSTMENT. DECLARANT SHALL HAVE THE RIGHT TO BUILD RESIDENCES TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL.

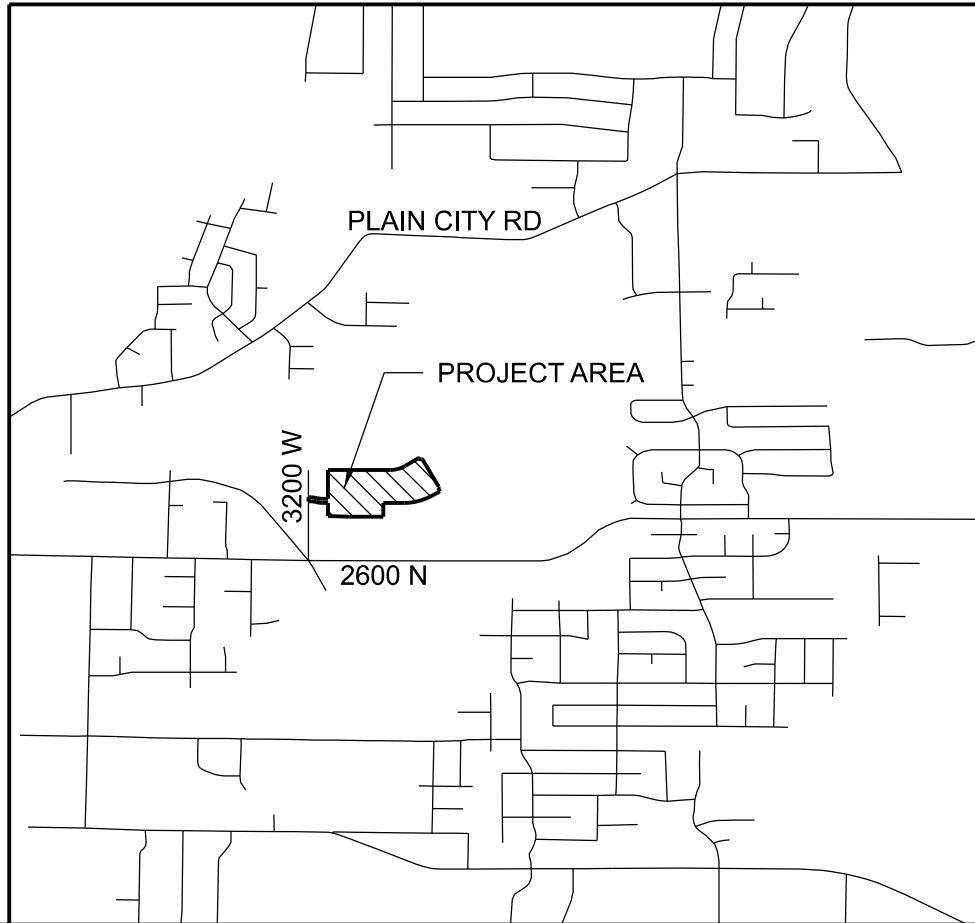
16. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION FOR THE PURPOSES OF PROPER CONFIGURATION AND FINAL ENGINEERING OF THE COMMUNITY; PROVIDED THAT ANY SUCH REALIGNMENT AND ADJUSTMENT DOES NOT AFFECT ANY EXISTING RESIDENCE OR IMPROVEMENT (OTHER THAN LANDSCAPING). ANY LOT LINE ADJUSTMENT IS REQUIRED TO OBTAIN LOT LINE ADJUSTMENT REVIEW AND APPROVAL FROM WEBER COUNTY, PER THE WEBER COUNTY CODE AND UTAH CODE REQUIREMENTS.

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T7N, R2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06

ADDRESS TABLE										
LOT	ADDRESS	STREET	SUITE	BLD'G		LOT	ADDRESS	STREET	SUITE	BLD'G
1	3086 W	2760 N	A	1		57	3087 W	2760 N	A	15
2	3086 W	2760 N	B			58	3087 W	2760 N	B	
3	3086 W	2760 N	C			59	3087 W	2760 N	C	
4	3086 W	2760 N	D			60	3087 W	2760 N	D	
5	3068 W	2760 N	A	2		61	2775 N	3100 W	A	16
6	3068 W	2760 N	B			62	2775 N	3100 W	B	
7	3068 W	2760 N	C			63	2775 N	3100 W	C	
8	3068 W	2760 N	D			64	2775 N	3100 W	D	
9	3052 W	2760 N	A	3		65	2757 N	3100 W	A	17
10	3052 W	2760 N	B			66	2757 N	3100 W	B	
11	3052 W	2760 N	C			67	2757 N	3100 W	C	
12	3052 W	2760 N	D			68	2757 N	3100 W	D	
13	3036 W	2760 N	A	4		69	2739 N	3100 W	A	18
14	3036 W	2760 N	B			70	2739 N	3100 W	B	
15	3036 W	2760 N	C			71	2739 N	3100 W	C	
16	3036 W	2760 N	D			72	2739 N	3100 W	D	
17	3018 W	2760 N	A	5		73	3119 W	2725 N	A	19
18	3018 W	2760 N	B			74	3119 W	2725 N	B	
19	3018 W	2760 N	C			75	3119 W	2725 N	C	
20	3018 W	2760 N	D			76	3119 W	2725 N	D	
21	3002 W	2760 N	A	6		77	3101 W	2725 N	A	20
22	3002 W	2760 N	B			78	3101 W	2725 N	B	
23	3002 W	2760 N	C			79	3101 W	2725 N	C	
24	3002 W	2760 N	D			80	3101 W	2725 N	D	
25	2986 W	2760 N	A	7		81	3099 W	2725 N	A	21
26	2986 W	2760 N	B			82	3099 W	2725 N	B	
27	2986 W	2760 N	C			83	3099 W	2725 N	C	
28	2986 W	2760 N	D			84	3099 W	2725 N	D	
29	2969 W	2760 N	A	8		85	2739 W	2725 N	A	22
30	2969 W	2760 N	B			86	2739 W	2725 N	B	
31	2969 W	2760 N	C			87	2739 W	2725 N	C	
32	2969 W	2760 N	D			88	2739 W	2725 N	D	
33	2987 W	2760 N	A	9		89	3051 W	2725 N	A	23
34	2987 W	2760 N	B			90	3051 W	2725 N	B	
35	2987 W	2760 N	C			91	3051 W	2725 N	C	
36	2987 W	2760 N	D			92	3051 W	2725 N	D	
37	3003 W	2760 N	A	10		93	3033 W	2725 N	A	24
38	3003 W	2760 N	B			94	3033 W	2725 N	B	
39	3003 W	2760 N	C			95	3033 W	2725 N	C	
40	3003 W	2760 N	D			96	3033 W	2725 N	D	
41	3021 W	2760 N	A	11		97	2744 N	2950 W	A	25
42	3021 W	2760 N	B			98	2744 N	2950 W	B	
43	3021 W	2760 N	C			99	2744 N	2950 W	C	
44	3021 W	2760 N	D			100	2744 N	2950 W	D	
45	3037 W	2760 N	A	12		101	2762 N	2950 W	A	26
46	3037 W	2760 N	B			102	2762 N	2950 W	B	
47	3037 W	2760 N	C			103	2762 N	2950 W	C	
48	3037 W	2760 N	D			104	2762 N	2950 W	D	
49	3055 W	2760 N	A	13		105	2780 N	2950 W	A	27
50	3055 W	2760 N	B			106	2780 N	2950 W	B	
51	3055 W	2760 N	C			107	2780 N	2950 W	C	
52	3055 W	2760 N	D			108	2780 N	2950 W	D	
53	3071 W	2760 N	A	14		109	2796 N	2950 W	A	28
54	3071 W	2760 N	B			110	2796 N	2950 W	B	
55	3071 W	2760 N	C			CLUBHOUSE	2741 N	2950 W		
56	3071 W	2760 N	D							

VICINITY MAP



NARRATIVE

VALLEY LAND SURVEYING WAS CONTRACTED BY LEISURE VILLAS TO SURVEY AND SUBDIVIDE THE PROPERTY SHOWN ON THIS PLAT FOR A NEW 55+ COMMUNITY. ENSIGN ENGINEERING PREPARED THE BOUNDARY FOR THE SALE TO LEISURE VILLAS AS PART OF A LARGER DEVELOPMENT THEY ARE WORKING ON. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°31'08" WEST BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

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
THIS ____ DAY OF _____, 2024

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

TITLE:

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 _____, 2024

WEBER COUNTY ENGINEER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 ____ OF _____, 2024
RECORD OF SURVEY # _____

WEBER COUNTY SURVEYOR

WEBER COUNTWEBER COUNTY PLANNING COMMISSION APPROVAL SURVEYOR

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION
SIGNED THIS ____ DAY OF _____, 2024

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED ____ DAY OF _____, 2024

WEBER COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS **THE VILLAS AT JDC RANCH SUBDIVISION**, A 55+ COMMUNITY. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY, SAID POINT BEING SOUTH 00°31'08" WEST 4628.55 FEET ALONG THE SECTION LINE AND SOUTH 89°28'52" EAST 2287.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE FUTURE RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 87°41'17" EAST 18.93 FEET;
- 2) EAST 914.69 FEET;
- 3) EASTERLY 232.15 FEET ALONG THE ARC OF A 433.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 74°38'25" EAST 229.38 FEET WITH A CENTRAL ANGLE OF 30°43'09");
- 4) NORTH 59°16'51" EAST 216.56 FEET;
- 5) EASTERLY 16.44 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 30°43'09" EAST AND THE LONG CHORD BEARS SOUTH 89°19'14" EAST 15.43 FEET WITH A CENTRAL ANGLE OF 62°47'50");
- 6) EASTERLY 47.51 FEET ALONG THE ARC OF A 90.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 32°04'40" EAST AND THE LONG CHORD BEARS SOUTH 73°02'37" EAST 46.96 FEET WITH A CENTRAL ANGLE OF 30°14'35");
- 7) SOUTHEASTERLY 15.04 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°50'05" WEST AND THE LONG CHORD BEARS SOUTH 59°26'32" EAST 14.42 FEET WITH A CENTRAL ANGLE OF 57°26'45");
- 8) SOUTH 30°43'09" EAST 482.02 FEET;
- 9) SOUTHERLY 24.54 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 59°16'51" WEST AND THE LONG CHORD BEARS SOUTH 16°08'24" WEST 21.89 FEET WITH A CENTRAL ANGLE OF 93°43'06");

THENCE SOUTH 27°00'03" EAST 60.00 FEET TO THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY;
THENCE ALONG THE SOUTHERLY LINE OF SAID FUTURE RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 62°59'49" WEST 173.16 FEET;
- 2) WESTERLY 391.21 FEET ALONG THE ARC OF AN 830.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 27°00'11" WEST AND THE LONG CHORD BEARS SOUTH 76°29'59" WEST 387.59 FEET WITH A CENTRAL ANGLE OF 27°00'19");
- 3) NORTH 89°59'51" WEST 313.62 FEET;

THENCE SOUTH 00°00'10" WEST 209.20 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN ENTRY NO. 2288141;

THENCE ALONG THE SECTION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 89°44'58" WEST 503.96 FEET;
- 2) NORTH 88°33'22" WEST 304.00 FEET TO THE NORTHEAST CORNER THE UTAH POWER AND LIGHT PARCEL (BOOK 1251, PAGE 0603);

THENCE NORTH 87°56'07" WEST 18.45 FEET ALONG THE NORTHERLY LINE OF THE UTAH POWER AND LIGHT PARCEL;
THENCE NORTH 198.67 FEET TO A FUTURE RIGHT-OF-WAY;
THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) WEST 76.80 FEET;
- 2) WESTERLY 101.80 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 83°13'04" WEST 101.56 FEET WITH A CENTRAL ANGLE OF 13°33'53");
- 3) WESTERLY 76.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 13°33'53" WEST AND THE LONG CHORD BEARS NORTH 82°22'40" WEST 76.61 FEET WITH A CENTRAL ANGLE OF 11°53'06")
- 4) NORTH 88°19'13" WEST 37.24 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED UTAH POWER AND LIGHT PARCEL;

THENCE NORTH 01°26'38" EAST 60.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF A FUTURE RIGHT OF WAY;

THENCE ALONG SAID FUTURE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 88°19'13" EAST 37.48 FEET;
- 2) EASTERLY 89.20 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°40'47" WEST AND THE LONG CHORD BEARS SOUTH 82°22'40" EAST 89.04 FEET WITH A CENTRAL ANGLE OF 11°53'06");
- 3) EASTERLY 87.60 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 13°33'53" EAST AND THE LONG CHORD BEARS SOUTH 83°13'04" EAST 87.39 FEET WITH A CENTRAL ANGLE OF 13°33'53");
- 4) EAST 76.80 FEET;

THENCE NORTH 431.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 996,545 SQUARE FEET OR 22.878 ACRES.

SURVEYOR (SEE SEAL BELOW) _____ DATE _____ LICENSE # _____

THE VILLAS AT JDC RANCH

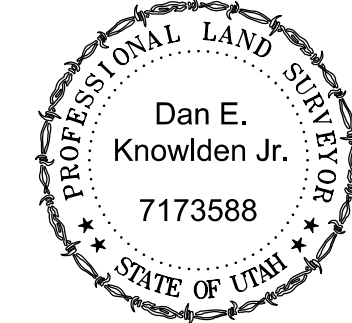
A 55+ COMMUNITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T7N, R2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06

NOT TO SCALE

SHEET 1 OF 2

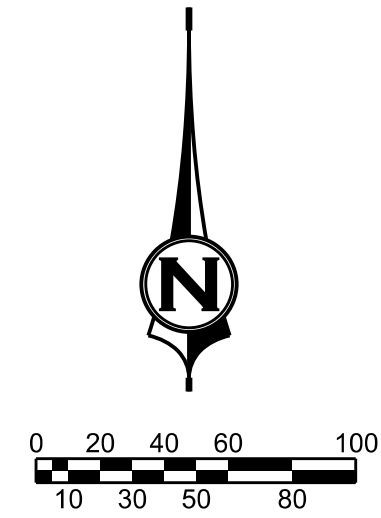
SURVEYORS SEAL



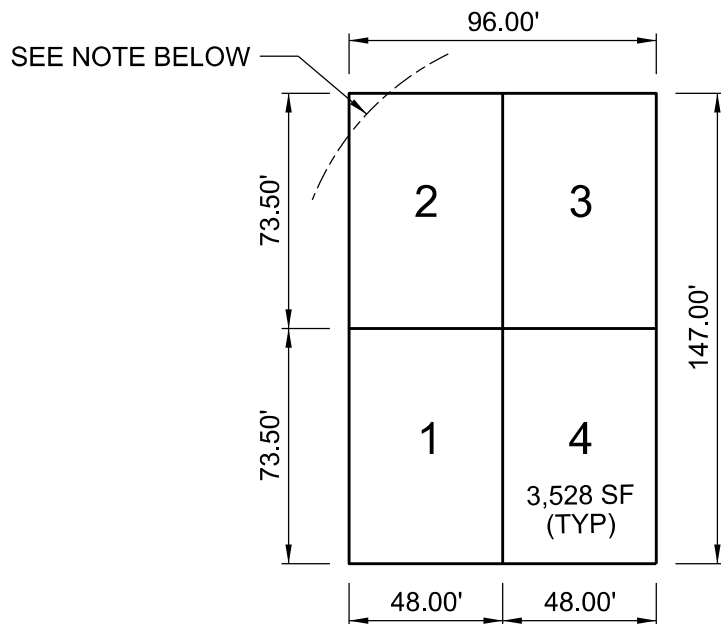
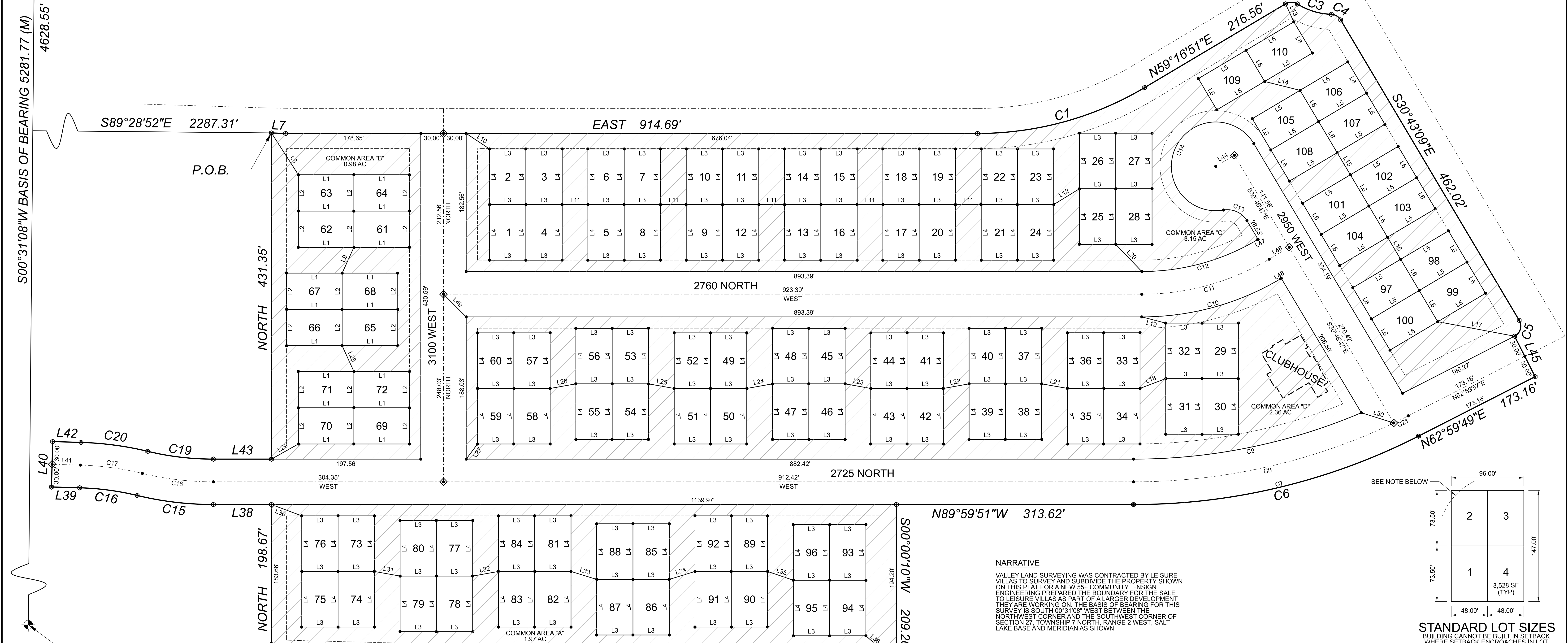
WEBER COUNTY RECORDER

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T.7N, R.2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06



FOUND WEBER COUNTY
BRASS CAP MONUMENT
NORTHWEST CORNER
SECTION 27,
T. 7 N. R. 2 W., S.L.B. & M.



