



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Village at Wolf Creek PRUD Amendment.

Type of Decision: Administrative

Agenda Date: Tuesday, April 23, 2019

Applicant: The Villages at Wolf Creek, LLC

File Number: UVV032119

Property Information

Approximate Address: 3477 North 4875 E, Eden

Project Area: 7.59 acres

Zoning: FR-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: See application for all parcel numbers

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

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

Staff Information

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

Report Reviewer: CE

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 17
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108, Chapter 5 (Planned Residential Unit Developments)

Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.
- The Ogden Valley Planning Commission recommended approval of the amendment to the conditional use permit (CUP 2019-04) to the County Commission on April 23, 2019.

Background and Summary

The applicant is requesting preliminary approval of the Village at Wolf Creek PRUD 1st amendment. The purpose of this plat amendment is to reflect the changes made by the most recent conditional use permit amendment to the Village at Wolf Creek PRUD. These changes include narrowing private rights of way, changing the location of public utility easements, and making minor changes to building pad widths.

Analysis

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

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

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

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

Culinary water and sanitary sewage disposal: Culinary water and sewer have been installed in this area and are being provided by Wolf Creek Water and Sewer Improvement District.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Public Notice: A notice has been mailed not less than 10 calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision.

Staff Recommendations

Staff recommends final approval of the Village at Wolf Creek PRUD 1st amendment, consisting of 27 units located at 3477 North 4875 E. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All outdoor lighting must be compliant with the Ogden Valley Outdoor Lighting standards.
2. The applicant will be required to escrow for or install any improvements that are not already escrowed for with the prior approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Prior Plat
- B. Proposed Plat

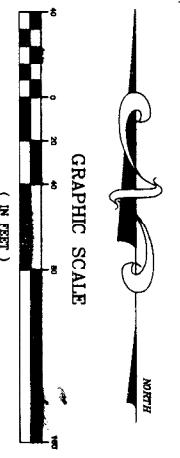