STANDARD LOT SIZES
BUILDING CANNOT BE BUILT IN SETBACK
WHERE SETBACK ENCLOSES IN LOT

NARRATIVE
VALLEY LAND SURVEYING WAS CONTRACTED BY LEISURE
VILLAS TO SURVEY AND SUBDIVIDE THE PROPERTY SHOWN
ON THIS PLAT FOR A NEW 55+ COMMUNITY. ENSIGN
ENGINEERING PREPARED THE BOUNDARY FOR THE SALE
TO LEISURE VILLAS AS PART OF A LARGER DEVELOPMENT.
THEY ARE WORKING ON THE BASIS OF BEARING FOR THIS
SURVEY IS SOUTH 00°31'08" WEST BETWEEN THE
NORTHWEST CORNER AND THE SOUTHWEST CORNER OF
SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN AS SHOWN.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	433.00'	30°43'09"	232.15'	N 74°38'25" E
C2	15.00'	62°47'50"	16.44'	N 89°19'14" W
C3	90.00'	30°14'35"	47.51'	N 73°02'37" W
C4	15.00'	57°28'45"	15.04'	S 59°36'32" E
C5	15.00'	93°43'06"	24.54'	N 16°08'24" E
C6	830.00'	27°00'19"	391.21'	N 76°29'59" E
C7	830.00'	27°00'03"	391.14'	N 76°29'58" E
C8	800.00'	25°28'55"	355.80'	N 77°15'32" E
C9	770.00'	23°01'39"	309.47'	N 78°29'10" E
C10	358.93'	30°46'47"	192.82'	N 74°36'37" E
C11	328.93'	30°46'47"	176.70'	N 74°36'37" E
C12	298.93'	30°46'47"	160.59'	N 74°36'37" E
C13	30.00'	69°18'20"	36.29'	S 65°25'57" E
C14	58.67'	249°18'20"	255.27'	S 24°34'03" W
C15	430.00'	13°33'53"	101.80'	S 83°13'04" E
C16	370.00'	11°53'06"	76.75'	S 82°22'40" E
C17	400.00'	11°53'06"	82.97'	S 82°22'40" W
C18	400.00'	13°33'53"	94.70'	S 83°13'04" E
C19	370.00'	13°33'53"	87.60'	S 83°13'04" E
C20	430.00'	11°53'06"	89.20'	N 82°22'40" W
C21	800.00'	01°31'08"	21.21'	N 63°45'31" E

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 90°00'00" W	73.50'	L26	S 79°56'25" W	34.53'
L2	N 00°00'00" E	48.00'	L27	S 36°52'12" W	25.00'
L3	N 90°00'00" E	48.00'	L28	S 24°35'17" E	22.49'
L4	S 00°00'00" W	73.50'	L29	N 60°38'38" E	40.80'
L5	N 59°16'51" E	73.50'	L30	N 69°29'35" W	42.82'
L6	N 30°43'09" W	48.00'	L31	S 79°52'49" E	34.54'
L7	S 87°41'17" E	18.93'	L32	N 79°52'49" E	34.54'
L8	N 32°43'00" W	65.79'	L33	S 72°53'17" E	35.57'
L9	S 24°35'17" W	37.39'	L34	N 72°53'17" E	35.57'
L10	S 56°27'48" E	37.10'	L35	S 71°09'28" E	35.93'
L11	N 90°00'00" E	48.00'	L36	S 48°28'01" E	35.93'
L12	N 58°26'37" E	39.90'	L37	S 87°56'07" E	18.45'
L13	N 24°55'17" W	26.24'	L38	N 90°00'00" E	76.80'
L14	N 75°58'58" W	48.31'	L39	N 88°19'13" W	37.24'
L15	N 30°54'36" W	34.00'	L40	S 01°26'38" W	60.00'
L16	N 30°54'17" W	34.00'	L41	N 88°19'13" W	37.36'
L17	S 79°18'27" E	103.37'	L42	N 88°19'13" E	37.48'
L18	S 69°16'23" W	36.35'	L43	N 90°00'00" E	76.80'
L19	N 75°35'57" W	32.84'	L44	N 59°13'13" E	36.87'
L20	S 43°47'57" E	49.79'	L45	N 27°00'03" W	60.00'
L21	N 80°11'14" W	34.52'	L46	N 59°13'13" E	38.85'
L22	S 79°56'25" W	34.53'	L47	N 59°13'13" E	0.85'
L23	N 79°56'25" W	34.53'	L48	N 59°13'13" E	0.85'
L24	S 79°56'25" W	34.53'	L49	N 45°00'00" W	42.43'
L25	N 79°56'25" W	34.53'	L50	S 72°31'23" E	45.06'

LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- SECTION CORNER
- SURVEY MONUMENT TO BE SET PER WEBER COUNTY SURVEYOR MONUMENT PERMIT
- PLAT CORNER (SET 5/8" REBAR & CAP L.S. #7173588)
- POINT OF INTERSECTION (NOT SET)
- TIE LINE TO CORNER
- COMMON AREA / PUBLIC UTILITY & STORM DRAIN EASEMENT (P.U.E. & S.D.E. EXCEPTS CLUBHOUSE AND POOL DECK)

PREPARED BY

791 N 100 E, SUITE 200
LEHI, UTAH 84043
JUNE 2024

P: (801) 616-6848
F: (801) 704-9384
survey@valleylandsurveying.com
563 North Rees Ave.
Spanish Fork, UT 84660

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T.7N, R.2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06

SCALE 1" = 60'

SHEET 2 OF 2



WEBER COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEE
WEBER COUNTY RECORDER



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

May 13, 2024

Weber County Planning Commission
2380 Washington Blvd
Suite 240
Ogden, Utah 84401

RE: Will Serve Letter- Villas at JDC Ranch

The development is located at 2725 North 3100 West approximately and consists of 110 lots/Units .

The Bona Vista Water Improvement District does have culinary water available for the above mentioned project located at the above address.

This letter states that the above named project is in the boundaries of the Bona Vista Water Improvement District. The plan review fee has been paid and formal application has been made to the District.

The subdivision utility plans have been reviewed by the District and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Only the phase in consideration is guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Bona Vista Water Improvement District's specifications are available at the District office or online at www.bonavistawater.com .

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary water.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox,
Assistant Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickmore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Administrative Manager



April 23, 2024

Weber County Planning
Re: Villas at JDC Ranch Ph 1

To Whom It May Concern:

We have reviewed the plans for Villas at JDC Ranch Ph 1, this property is not currently part of the secondary water district. The owner of this property will need complete inclusion requirements, define greenspace and provide water shares. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Brooke Harris". The script is cursive and fluid.

Brooke Harris
bharris@pineviewwater.com
Assessment Clerk
801-622-4355

471 West 2nd Street
Ogden, UT 84404
801-621-6555



Central Weber Sewer Improvement District

March 18, 2024

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

SUBJECT: JDC Ranch
Sanitary Sewer Service
Will Serve Letter

Steve:

At the request of Steve Anderson of Nilson Homes, for the Villas at JDC Ranch 110 residences and 175 residential units located approximately 2850 W 2600 N. Ogden, Utah. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Currently, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. 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. 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.



Central Weber Sewer Improvement District

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

Sincerely,

Clay Marriot


Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Steve Anderson



- 5- CLUBHOUSE AND PLANT LAYOUT ARE SHOWN TO REPRESENT TYPICAL LANDSCAPING OF LEISURE VILLAS PROJECTS, BUT ARE SUBJECT TO CHANGE.

SYM.	MODEL	PSI	(X-H)	RADIUS
☐	HUNTER PROS-06-PRS40-CV-R W/MPSS530, MPLCS515, MPLRS515	40	0.44	5' X 30', 5' X 15'
●	HUNTER PROS-06-PRS40-CV-R W/MP100090	40	0.37	8' - 15'
▼	HUNTER PROS-06-PRS40-CV-R W/MP200090	40	0.74	13' - 21'
☛	RAINBIRD 3504-PC-SAM 1.0 NOZZLE	45	1.06	21.0
☛	RAINBIRD 3504-PC-SAM 2.0 NOZZLE	45	1.93	27.0
☛	RAINBIRD 3504-PC-SAM 3.0 NOZZLE	45	4.13	35.0

-  AUTOMATIC CONTROL VALVE - RAINBIRD PEB - SEE PLAN FOR SIZES
 DRIP CONTROL ZONE - RAINBIRD XCZ-100-PRBCOM

- LATERAL PIPE - SCHEDULE 40 PVC
— 3" SCH 40 PVC MAINLINE
S IRRIGATION SLEEVING

DISTANCE - VALVE TO END OF LATERAL	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM



INLINE DRIP LINE AROUND BUILDING
SIMILAR TO RESIDENTIAL BUILDINGS
RAINBIRD XFD-09-18-XXX

Gleditsia Triacanthos - Honeylocust
Tilia Cordata - Little Leaf Linden
Zelkova Serrata - Japanese Zelkova
Acer Platanoides - Norway Maple
Acer Freemanii - Autumn Blaze Maple
Crataegus Crus-galli - Hawthorn
Ulmus parvifolia - Lacebark Elm
Prunus Virginiana - Chokecherry
Cercis Canadensis - Eastern Redbud
Acer Ginnala - Amur Maple
Koeleruteria paniculata - Golden Raintree
Styphnolobium japonicum - Pagoda Japanese Tree
Malus spp. - Crabapple
Crataegus Crus-galli - Hawthorn
Betula occidentalis - Water Birch
Acer Palmatum - Japanese Maple
Fagus Sylvatica - Dawyck Purple Beach
Picea pungens - Weeping Colorado Spruce
Pinus texilis glauca 'Vanderwolfse's Pyr' - Vanderwolfse's Pine
Pinus nigra - Austrian Pine
Cedrus atlantica - Blue Atlas Cedar
Picea mariana fastigiata 'Wellspire' - Wellspire Black Spruce
Chamaecyparis nooklatensis 'Glauca Pendula' - Blue Weeping Alaskan Cedar
Picea abies 'Pendula' - Weeping Norway Spruce
Thuja occidentalis 'Emerald' - Emerald Arborvitae
Picea pungens glauca 'Blue Totem' - Blue Totem Spruce
Picea glauca 'Pendula' - Weeping White Spruce
Pinus sylvestris 'Fastigiata' - Columnar Scotch Pine
Chamaecyparis nooklatensis 'Pendula' - Weeping Alaskan Cedar
Pinus heldreichii - Bosnian Pine
Pinus ponderosa - Ponderosa Pine

Berberis thunbergii - Barberry
Cornus alba - Dogwood
Cotoneaster lucidus - Peking Cotoneaster
Cytisus x 'Lilac Time' - Lilac Time Broom
Euonymus alata 'Compacta' - Dwarf Burning Bush
Hibiscus syriacus - 'Rosa' of Sharon
Lonicera x 'Emerald Mound' - Emerald Mound Honeysuckle
Potentilla fruticosa 'Klondike' - Shrubby Cinquefoil
Rosa meidlandii - 'Meidland' Roses
Hyscoporus opulifolius - Summer Wine Ninebark
Spiraea Japonica - Spiraea
Viburnum Trilobum - Baileys Compact Viburnum
Euonymus fortunei - Trailing Euonymus
Juniperus horizontalis - Horizontal Junipers
*Juniperus sabin*a - Sabin'a Junipers
Pinus mugus 'Pumilio' - Dwarf Mugo Pine

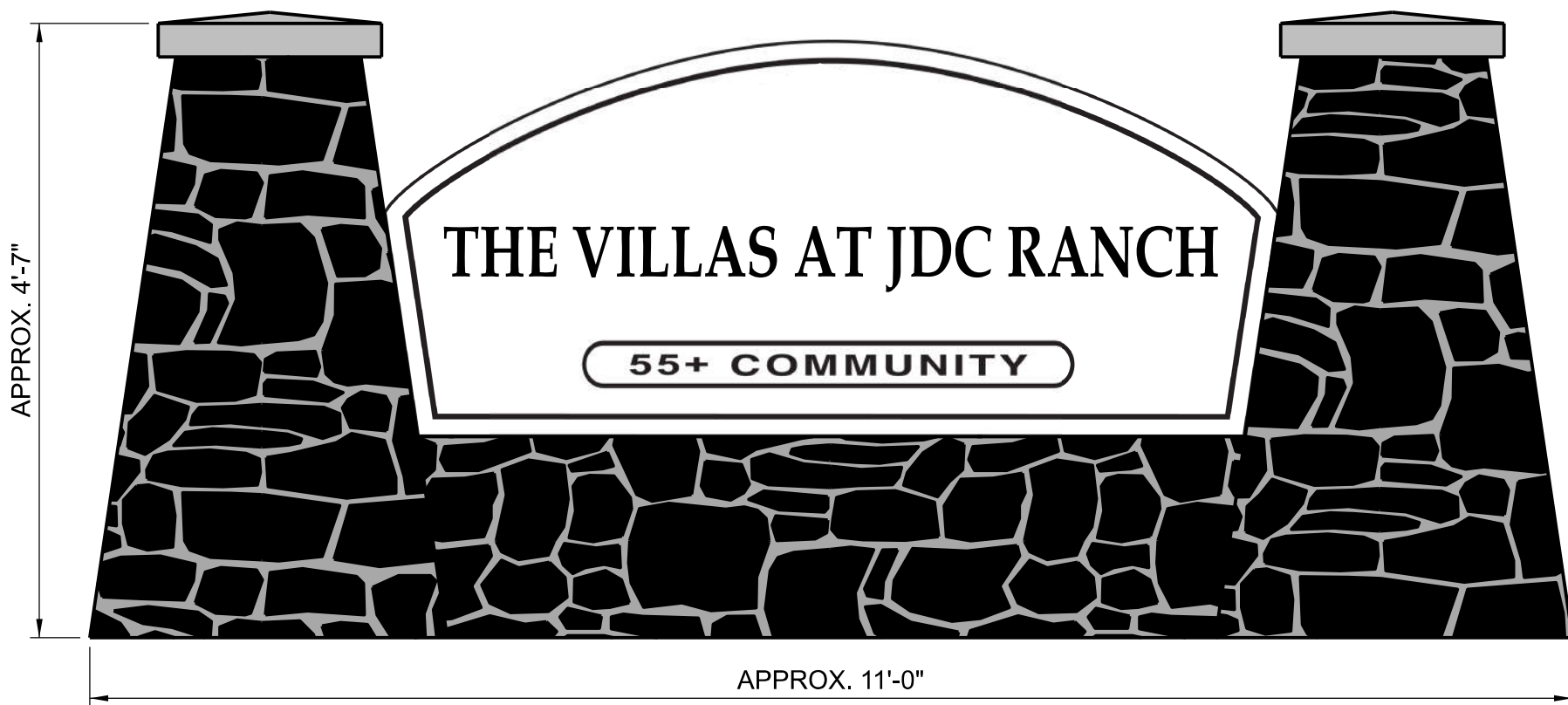
Calamagrostis x acutifolia - Feather Grass
Miscanthus sinensis - Maiden Grass
Calamagrostis acutiflora - Carl Foerster Fountain Grass
Penisetum alopecuroides - Little Bunny Fountain Grass
Helictotrichon sempervirens - Blue Oat Grass
Festuca glauca - Eijah Blue
Pennisetum alopecuroides sp. - Fountain Grass

Draylar Upland Bluegrass - 30 %
Cover Sheep Fescue - 30 %
CrystalHard Fescue - 30%
AnnualRye Gross - 10%

NOTE:
PLANT LIST IS INTENDED TO BE REPRESENTATIVE OF THE
PLANTINGS USED IN THE DEVELOPMENT. DUE TO FLUCTUATIONS IN
PRODUCT AVAILABILITY DEVELOPER MAY SUBSTITUTE OR ADD TO
THIS LIST ANY MATERIAL SET FORTH ON THE WEBER BASIN
CONSERVANCY DISTRICT LIST OF WATER-CONSERVING PLANTS.



ENTRY MONUMENT CONCEPT



ENTRY MONUMENT DRAWING
Dimensions and and masonry feature styles may vary.

COUNTRY VIEW VILLAS
PRIVATE COMMUNITY AMENITIES

- Clubhouse to include:
 - Large heated Pool
 - Stadium seating theater
 - Fully equipped exercise facility
 - Patio area with lounge chairs and barbecue
 - Meeting/gathering area
 - Pool table
 - Kitchen Area
 - Business Office
- Relaxation and Picnic areas
- Large Entry monument sign and abundant entry landscaping
- Restriction on home sales to seniors over 55 in compliance with HUD regulations
- Very restrictive community covenants
- Individual building landscaping completed before occupancy
- Professionally maintained landscaping
- Professionally managed Homeowners' Association



Model Sign
18" x 18"



Building Sign
18" x 24"



Address Sign
8" x 16"



Sales Sign
24" x 18"



Private Community Sign
24" x 18"

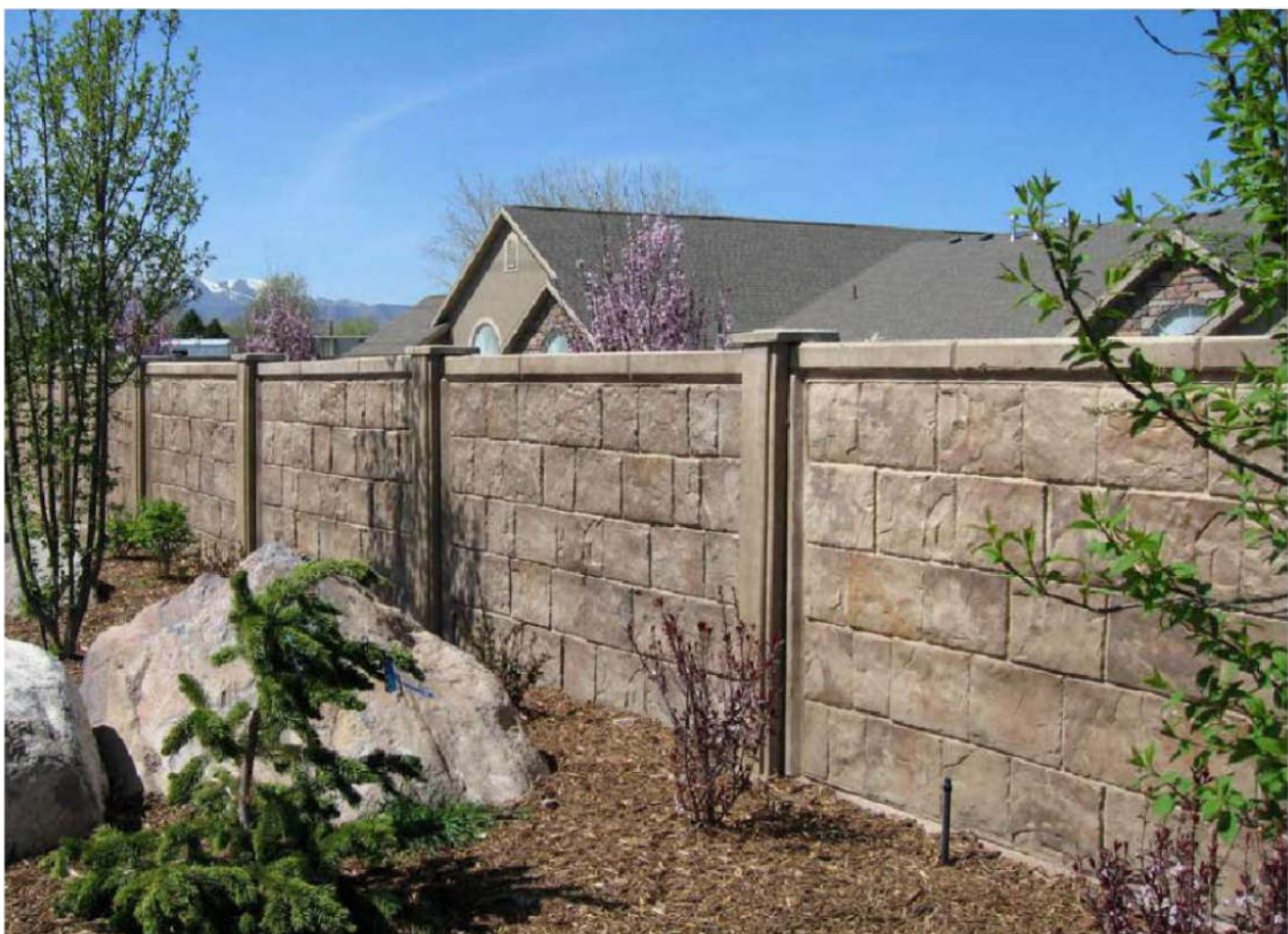
Photos are representative of the type of signs to be constructed and should not be considered as the exact design, size and type.



MAIL GANG BOX



A LEISURE VILLAS, INC. DEVELOPMENT
BRENT LINDSTROM (PRESIDENT)
791 N 100 E, SUITE 100, LEHI, UT 84043



6' PRIVACY CONCRETE COMPOSITE FENCE (RHINO ROCK)
COLOR: SHADOW BROWN

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE FENCE MASONRY PILLARS
COLOR: BROWN MIX

Photo is representative of the type of pillar to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE FENCE (VINYL)
COLOR: TAUPE OR WHITE (TO MATCH BUILDING EXTERIOR)

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

DRAWING REUSE STATEMENT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MUSTANG DESIGN, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.	REVISION		NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
LANDSCAPE MONUMENT, FENCING AND SIGNAGE

A 55+ COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

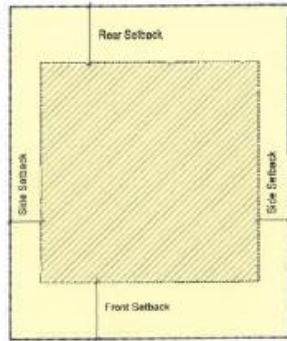
PROJ. #:	2023005
CAD FILE:	2023005LP03.dgn
DRAWN BY:	MJ
DESIGNED BY:	DE
CHECKED BY:	DE
SCALE OF SHEET	
HOR SCALE:	1" = 60'
VER SCALE:	

SHEET
LP03

OF
3

3. Residential Lot Standards

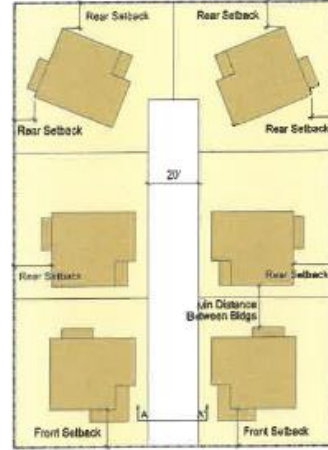
Typical setback measurements by product type:



Public Right-of-Way

Single-family Lots

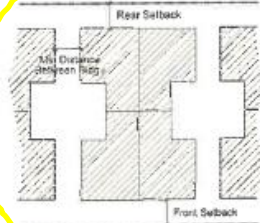
Type 15, Type 12, Type 10 & Patio Homes (Detached)



Public Right-of-Way

Clustered Single-family Cottages

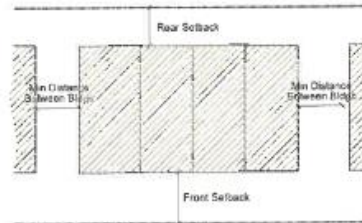
Typical 4 or 6 Homes (Clustered)



Public Right-of-Way

Patio Homes (Attached)

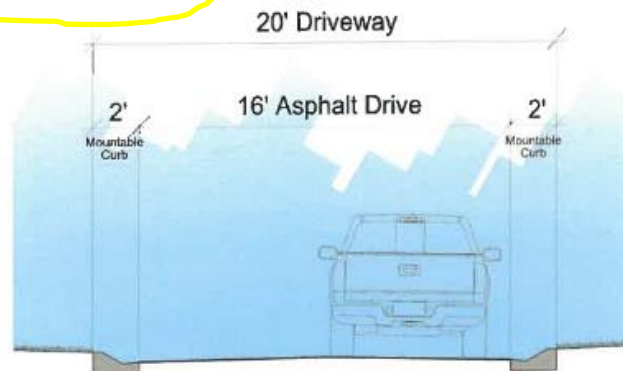
Typical



Public Right-of-Way

Townhomes

Maximum 4-plex



Typical Alley Section A:A1'

C. Residential Building & Site Standards

1. Scope & Authority

The Administrator shall review all Development Applications within the Project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with applicable provisions of the County's Vested Laws (see Exhibit K to the MDA), subject to the terms and conditions of the MDA. Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Residential Lot Design Standards

Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Administrator during plat approval for each phase):

Lot Type	Min Lot Size	Front Setback (from right-of-way)	Rear Set-back	Side-yard Set-back	Lot Frontage*	Max Building Coverage
Type 15	15,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 18' between structures)	90'	60%
Type 12	12,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 16' between structures)	80'	60%
Type 10	10,000 Sq Ft	20'	20'	8' (minimum 14' between structures)	70'	60%
Patio Home (detached)	6,000 Sq Ft	20'	20'	5' (minimum 10' between structures)	55'	n/a
Patio Home (attached)	n/a Max 4 attached units	15'	15'	8' (minimum 16' between structures)	n/a	n/a
Clustered Single-family Cottages	n/a Max 6 clustered units	10' (from public right-of-way) 5' (from Private Driveway)	10'	Minimum 10' between structures	n/a	n/a
Town-homes	n/a Max 6 attached units	15'	10'	Minimum 10' between structures	n/a	n/a

* Measured at front setback line

Note: Porches and patios can encroach into setbacks



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (26 lots) located at 800 S 3600 W.

Agenda Date: Wednesday, June 12, 2024

Applicant: Ed Grampp

File Number: LVR051321

Property Information

Approximate Address: 800 South 3600 West

Project Area: 18.6 acres

Zoning: A-1 and A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150430034,

Township, Range, Section: 6N 2W Sec 15 and 16

Adjacent Land use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Development History

On Tuesday, June 15, 2021, the Planning Commission granted preliminary approval to Phases 1 and 2.

On September 21, 2021 the Planning Commission granted final approval to Phase 1 with a positive recommendation to the County Commission.

On February 8, 2022 The Planning Commission approved an amendment to the Open Space preservation plan that reflects the placement of a Hooper Irrigation Company regional holding within open space parcel A.

On April 5, 2022, Phase 1 final approval was granted by the County Commission.

On March 6th, 2024, final approval for Phase 2 was approved by the Planning Director.

On June 12th, 2024, final approval of an amended version of phase 2 was considered by the Planning Director.

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 Agricultural Zones
- Title 106, Subdivisions

Summary

The applicant is requesting final approval of Riverbend Farms Cluster Subdivision Phase 2 (26 lots) including Open space parcels I, J, and L. Open space parcel L is reserved for agriculture to remain open space. Open space parcels I and J are preserved for open space pathways where a ten-foot pathway will be constructed. Street trees will be placed every 50 feet and all the street lighting and residential home lighting will be dark sky compliant which is regulated under LUC 108-3-8.

Final approval of this request from the Planning Director is the final step before the developer, Nilson Land Development, may record the subdivision plat after a subdivision improvement agreement is prepared and approved by the Count

Engineering Department. The developer may begin installing subdivision improvements after the County Engineer has approved the civil drawings and the developer may print the final subdivision plat after they have addressed the final remaining county review agency comments.

According to 106-1-8.030, after approval of the final plat, the applicant shall submit a final plat printed on a 24-inch by 36-inch mylar sheet that includes the required signatures of all non-county employees. The final subdivision plat is submitted with the associated improvement plans that have been reviewed and conditionally approved by the County Engineer. The County Surveyor has posted their review comments of the final subdivision plat. The Planning Division has reviewed the subdivision plat and the improvement plans and are ready to approve.

Analysis

General Plan: Cluster developments are favored by the residents of Western Weber for the preservation of recreation areas such as parks and parkways over agricultural lands. This proposal does preserve areas for public pathways along the Weber River.

Zoning: The property is located within the A-1 and A-2 Zones. The purpose of these zones is stated in the LUC §104-2.

1. *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
 1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 3. *Direct orderly low-density residential development in a continuing rural environment.*
2. *The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

Site Development Standards: The minimum lot size for lots within a cluster subdivision in the A-1 and A-2 Zones is 60 wide and 9000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Weber County Code requires that each phase preserves the appropriate amount of open space. Phase 2 is preserving 56% of the total area within Phase 2. Since this development was granted a 50% bonus density, the following criteria are met:

1. Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
2. Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
3. Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Open Space Covenant: The open space covenant describes the intended ownership and uses for each open space parcel: Open space parcel (OSP) L will be owned by a farmer who will use it to produce a crop. (OSP) I and J will be owned by the HOA and used for pathway space that will be a common area maintained by the Home Owner's Association.

Flood Zone: This parcel is within the 500-year floodplain area of the Weber River according to the April 12, 2021 Flood Insurance Rate Map FIRM.

Culinary Water: The final will-serve letter from Taylor West Weber Water District is included with this report.

Irrigation Water: The Hooper Irrigation Company has provided a final will-serve letter stating that the utility plans are approved.

Storm Water Management: Great Basin Engineering Firm completed and submitted a Storm Water Management Plan that is under review by the Weber County Engineering Department. The Storm Water Management plan shall be approved by the County Engineer before the plat is recorded.

Sewer Services: The annexation of Riverbend Cluster Subdivision phases one and two into the Central Weber Sewer District is complete.

Review Agencies: The County Engineering Department has reviewed the final subdivision plat, stormwater management plan, and the final subdivision improvement plans. The Planning Division has included conditions of approval that are required to be fulfilled before recording the subdivision plat. The County Surveyor's office will require a Monument Improvement Agreement. The Weber Fire District has posted its approval, with a requirement to install fire hydrants at the appropriate spacing.

Staff Recommendations

Staff recommends final approval of Riverbend Farms Cluster Subdivision Phase 2 (26 lots). This recommendation is based on all review agency requirements and upon the following conditions:

1. A Monument Improvement Agreement from the County Surveyor is completed.
2. If applicable at the time of recording the subdivision plat, a Cost Estimate for all remaining subdivision improvements, including landscaping in the common area and street trees is approved by Planning and Engineering.
3. The Subdivision Improvement Agreement is recorded with the final plat.
4. Final conditions from the Taylor West Weber Water District are satisfied before recording the final plat.

The following findings are the basis for the staff's recommendation:

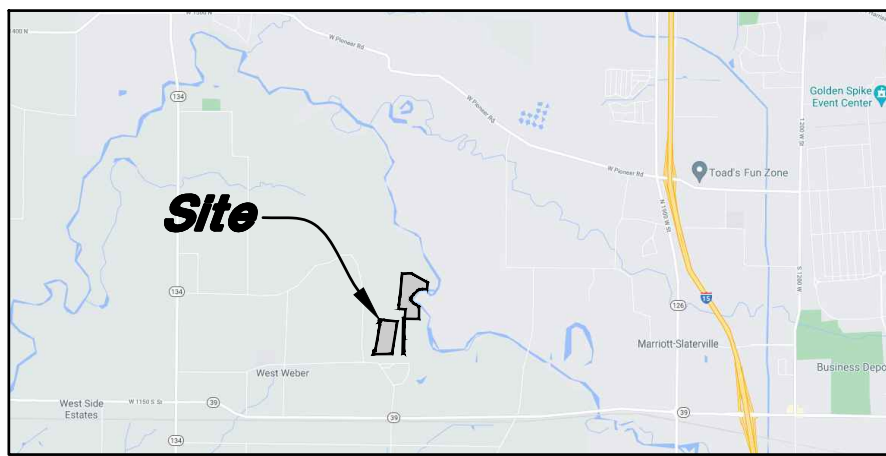
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Riverbend Farms Cluster Subdivision Phase 2 (26 lots)
- B. Phase 2 Final Improvement Drawings
- C. Landscape plan
- D. Final culinary will serve letter
- E. Hooper Irrigation Final will-serve letter

Area Map





VICINITY MAP
Not to Scale

NOTES

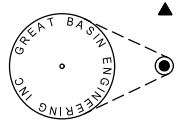
1. 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-H.
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
3. Lowest Finished Floor Elevation (LFFE) to be a maximum of 3.0' below Existing Grade or 4.0' below the Top Back of curb at the Lowest corner of the Lot whichever is higher.

BENCHMARK

Brass Cap Section Monument located in the South East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. (Found Brass Cap Monument in good condition dated 1963).

Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Floodplain
- Easement
- Buildable area
- Bank of Slough
- Existing Boundary
- FEMA FIRM Cross Section
- FEMA FIRM Zone AE Boundary



Section Corner

BOUNDARY DESCRIPTIONS

A part of the Southeast Quarter of Section 16, and the West Half of Section 15, Township 6 North Range 2 West, Salt Lake Base and Meridian,

Beginning at a point on the Southeast corner of Open Space G, Riverbend Farms Phase 1 said point being 278.56 feet South 89°19'36" East along the Calculated Section Line and 868.69 feet North 0°40'24" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 628.47 feet to the Southeast corner of Riverbend Farms Phase 1; thence nine (9) courses along the Eastern Boundary of said Phase 1 as follows: (1) North 12°03'54" East 116.50 feet to a point of non-tangent curvature, (2) Southeasterly along the arc of a 333.00 foot radius curve to the left a distance of 58.14 feet (Central Angle equals 10°00'12" and Long Chord bears South 82°52'58" East 58.07 feet) (3) North 02°06'56" East 66.00 feet; (4) North 08°59'56" East 332.82 feet; (5) North 10°08'45" East 247.85 feet; (6) North 10°09'12" East 242.74 feet; (7) North 07°24'45" East 66.00 feet; (8) North 82°37'58" West 51.23 feet; and (9) North 07°22'02" East 104.62 feet; thence South 81°52'12" East 169.95 feet; thence South 83°35'30" East 443.95 feet to a point on the West boundary line of Open Space G; thence South 08°32'27" West 1091.06 feet along said West Boundary line to the Point of Beginning

Together with:

Beginning at a point on the East Boundary of Open Space G, Riverbend Farms Phase 1 said point being 633.05 feet South 89°19'36" East along the Calculated Section Line and 2037.60 feet North 0°40'24" East from the Southeast corner of said Section 16; and running thence four (4) courses along the West and North Boundaries of said Parcel C as follows: (1) North 00°43'36" East 10.00 feet; (2) South 89°16'24" East 52.52 feet; (3) North 04°50'20" East 304.09 feet; and (4) North 85°09'40" West 230.87 feet; thence North 04°50'20" East 129.02 feet; thence North 07°17'55" East 251.26 feet; thence North 05°35'21" East 791.88 feet; thence North 88°00'25" East 307.03 feet; thence South 60°01'10" East 624.80 feet; thence South 07°11'23" West 222.70 feet; thence North 85°39'07" West 150.61 feet to a point on a non-tangent curve to the left having a radius of 265.80 feet; thence along said arc a distance of 170.99 feet, Central Angle equals 36°51'31" and Long Chord bears South 72°18'54" West 168.06 feet to a point of non-tangency; thence South 46°24'03" West 184.50 feet; thence South 40°28'27" West 102.35 feet to a point of curvature to the left having a radius of 100.00 feet; thence Southerly along said arc 140.66 feet, Central Angle equals 80°35'22" and Long Chord bears South 00°10'46" West 129.34 feet; thence South 40°06'56" East 107.11 feet; thence South 56°17'58" East 95.63 feet; thence South 56°36'08" East 107.75 feet; thence South 27°45'12" East 14.77 feet; thence South 00°09'34" West 403.63 feet; thence North 89°16'24" West 526.00 feet to the POINT OF BEGINNING

Containing 34.303 acres, more or less.

Riverbend Farms Phase 1

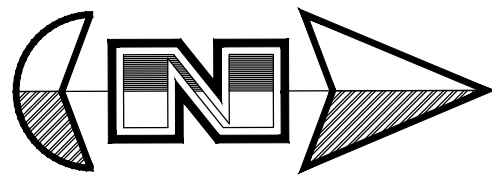
Open Space G

James Wesley Gross
& Cheryl H. Gross
Parcel ID: 15-043-0079

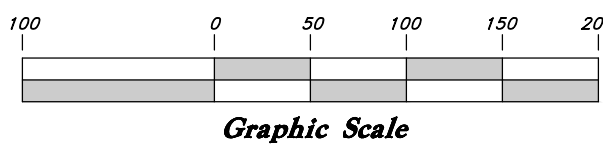
Kristy H. Morgan
Parcel ID: 15-043-0088

Jodie H. Butters
Living Trust
Parcel ID: 15-043-0068

Rodney J. Herrick
Parcel ID: 15-043-0077



Scale: 1" = 100'



FLOOD ZONE NOTE

Said described property is located within an area having a Zone Designation X (No Shading) , Zone X (Shaded) and Zone AE, (Hatched) and by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49057C0193F, with a revision date of November 30, 2023, for Community Number 490187, in Weber County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.

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 _____, 2024.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2024.

Weber County Surveyor

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 _____, 2024.

Chairman, Weber County Planning Commission

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 _____ of _____, 2024

Weber County Engineer

Riverbend Farms Phase 2

A Cluster Subdivision

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
March 2024

NARRATIVE

This Subdivision plat was requested by Edward Grampp for the purpose of creating 47 residential Lots, 1 Agricultural preservation parcel (L) and 2 common Area parcels (I and J).

Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southeast corner of Section 16 and the reference monument for the South east corner of Section 15.

Complete boundary retrace and exterior boundary details can be found on a Survey filed with Weber County Surveying department as Filing #7248.

Property corners were monumented as depicted on this plat.

ACKNOWLEDGMENT

State of Utah
County of Weber

The foregoing instrument was acknowledged before me this _____ day of 2024 by
Bryan Bayless _____

Residing At: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

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 Licence 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 Riverbend Farms Phase 2 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 _____, 2024

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract Riverbend Farms Phase 2 Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the agriculture preservation parcel L, to guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved agricultural, recreational, Secondary Water and storm water purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and Secondary Water purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Common Open Space and/or public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels as shown hereon which is defined in the Covenants, Conditions, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.

We also do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels I, through J, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces I though J and Agricultural Parcel L for Secondary Water Facilities, Storm Water Detention, Agricultural uses and 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 as shown hereon which is defined in the Covenants, Conditions, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.

We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage 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 channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements; and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this _____ Day of _____, 2024.

Robert Hawkes Real Estate LLC

Riverbend Holdings, LLC

Robert Hawkes

Bryan Bayless

5617 South 1475 East,
SOUTH OGDEN UT 84403



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

DEVELOPER:
Riverbend Farms Community LLC
c/o Ed Grampp
1493 East Ridgeline Drive #520
Ogden, Utah 84405
(801) 633-9625

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

Sheet 1 of 2

WEBER COUNTY RECORDER

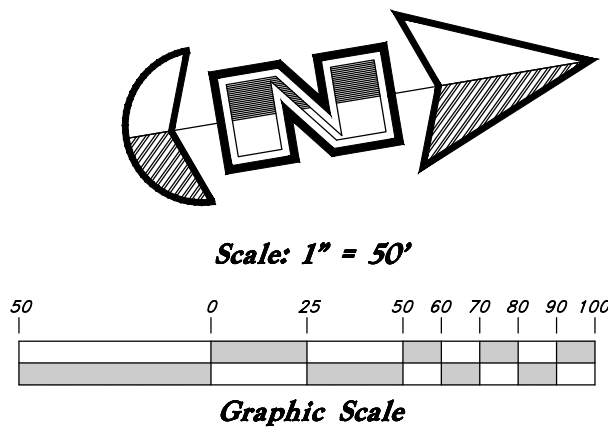
ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	2°59'20"	267.00'	13.93'	N 89°22'44" W	13.93'
C2	90°00'00"	10.50'	16.49'	S 44°07'36" W	14.85'
C3	6°00'52"	230.00'	24.14'	S 2°08'02" W	24.13'
C4	4°43'09"	230.00'	18.94'	S 7°30'03" W	18.94'
C5	92°29'36"	10.50'	16.95'	S 36°23'10" E	15.17'
C6	87°30'24"	10.50'	16.04'	N 53°36'50" E	14.52'
C7	10°44'02"	170.00'	31.85'	N 4°29'37" E	31.80'
C8	90°00'00"	10.50'	16.49'	N 45°52'24" W	14.85'
C9	2°59'20"	333.00'	17.37'	S 89°22'44" E	17.37'
C10	10°00'12"	333.00'	58.14'	S 82°52'58" E	58.07'

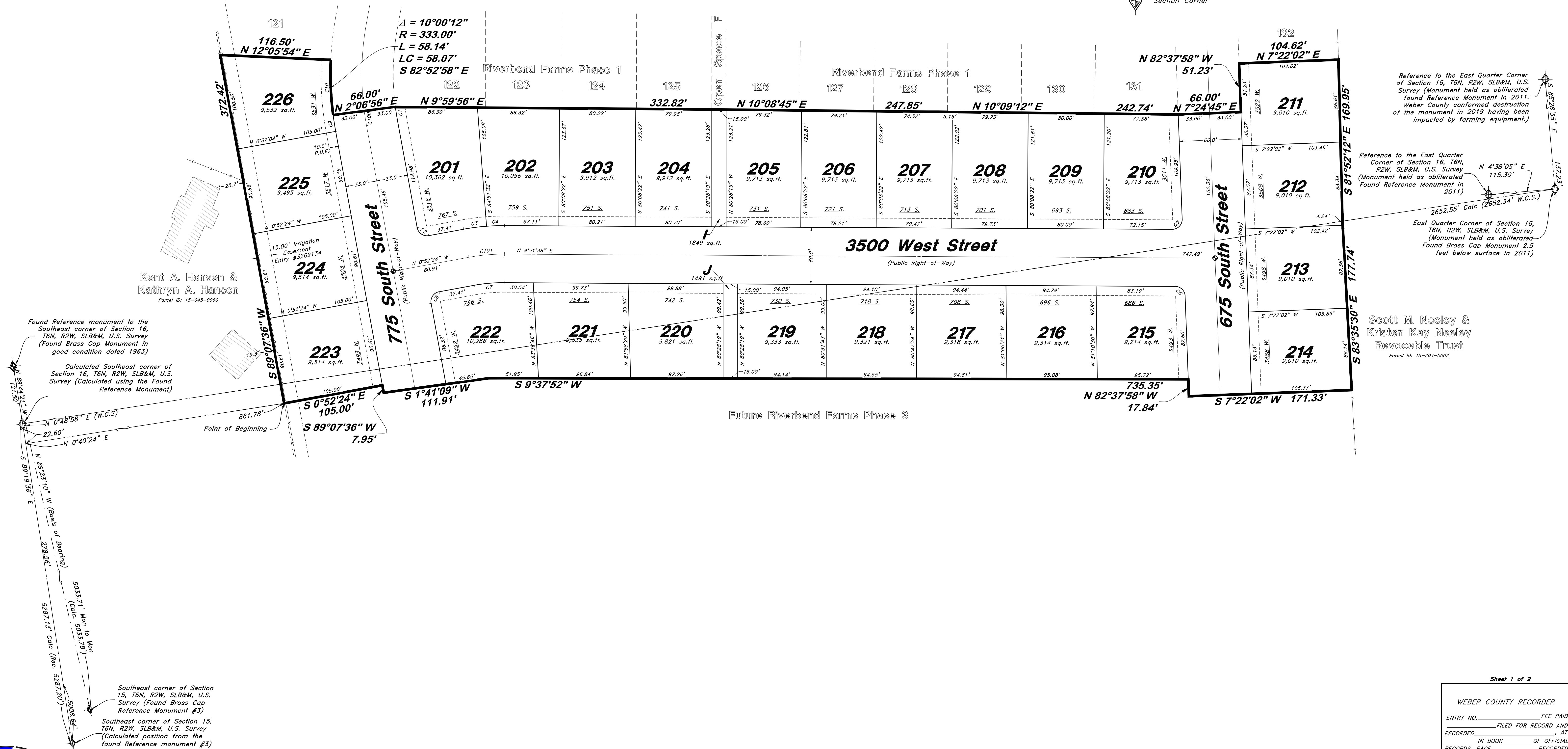
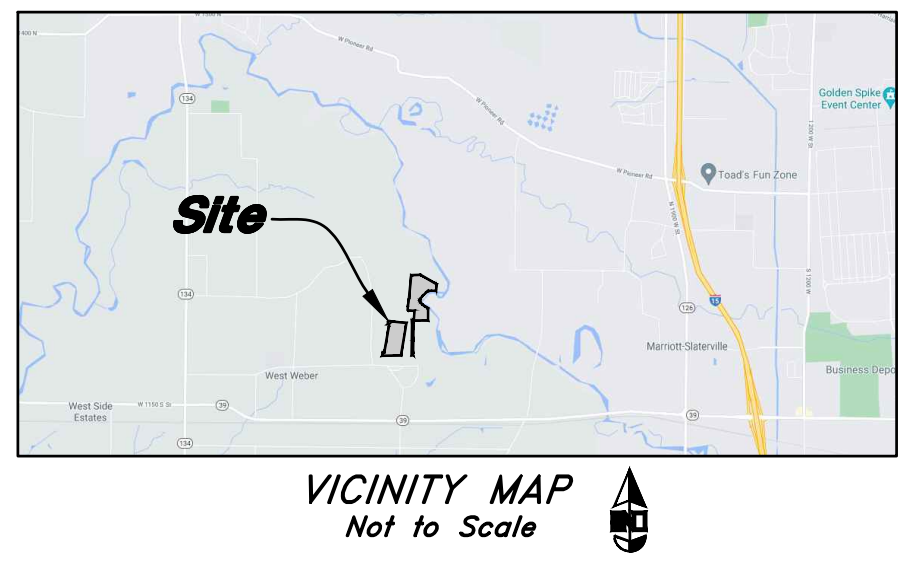
Center line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	2°59'20"	300.00'	15.65'	S 89°22'44" E	15.65'
C101	10°44'02"	200.00'	37.47'	N 4°29'37" E	37.41'



Riverbend Farms Phase 2

A Cluster Subdivision
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
March 2024

- Legend**
- Monument to be set
 - Found Centerline Monument
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Buildable Area
 - Floodplain
 - Easement
 - Buildable area
 - Bank of Slough
 - Existing Boundary
 - FEMA FIRM Cross Section
 - FEMA FIRM Zone AE Boundary
 - Set Hub & Tack
 - A Nail will be set in Curb
 - Extension of Property
 - Set 5/8"x 24" Long Rebar & Cap w/ Lahe
 - Section Corner



* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Culinary water services will be 1" Dia. Poly Pipe (200 P.S.I. CTS Poly Pipe AWWA Standard C901) to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All Inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- 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.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- 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.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- 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.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter 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.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per district standards and specifications. It will be the contractor's responsibility to install all items required.
- 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.
- 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.
- 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

- 3/4" to 1" diameter pipe - 200 PSI CTS Poly (AWWA Standard C901
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe (DR18)

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

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

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - 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.
- 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.

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 propose improvements shown on the plans.

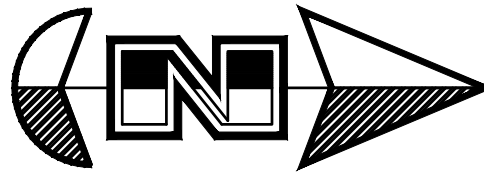
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.

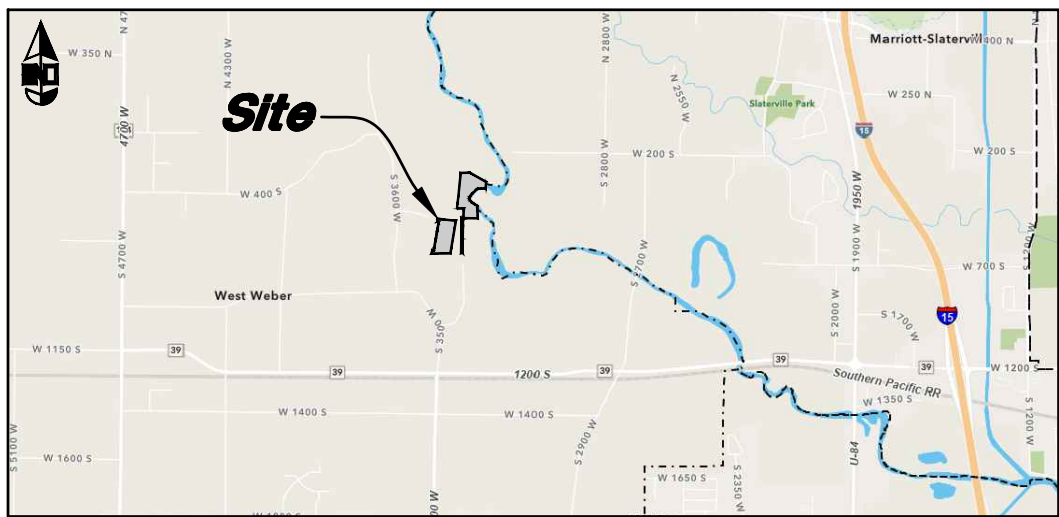
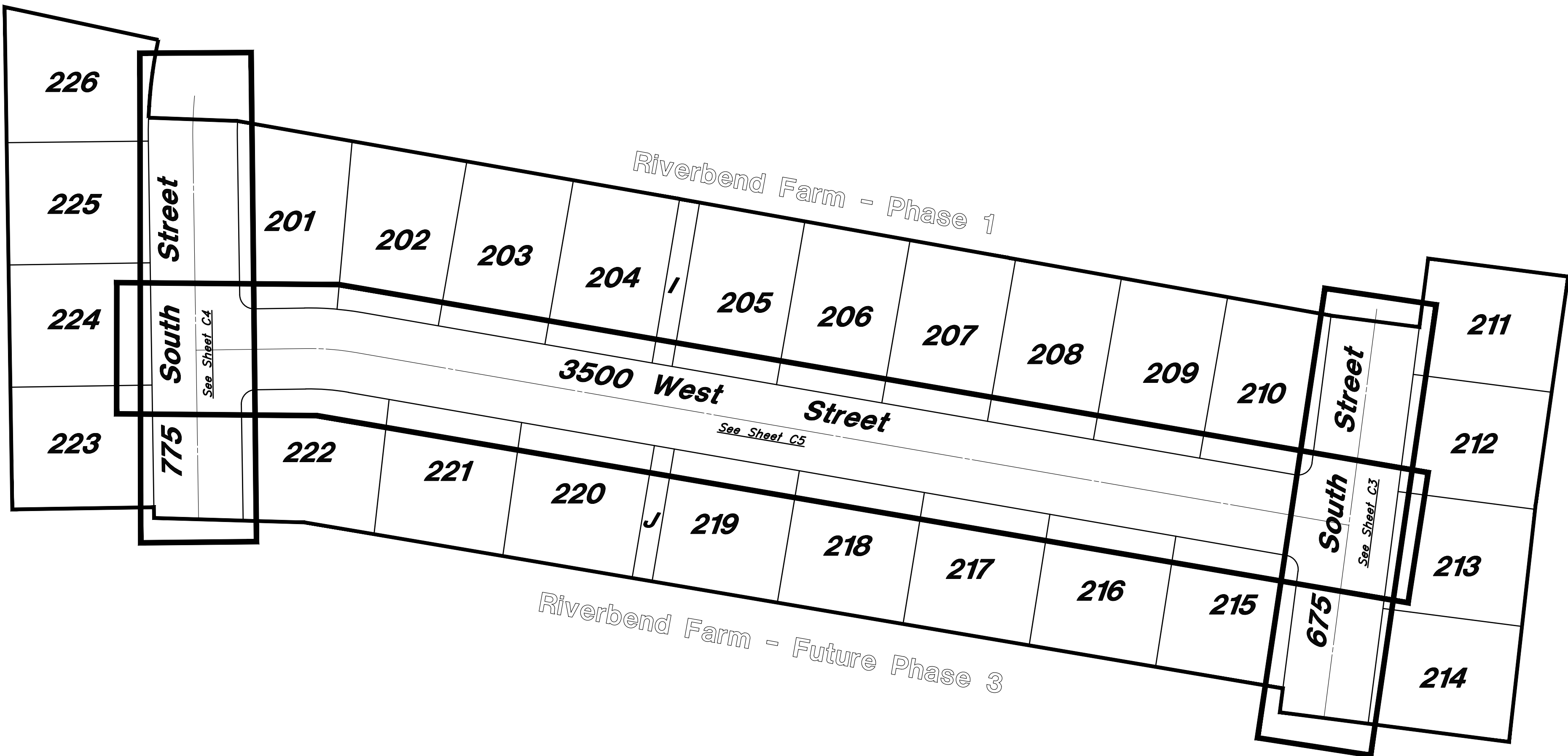
Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of Section 15,
T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah

April 2024



- NOT TO SCALE -



VICINITY MAP
(Not to Scale)

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
- 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
- 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

Sheet List:

- C0 - Cover
- C1 - Grading
- C2 - Utility
- C3 - 675 South Street
- C4 - 775 South Street
- C5 - 3500 West Street
- C6 - Details
- C7 - Details

Call before you Dig
Avoid cutting underground
utility lines. It's costly.



Cover

Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of
Section 15, T6N, R2W, SLB&M, Weber County, Utah

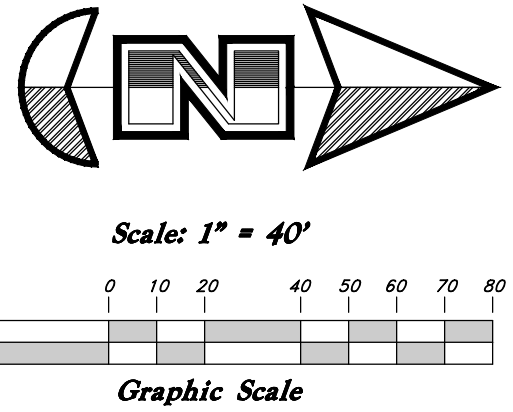
February 2024

SHEET NO.

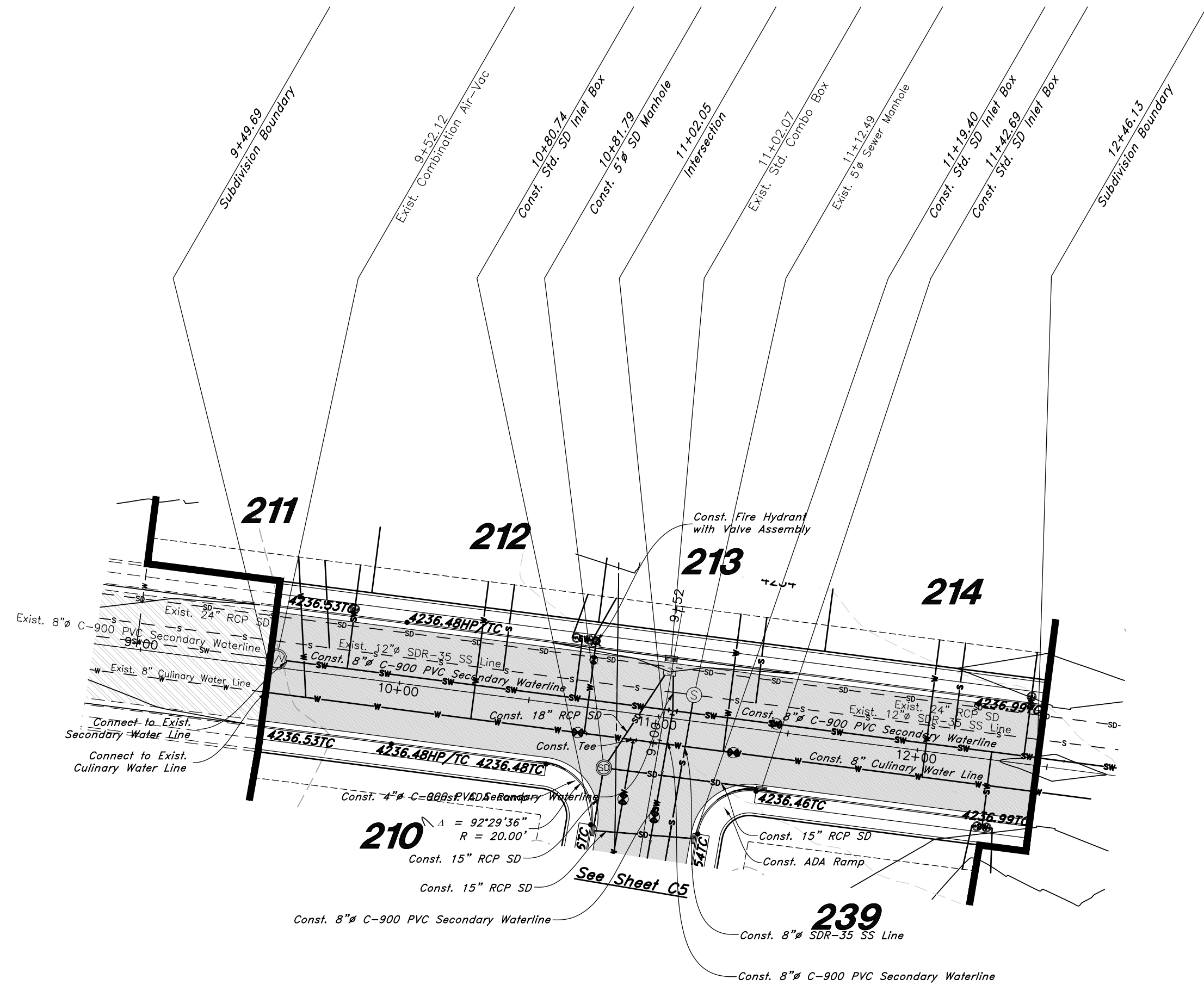
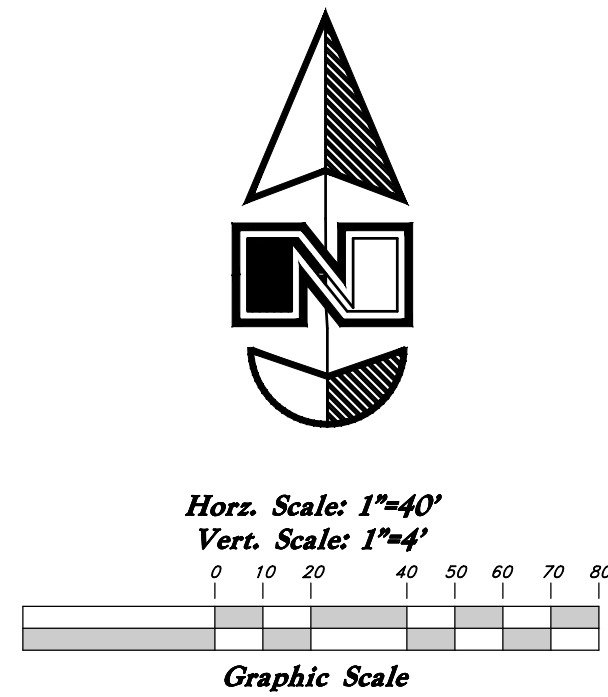
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21N724 - BP

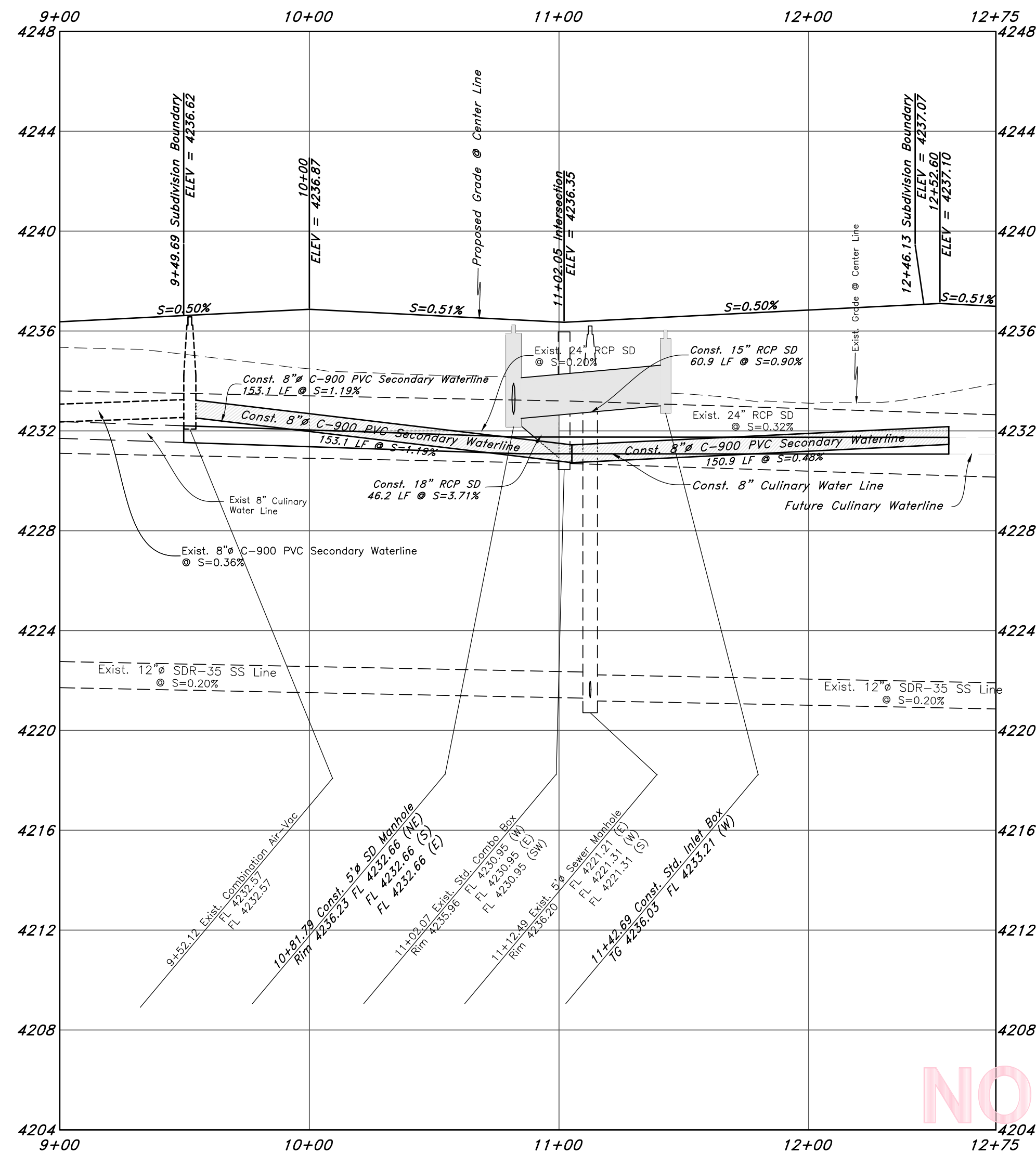
NOT FOR CONSTRUCTION



21N724 - BP



675 South Street



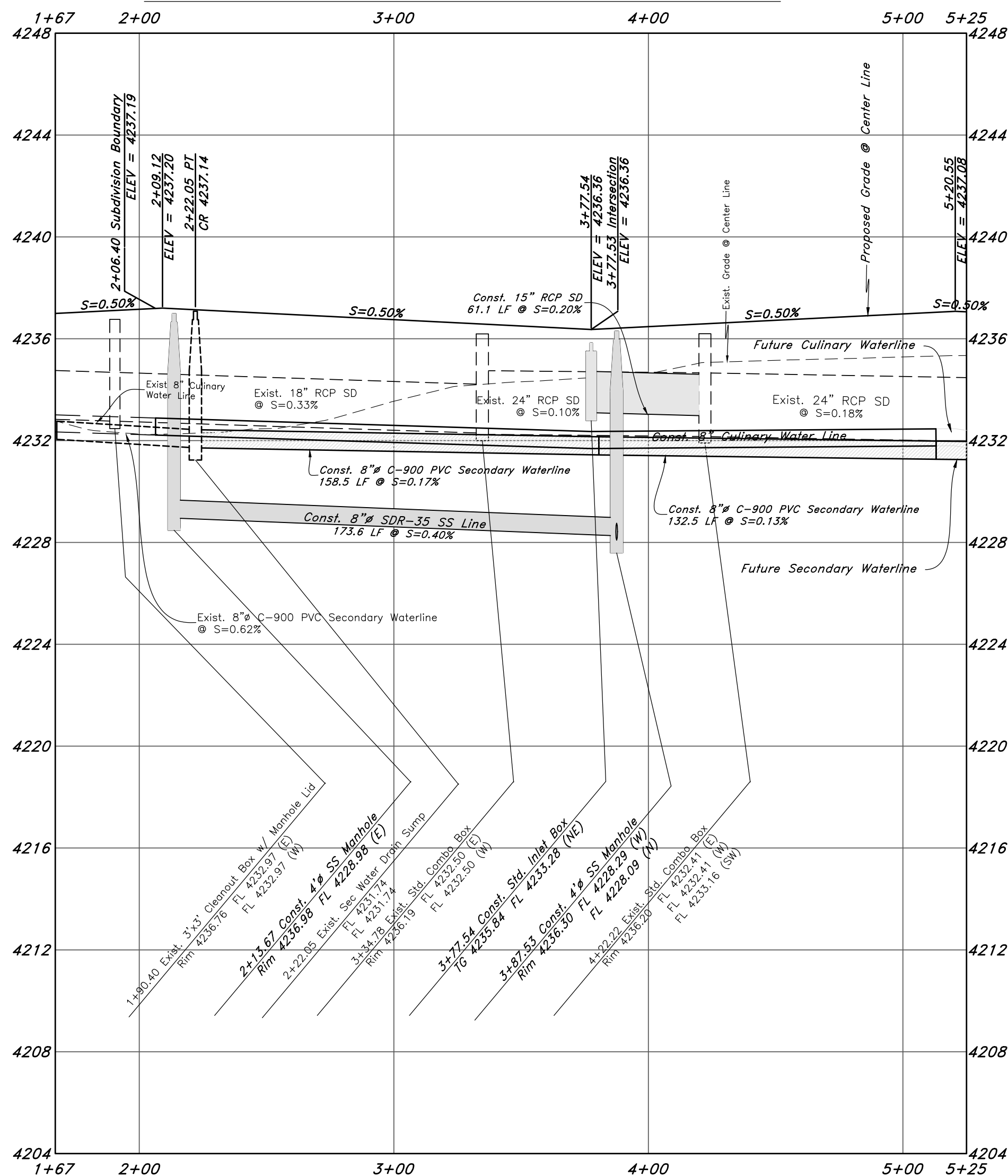
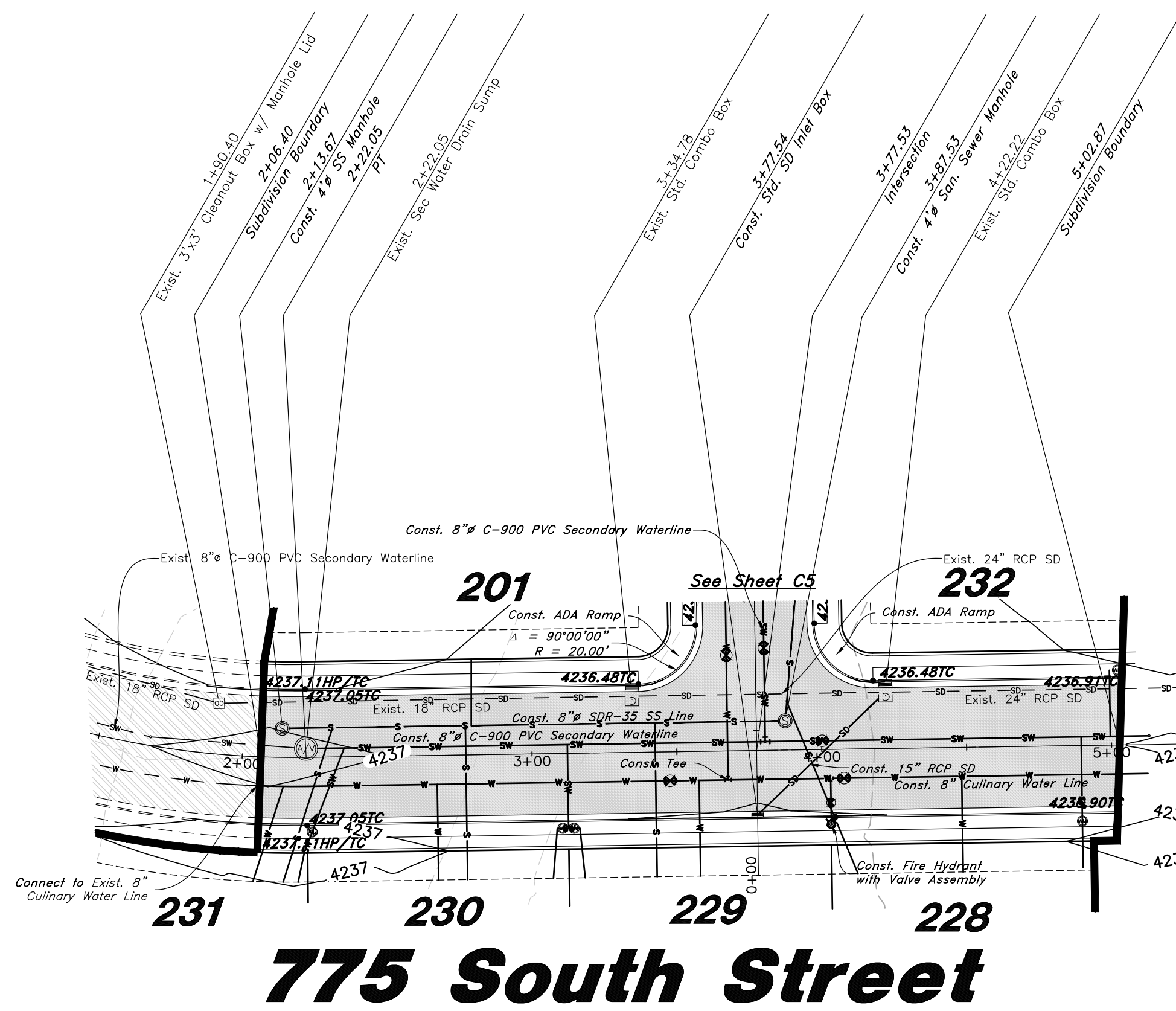
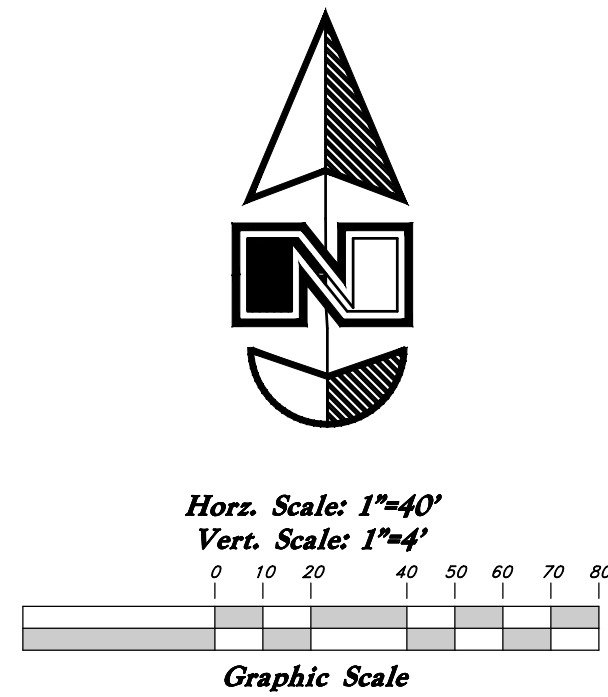
Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
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- Storm Drain Manhole
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- Exist. Fire Hydrant
- Fire Hydrant
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- Water Valve
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- Irrigation Line
- Storm Drain
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- 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 Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

NOT FOR CONSTRUCTION





Legend

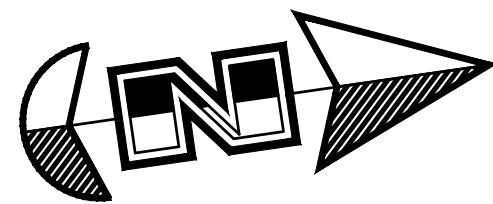
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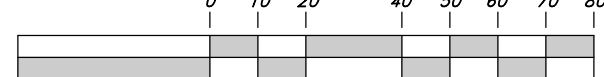


1-800-862-4111



Horz. Scale: 1"=40'

Vert. Scale: 1"=4'

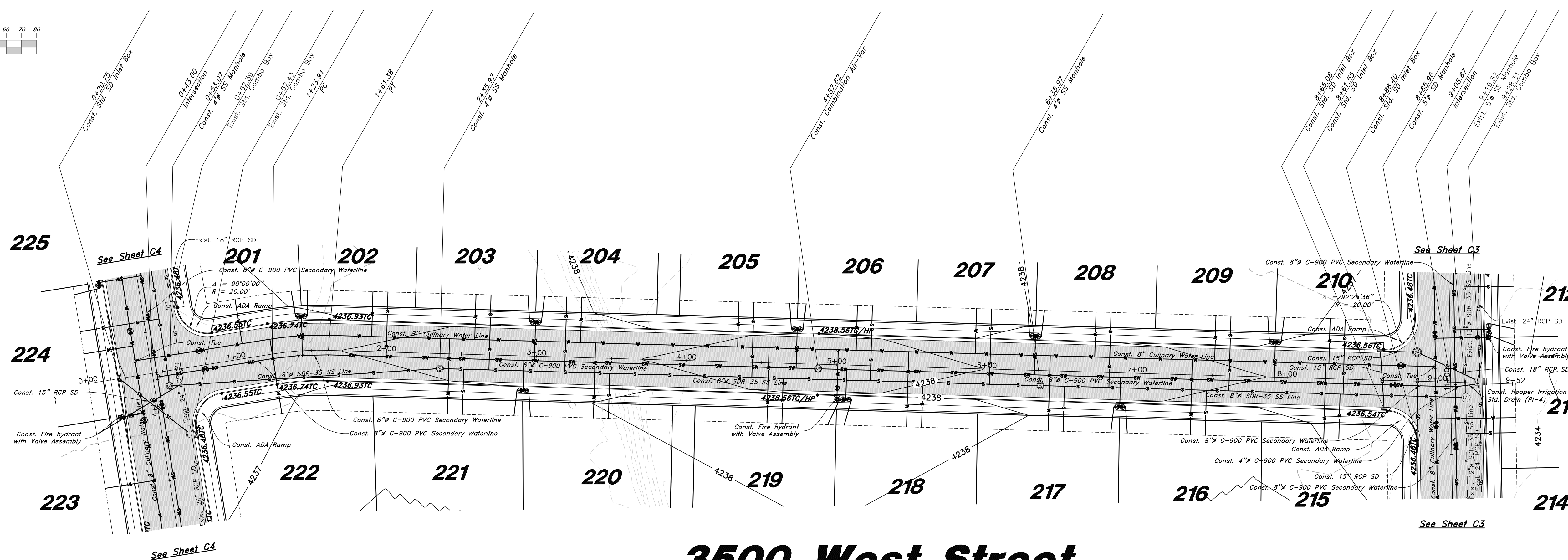


Graphic Scale

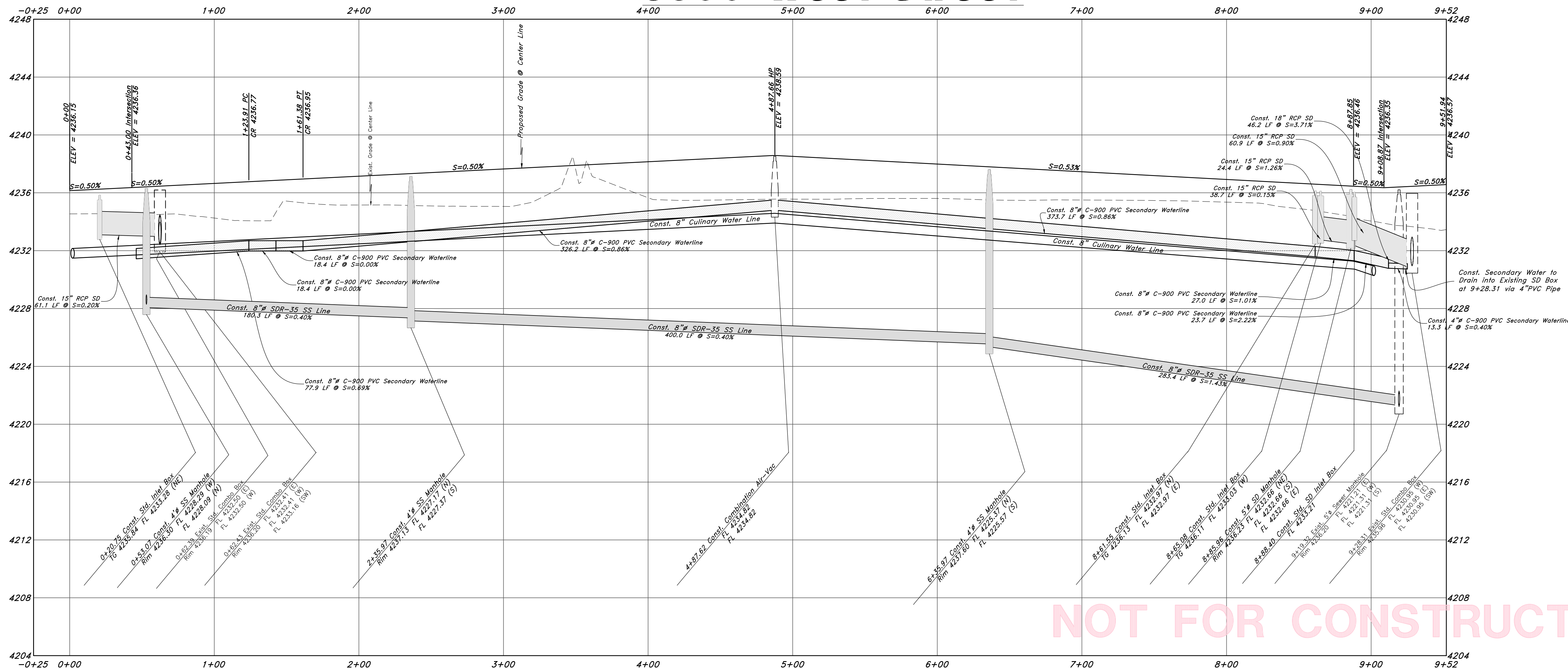
Legend

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- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



3500 West Street



Call before you Dig
Avoid cutting underground
utility lines. It's costly.



GREAT BASIN ENGINEERING

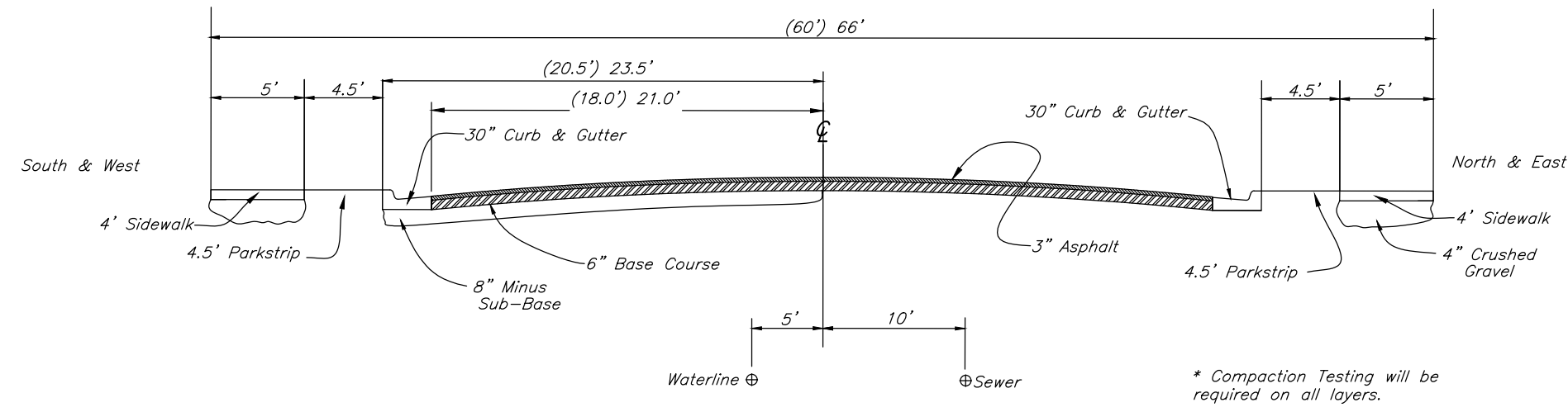
3500 West Street
Riverbend Farm Phase 2
A part of the Southeast Quarter of Section 16 and the West Half of
Section 15, T6N, R2W, S16&M, Weber County, Utah

February 2024

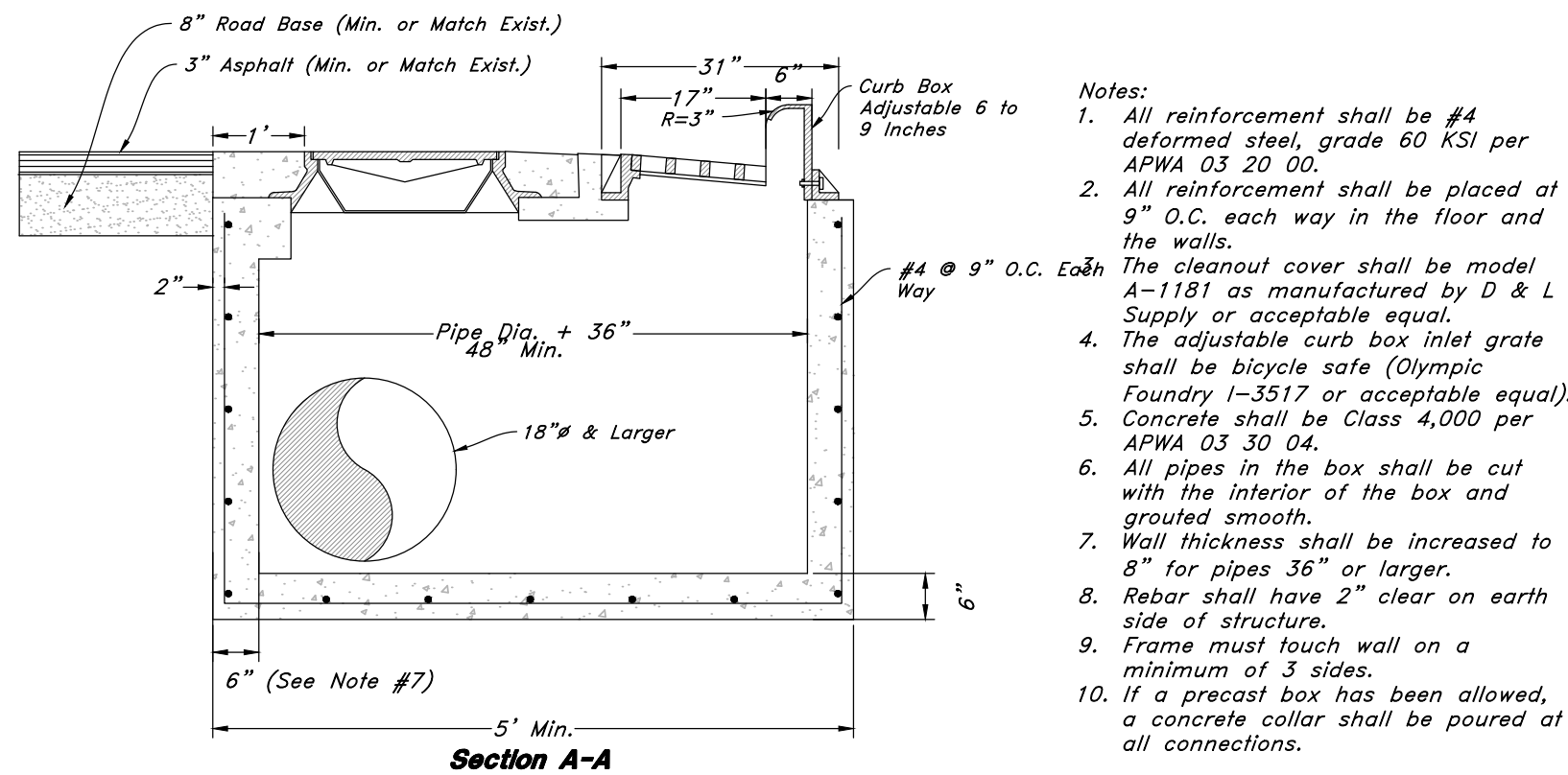
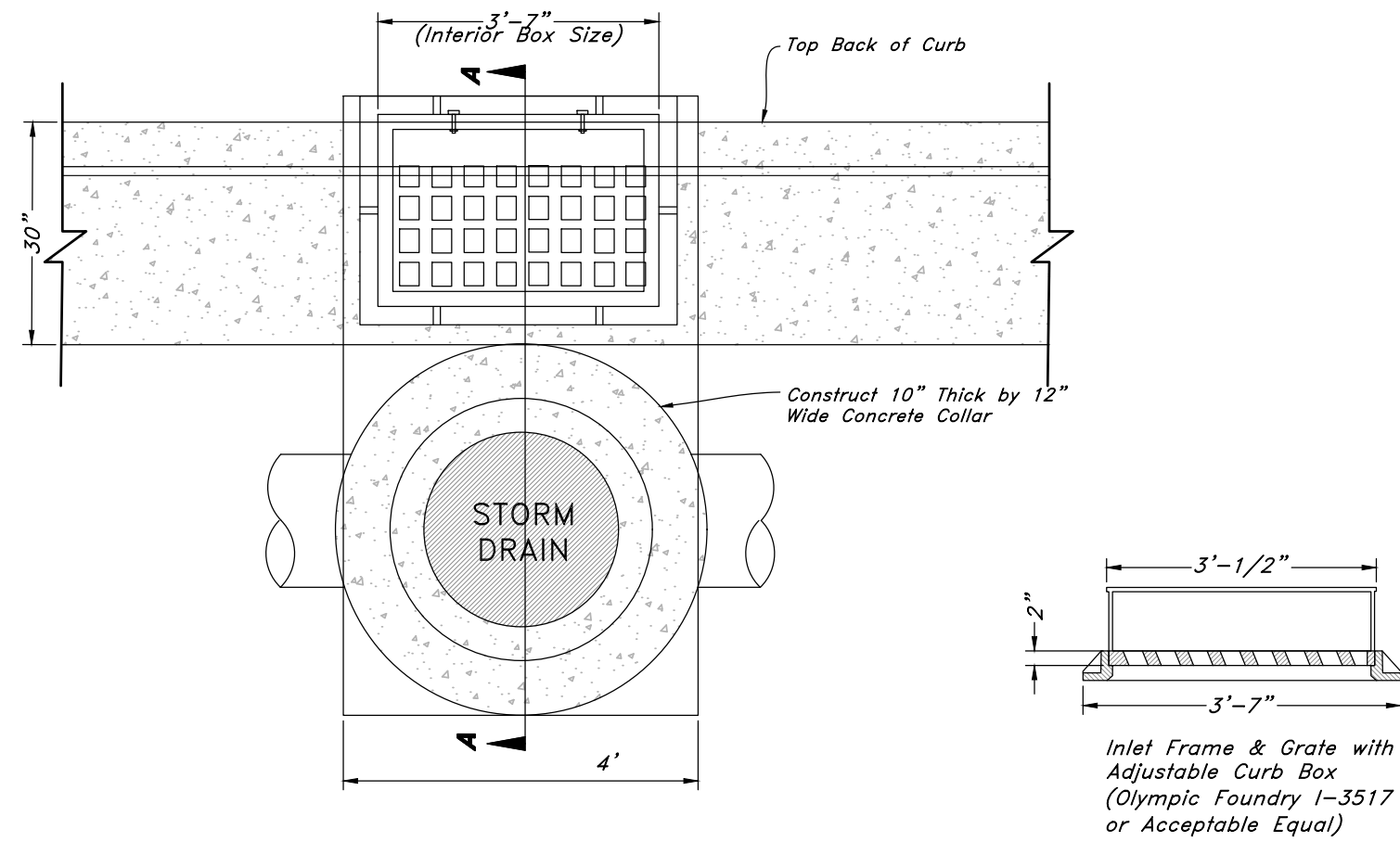
SHEET NO.

C5

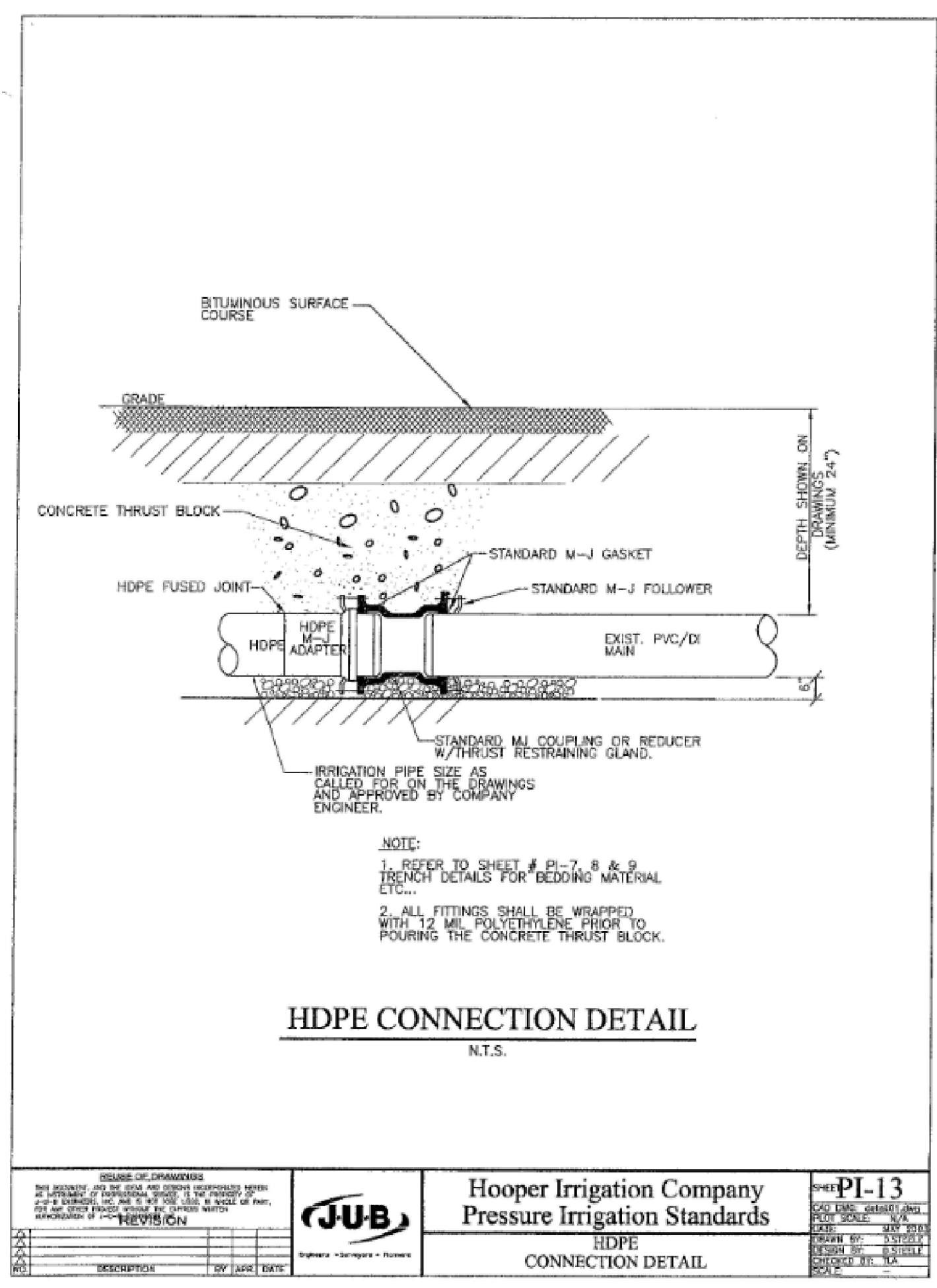
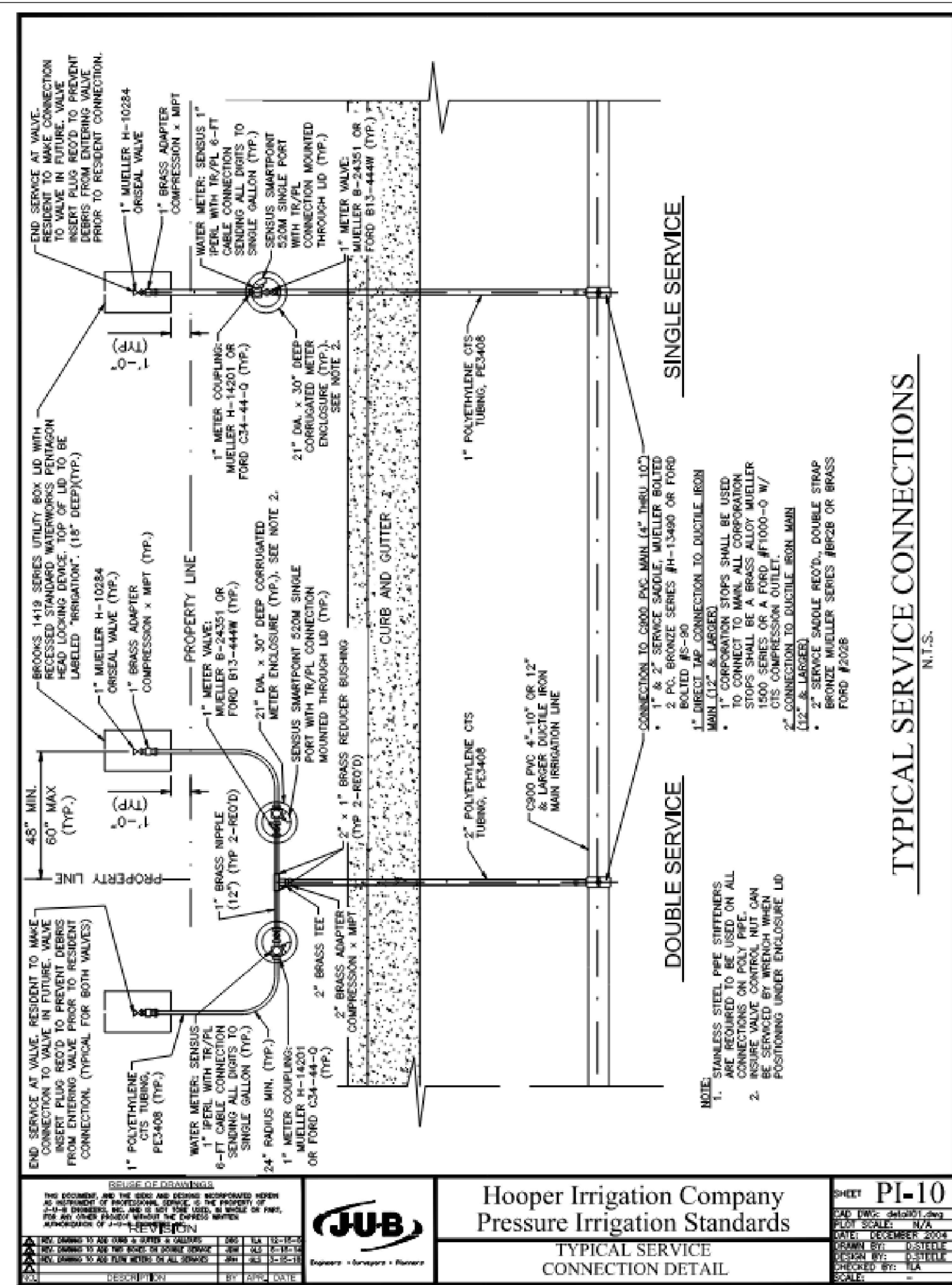
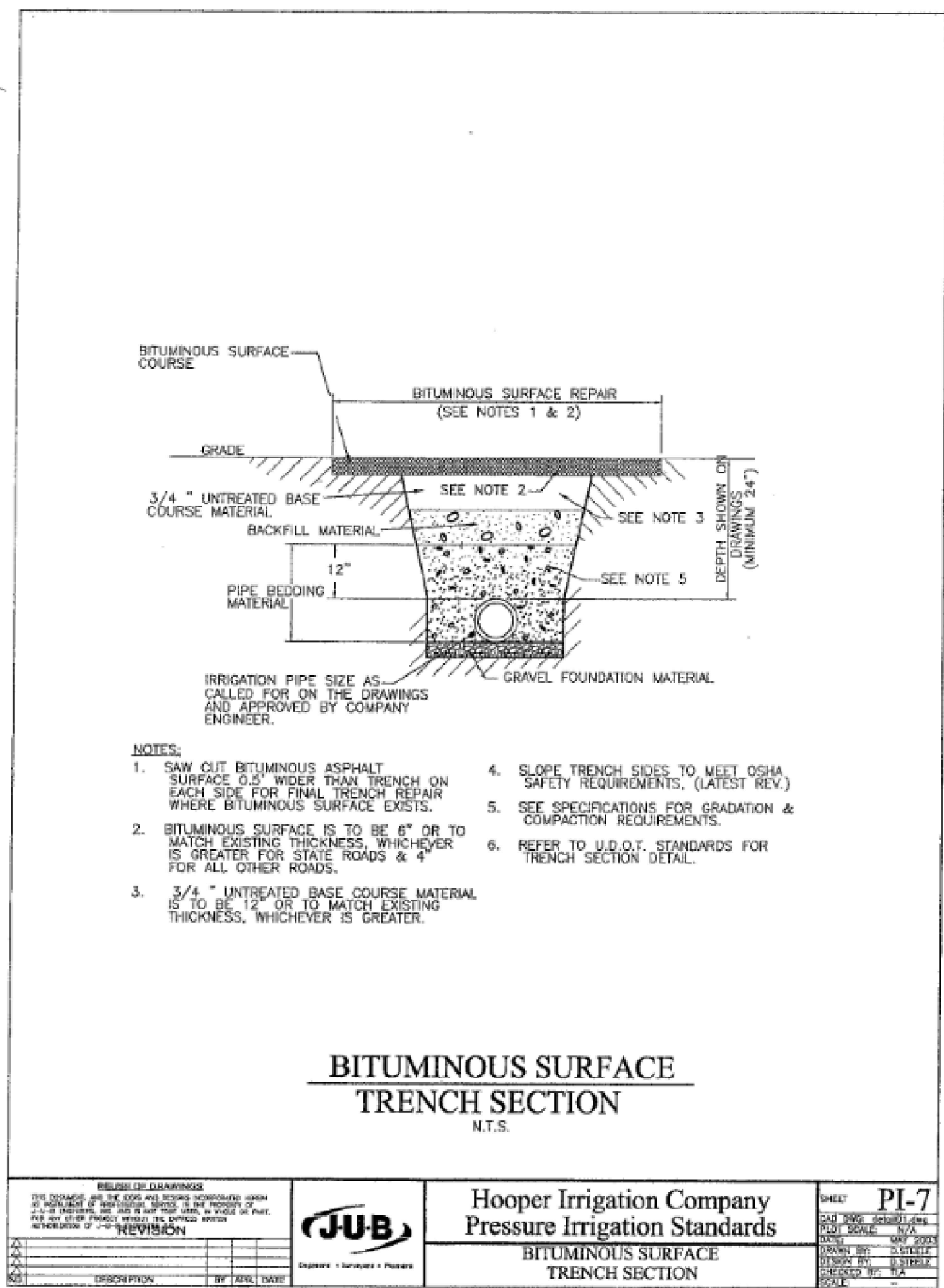
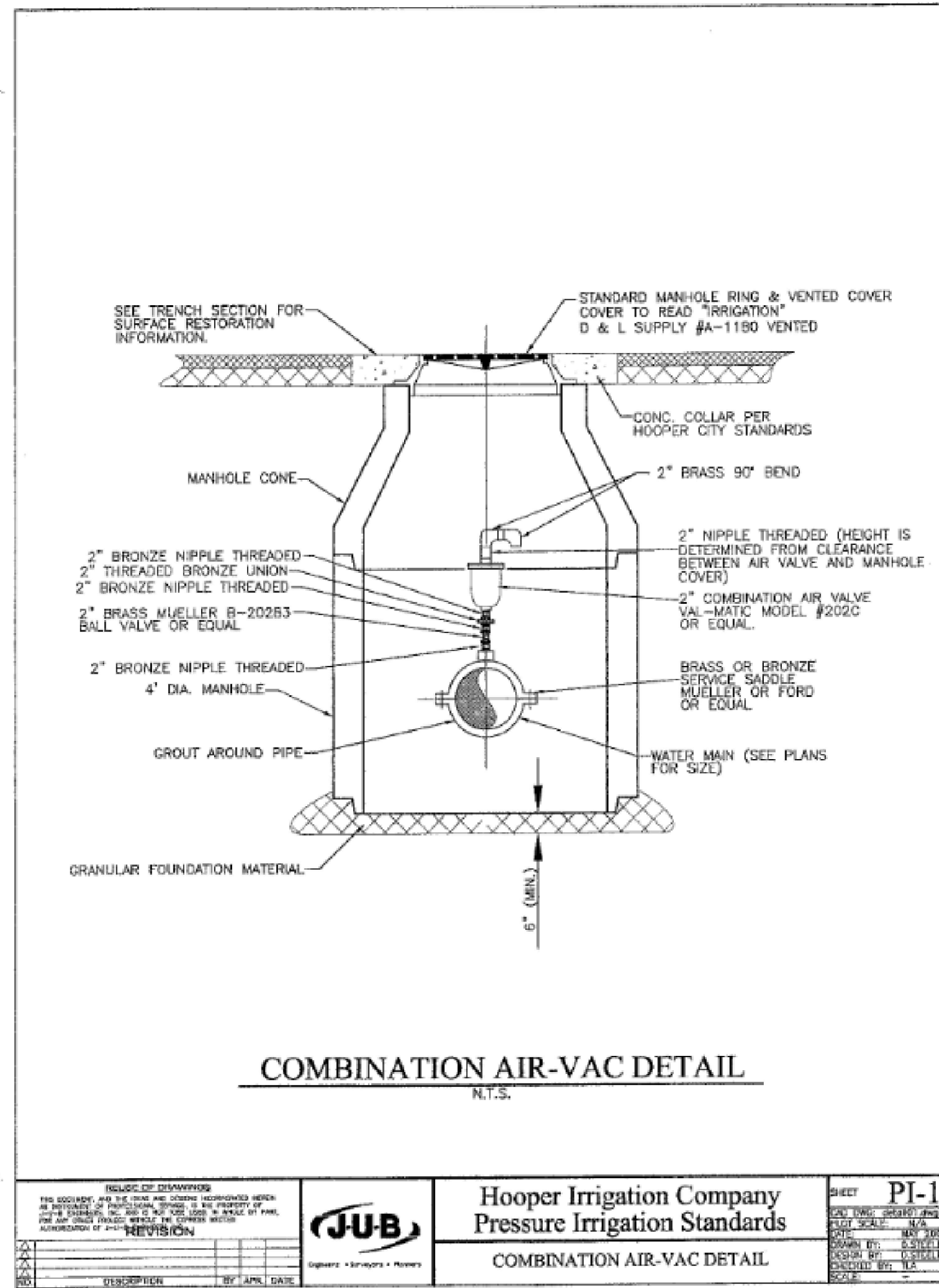
21N724 - BP

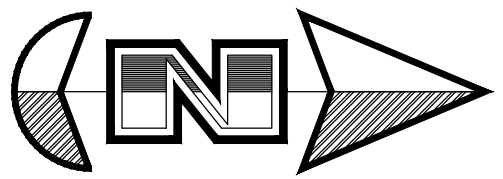
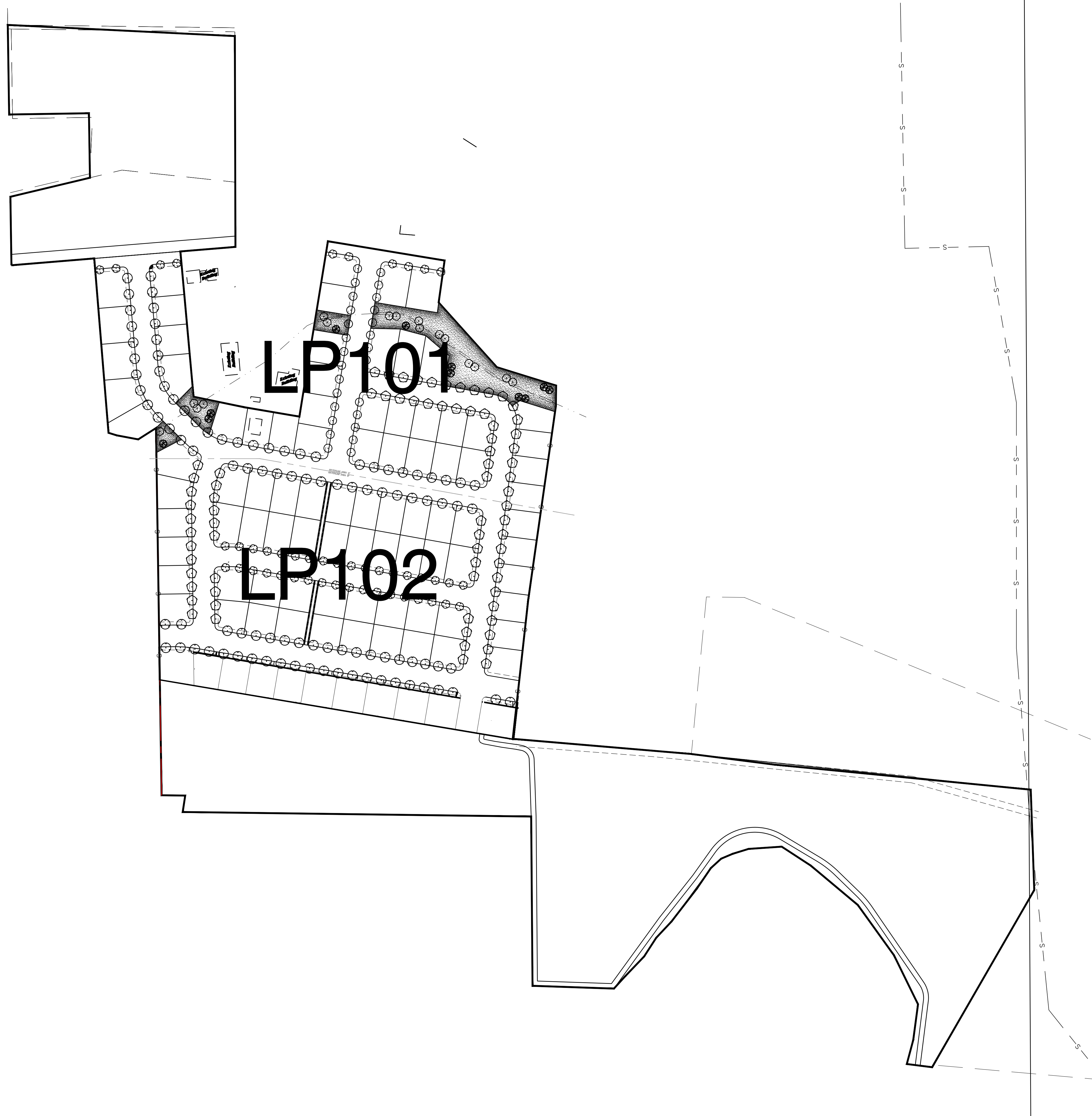


1 **Standard Roadway Section**
NOT TO SCALE



2 **Combo Box**
Not to Scale





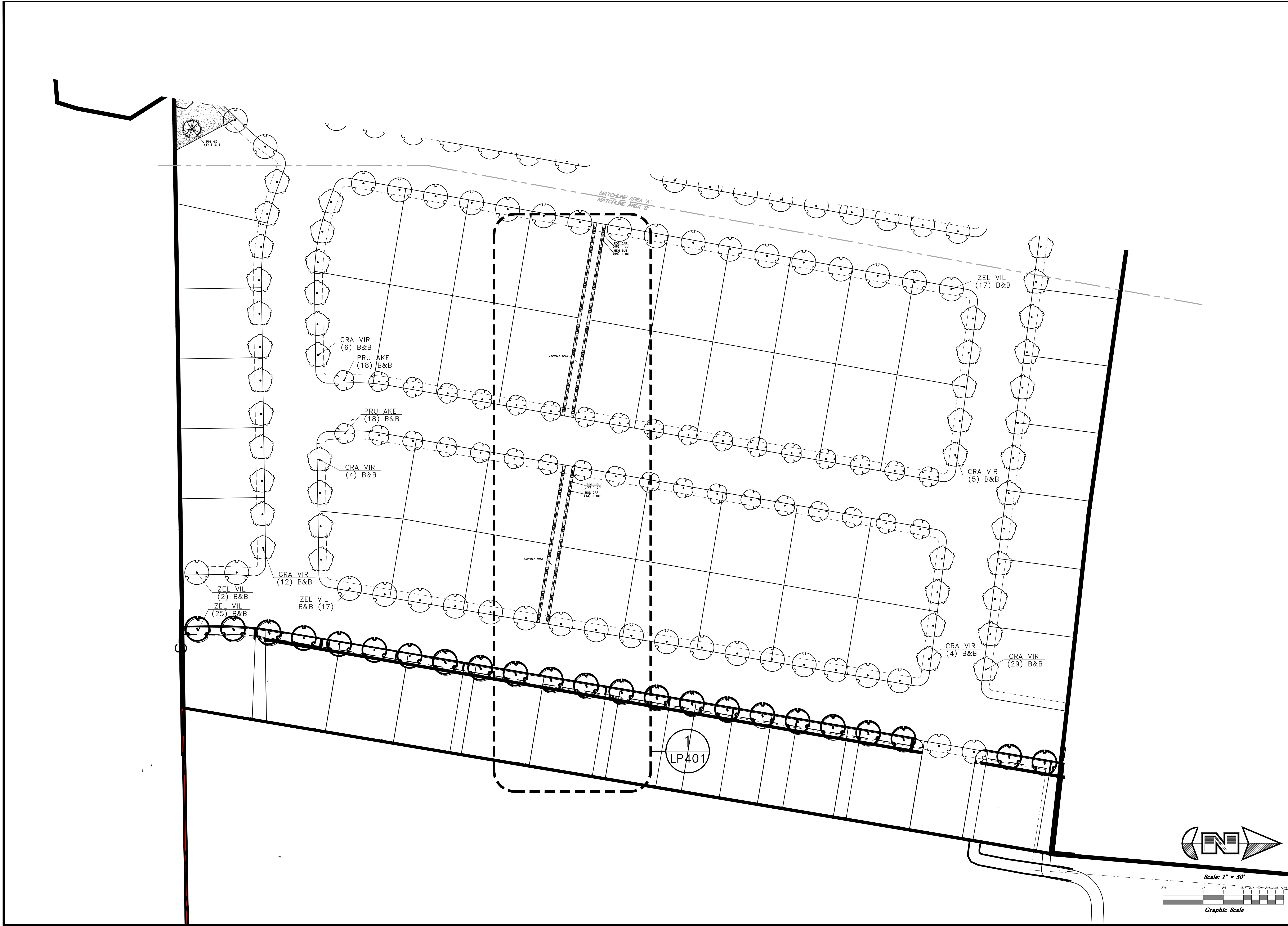
Scale: 1" = 150'

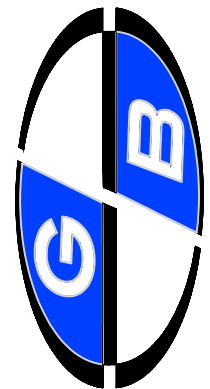
Overall Landscape Plan
Riverbend
A part of Section Southeast Quarter of 16 and the West Half of
Section 15, T6N, R2W, SLB&M, U.S. Survey

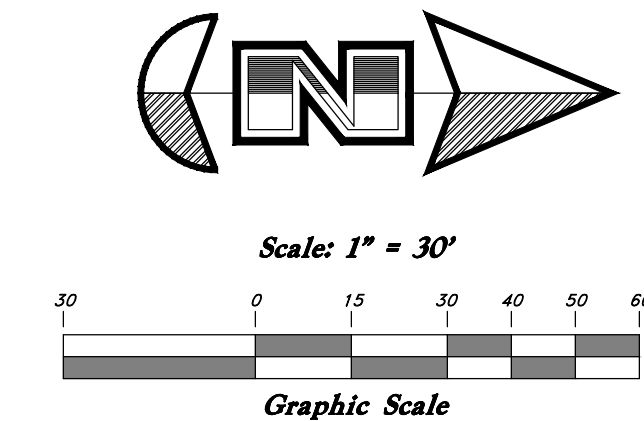
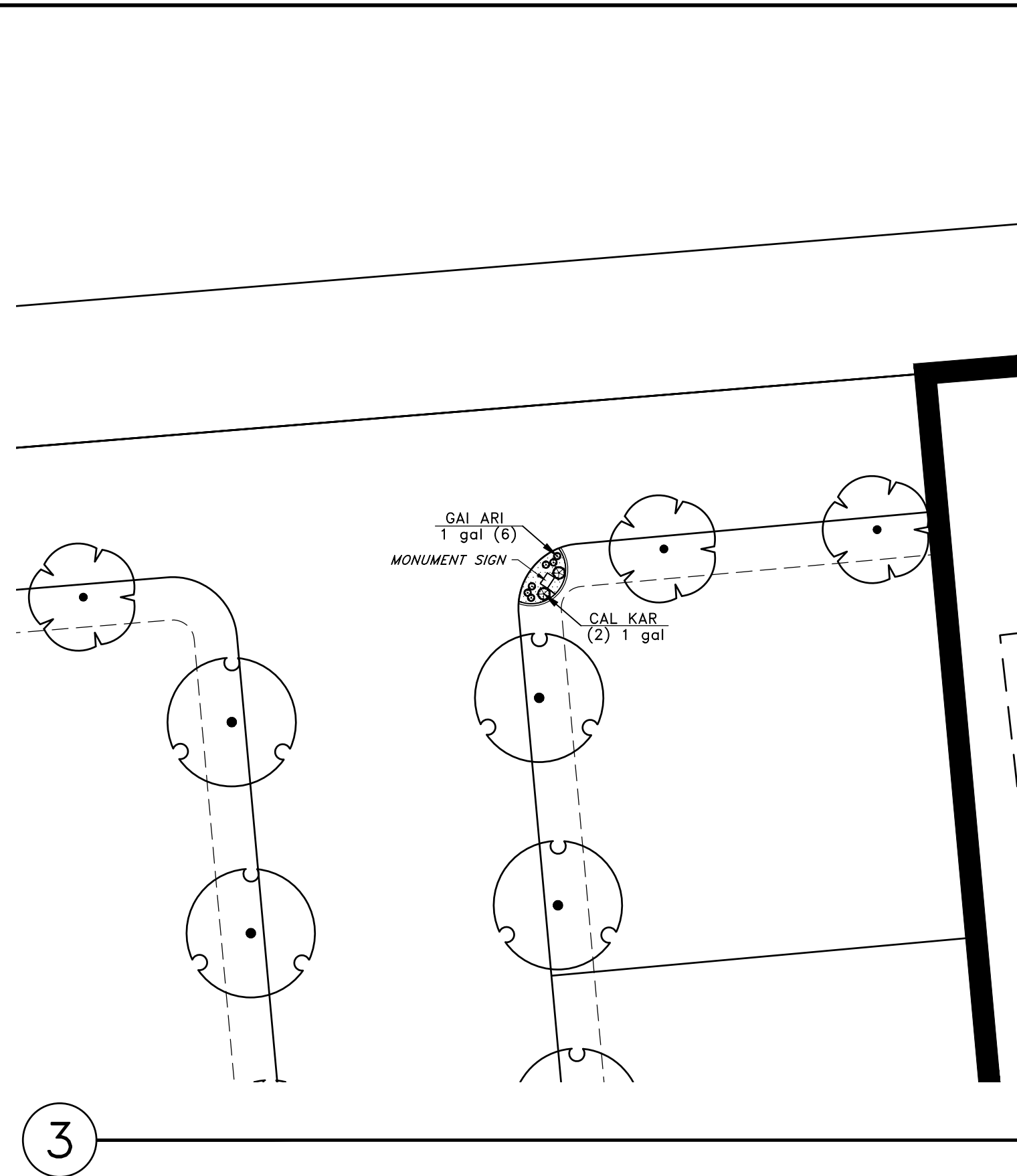
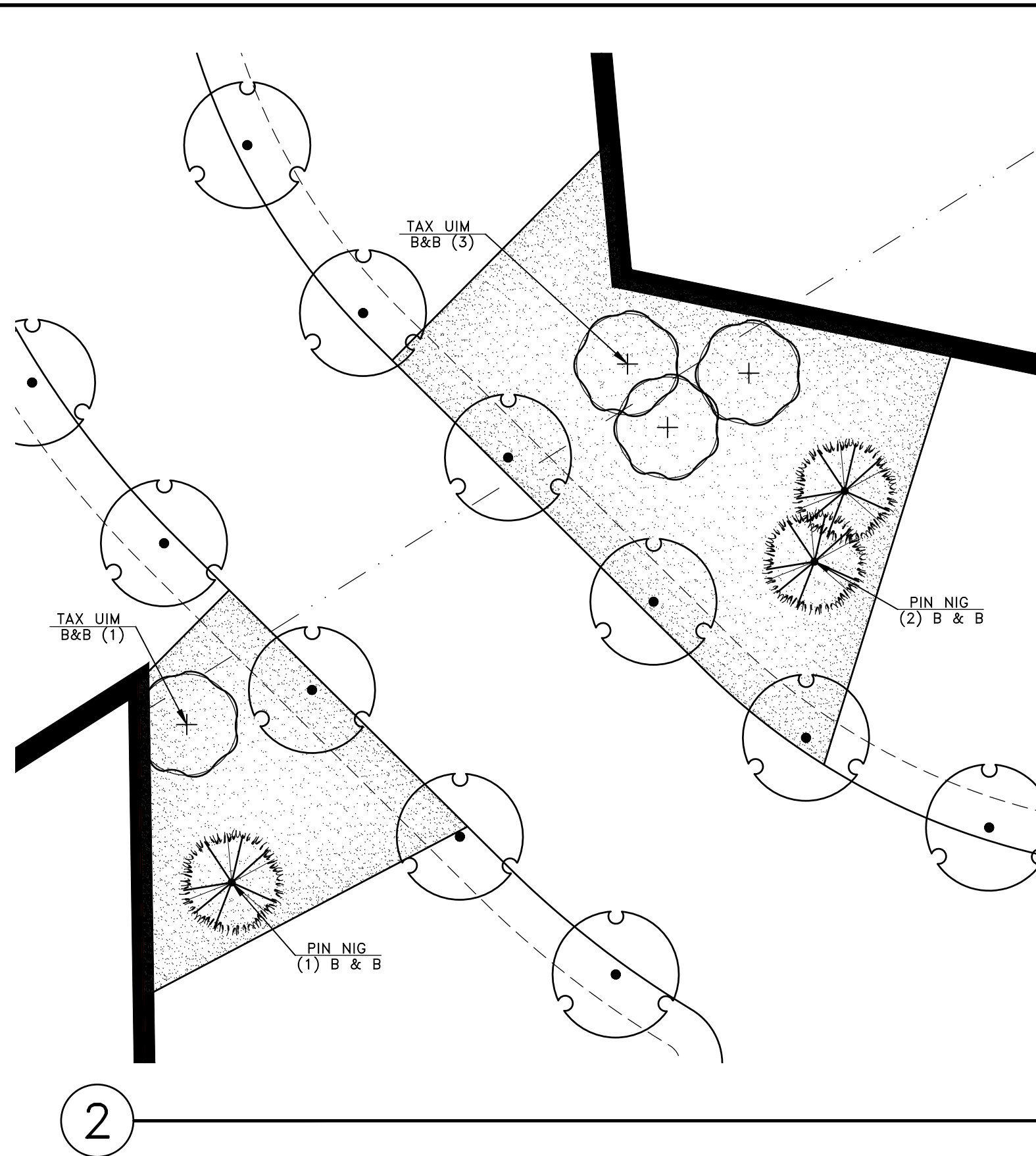
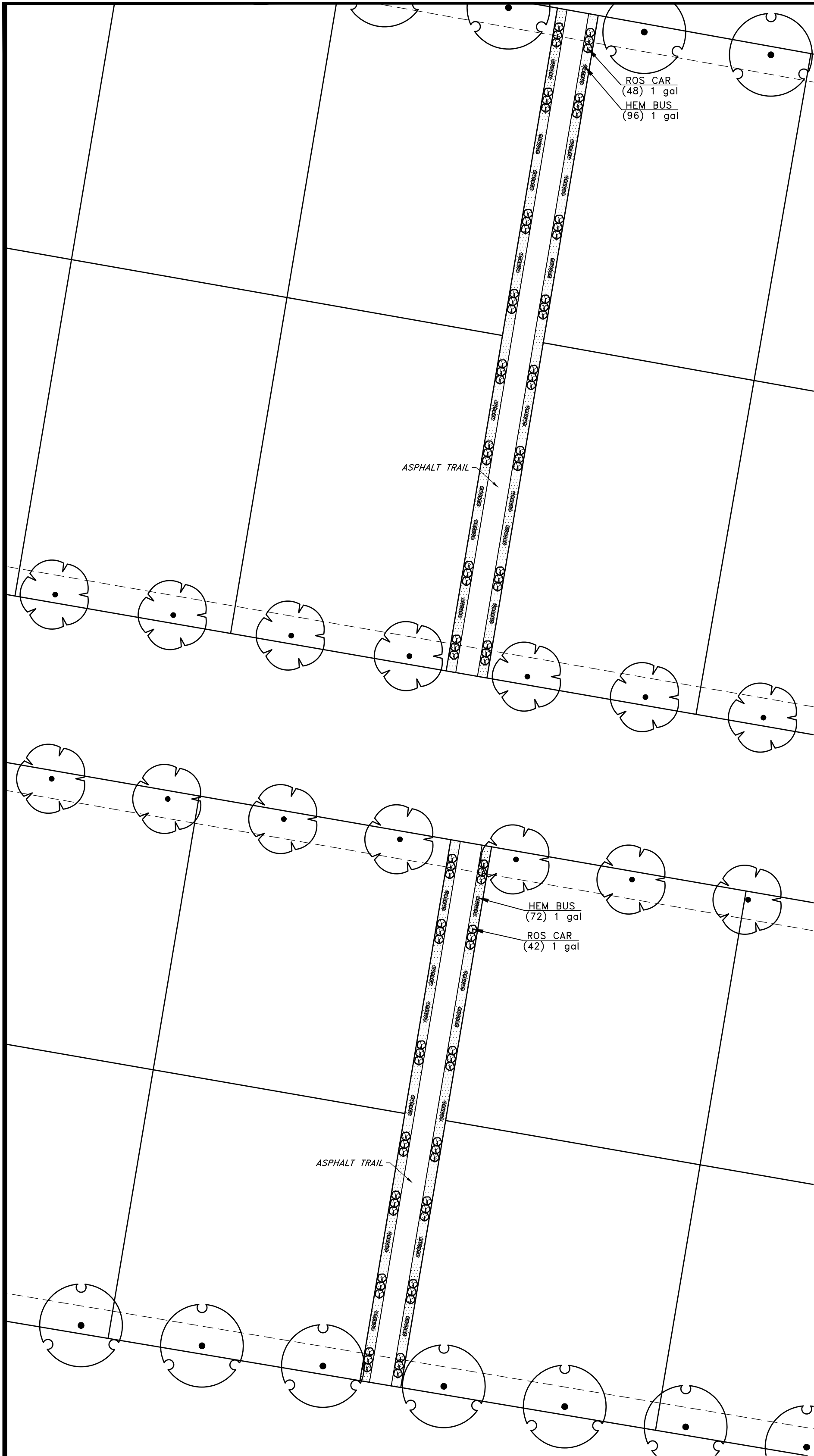
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

June, 2021
SHEET NO.
LP100
21N724

REV	DATE	DESCRIPTION
1	6/8/2021	County Comments, Site Table



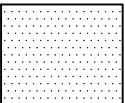

Overall Landscape Plan		June, 2021	
Riverbend		LP102	
A part of Section Southeast Quarter of 16 and the West Half of Section 15, T6N, R2W, SL&M, U.S. Survey		SHEET NO.	
		21N724	
			
5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM			
REV	DATE	DESCRIPTION	Courtesy Comments, Site Table
1	6/8/2021		

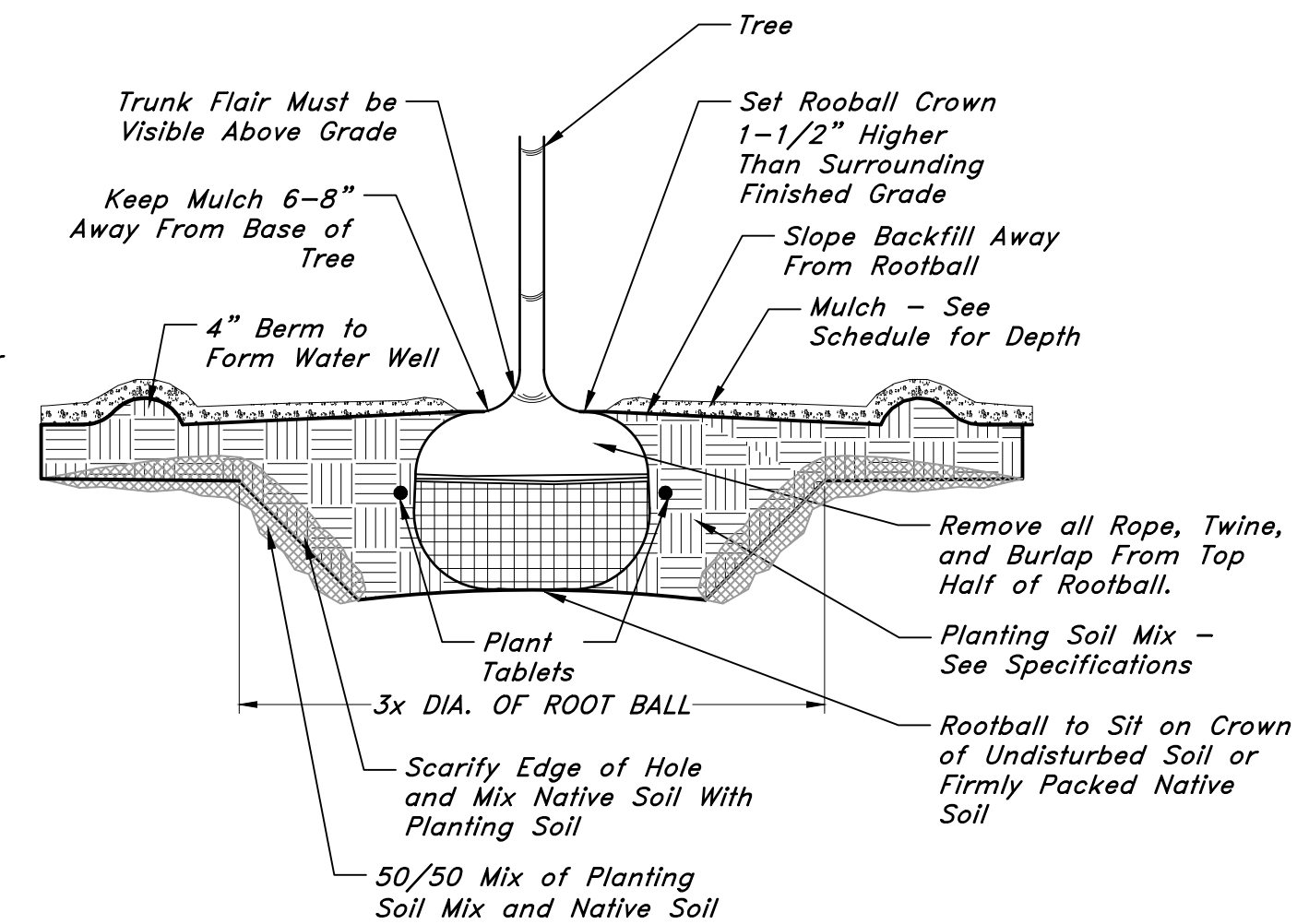
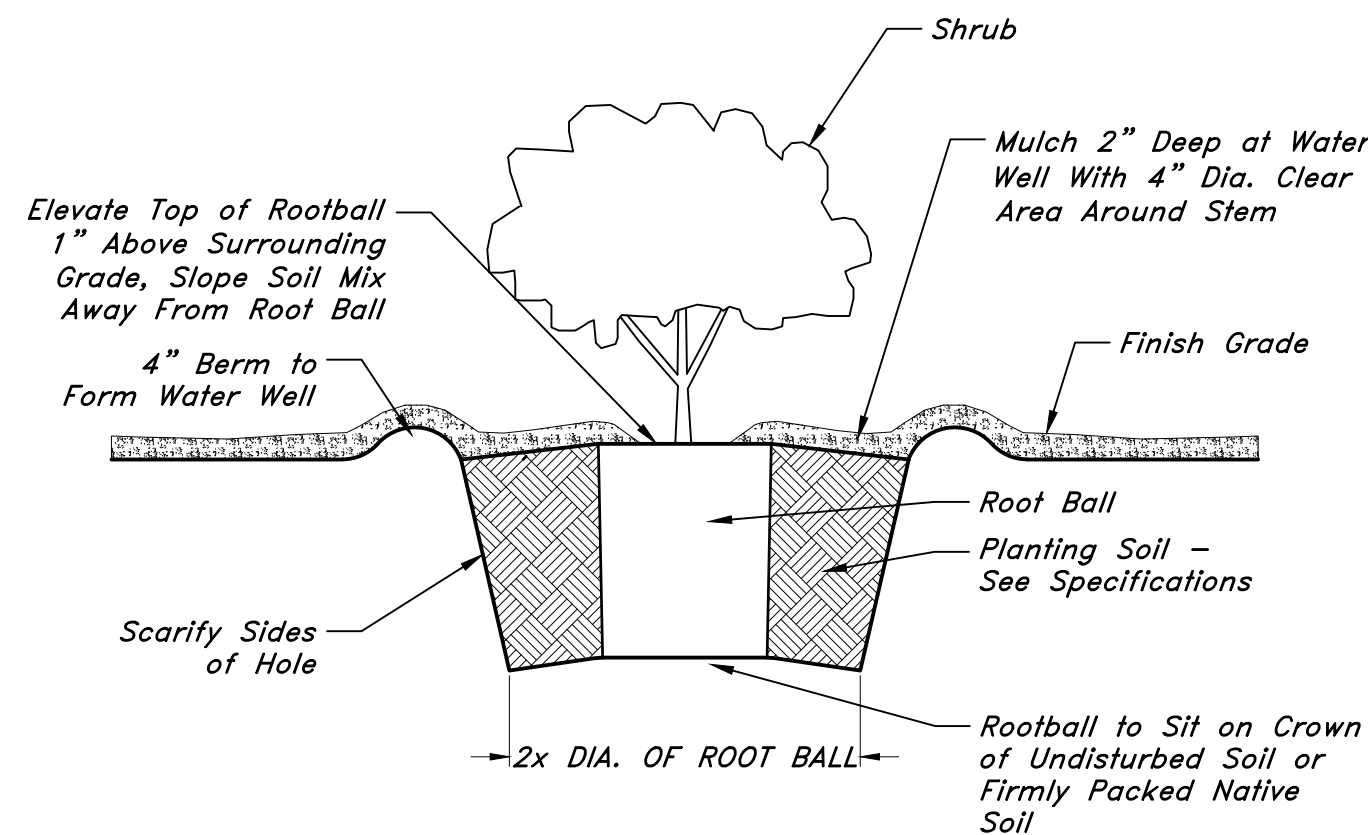
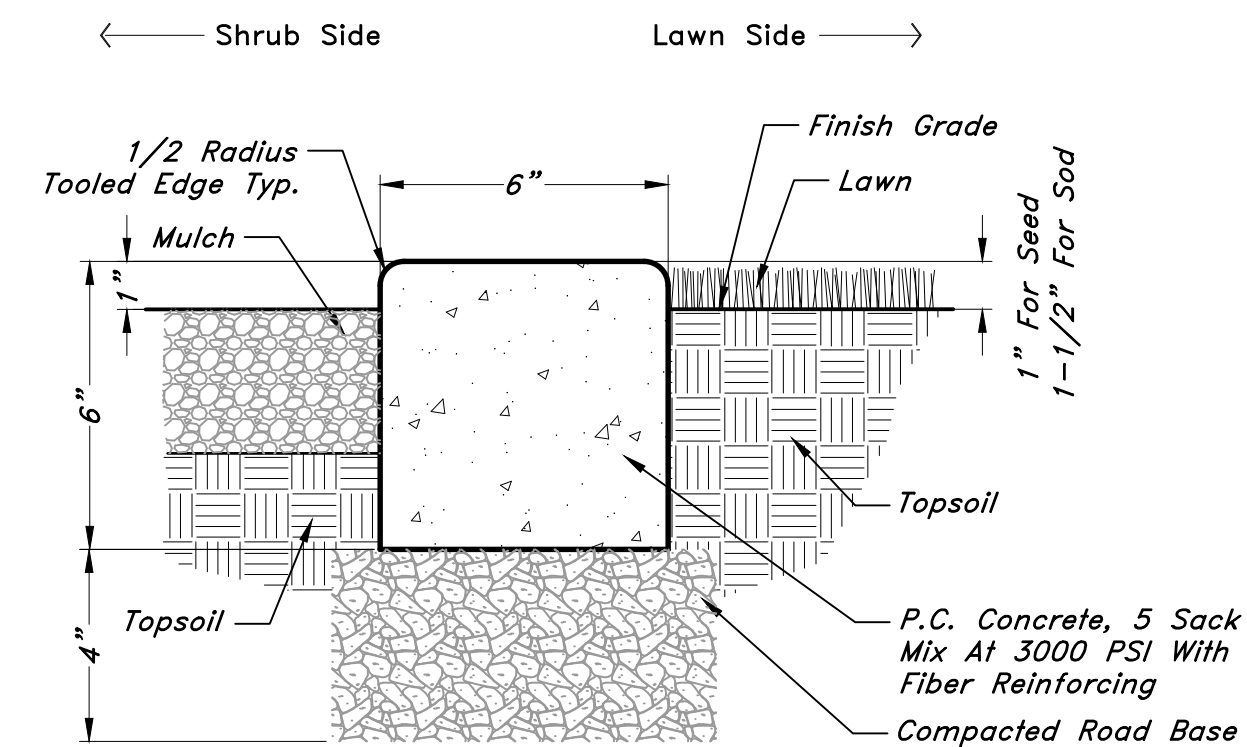


PLANTING NOTES

- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TOPSOIL IS TO BE HARVESTED AND STOCKPILED SITE, SCREEN AND AMEND AS NECESSARY TO MEET "ACCEPTABLE" STANDARDS FOR TOPSOIL AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (NOES, ISAMM, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-50-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS, COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
- TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIN NIG	11	Pinus nigra / Austrian Black Pine	B & B		6-7' HT
TAX UIM	16	Taxodium distichum 'Green Whisper' / Bald Cypress	B&B	2"Cal	
TIL STL	6	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B&B	2"Cal	
ULM PRO	10	Ulmus wilsoniana 'Prospector' / Prospector Elm	B&B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
ROS CAR	114	Rosa x 'Carefree Wonder' / Rose	1 gal		
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
CAL KAR	2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
GAI ARI	6	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal		
HEM BUS	216	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	
	3,968 sf	Decorative Gravel Mulch / 2"-3" Washed Crushed/Angular Gravel Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabric	Stone Mulch		
	77,764 sf	Dwarf Fescue Sod Plant Over 6" Deep Imported Topsoil - See Specifications	sod		



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

3 6" MOWSTRIP
3" = 1'-0"

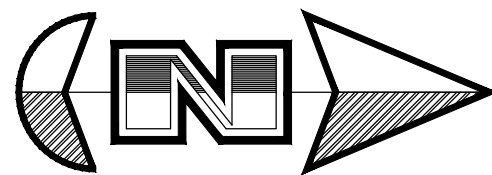
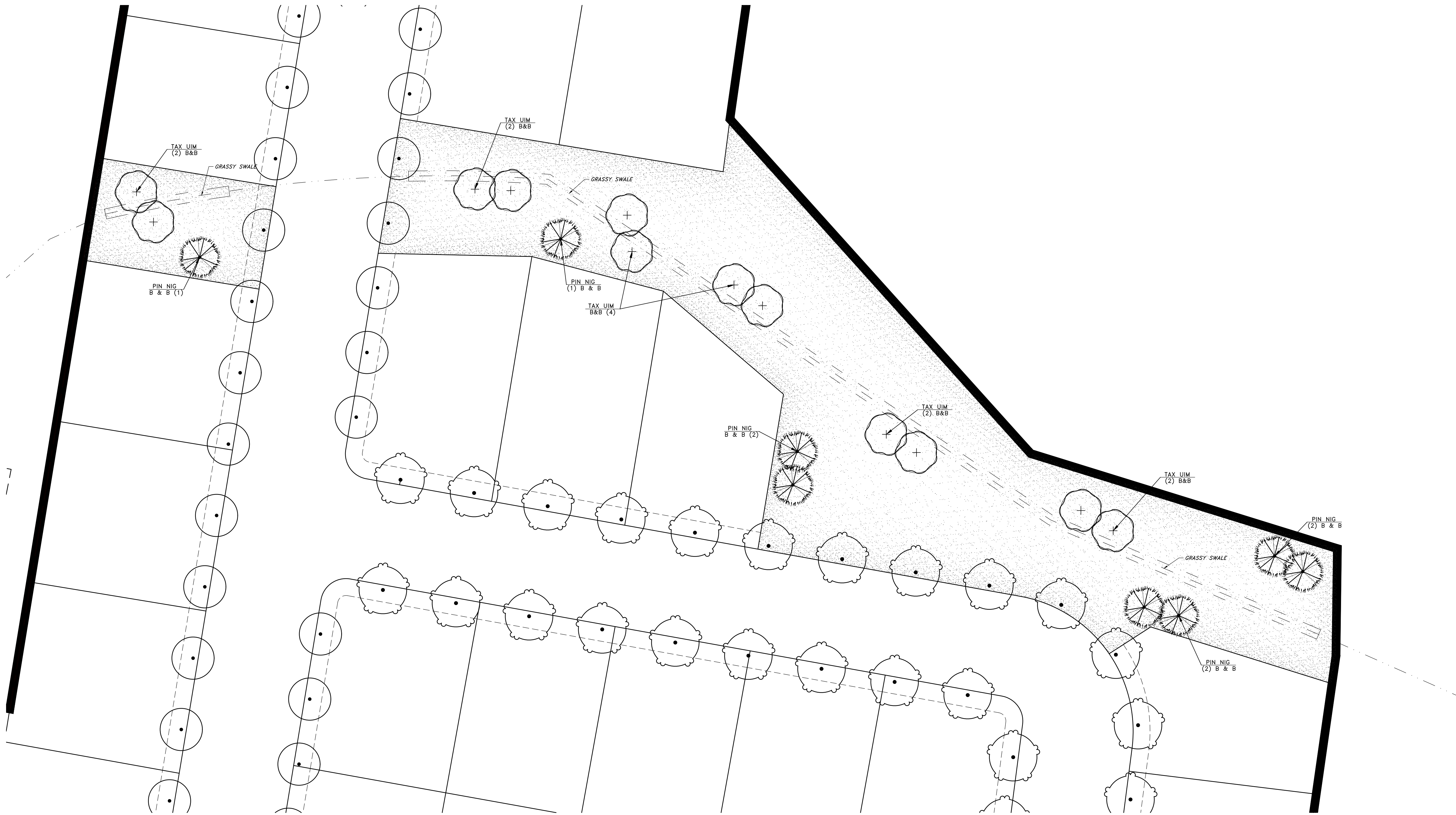
329413.19-07

2 SHRUB PLANTING
NTS

329333.01-01

1 TREE PLANTING
NTS

329343.01-01



1

7

Enlarged Landscape Plan		GREAT BASIN ENGINEERING	
Riverbend		5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515, SLIC (801)521-0222, FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM	
A part of Section Southeast Quarter of 16 and the West Half of Section 15, T6N, R2W, SL&M, U.S. Survey		6/8/2021	
June, 2021		DATE	
SHEET NO.		REV	
LP402		1	
21N724		County Comments, Site Table	



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

2/23/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Riverbend Phase 2 Subdivision, a 47-lot subdivision. The address is approx. 775 S. 3500 W. West Weber UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= **Paid**
- Water Right Impact fee= \$104,566.00 97 lots total **Paid**. Phase one and two.
- Plan review is complete.
- Letter from Hooper Irrigation explaining their plans for the pressurized secondary water system.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Building of any home will not be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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February 28, 2024

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Riverbend Farms Subdivision, Phase 2

Phase 2 of the development is located at approximately 850 South and 3600 West and consists of 47 lots.

Hooper Irrigation Company will have pressure irrigation water available for the above project located at the above address.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines and will provide service upon occupancy. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Charlton Subdivision
Agenda Date:	Wednesday, June 12, 2024
Applicant:	Linda Charlton
Representative:	Payton Charlton
File Number:	LVC021324

Property Information

Approximate Address:	4026 W 900 S, Ogden 84404
Project Area:	2.91 acres
Zoning:	A-1
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	150460026 150460025
Township, Range, Section:	T6N, R2W, Section 16

Adjacent Land Use

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

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8761
Report Reviewer:	FL

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal to subdivide parcels 150460026 and 150460025 to create two separate 1 acre lots and adjust the West boundary line. The proposed subdivision is in the A-1 Zone located at approximately 4026 W 900 South, Ogden.

Each parcel contains an existing home and accessory structures that are being served by existing culinary water services, sewer services, and secondary water services. The new lot that is being created will connect to the same service providers.

This proposal would subdivide the two acre parcel and re-align the boundary between the two existing homes. There is a boundary line agreement between Mr. Layne Charlton and Larry and Linda Charlton, that has been reviewed and found to be in conformity with the A-1 Zone lot development standards and the rules for adjusting a boundary between two parcels.

The subdivision plat indicates that area will be dedicated to the 900 South public ROW, making the appropriate dedication for a 66' right-of-way.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by maintaining the existing density required by the current zoning.

Zoning: The subject property is located in the Agriculture (A-1) Zone. The purpose and intent of the A-1 zone is identified in the LUC §104-2 as:

The purpose of the Agriculture Zone, A-1 is to provide area both an agricultural zone and a low-density rural residential zone.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the applicable standards in the A-1 Zone (LUC Title 104 Chapter 2) to ensure that the regulations and standards have been adhered to. The LUC §101-1-7 defines a “small subdivision” as “A subdivision consisting of nine or fewer lots.” The proposed subdivision, with the recommended conditions listed in this staff report, are in conformance with county code.

Lot Area, Frontage Width and Yard Regulations: The site development standards for a residential lot within the A-1 zone require a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150’. Both lots within the Charlton development exceed this criteria. The yard regulations for a single-family dwelling in the A-1 zone are as follows:

- Front: 30 feet
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

Culinary Water, Secondary Water, Septic System approvals: The applicant has provided preliminary will serve letters for culinary water from the Taylor West Weber Water District, secondary from the Hooper Irrigation Company and sewer services from the Central Weber Sewer District. A final will-serve letter from the Hooper Irrigation Company is required as a condition of approval. Annexation into the Central Weber Sewer District is complete, however, there are additional requirements listed in the sewer will-serve letter that must be completed.

Review Agencies: The Weber County Engineering Division and Weber Fire District have granted conditional approval. The Surveyor’s office will review the final plat once administrative approval of the subdivision is granted. Final subdivision approval will be granted from Planning, Engineering, and Surveying after all conditions have been met.

Staff Recommendation

Staff recommends final approval of Charlton Subdivision. This recommendation for approval is subject to all applicable review agency requirements.

1. The applicant submit a final will-serve letter from Hooper Irrigation Company before the subdivision plat is recorded.
2. The owner shall enter into a deferral agreement for the necessary public right-of-way improvements on the north side of 900 South Street.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The owner of the proposal agrees to enter into a deferral agreement for the 900 South Street improvements.
3. The proposed subdivision complies with applicable County ordinances.
4. The proposal conforms to the site development standards of the Agricultural A-1 Zone.

[illegible]

Location Map 1

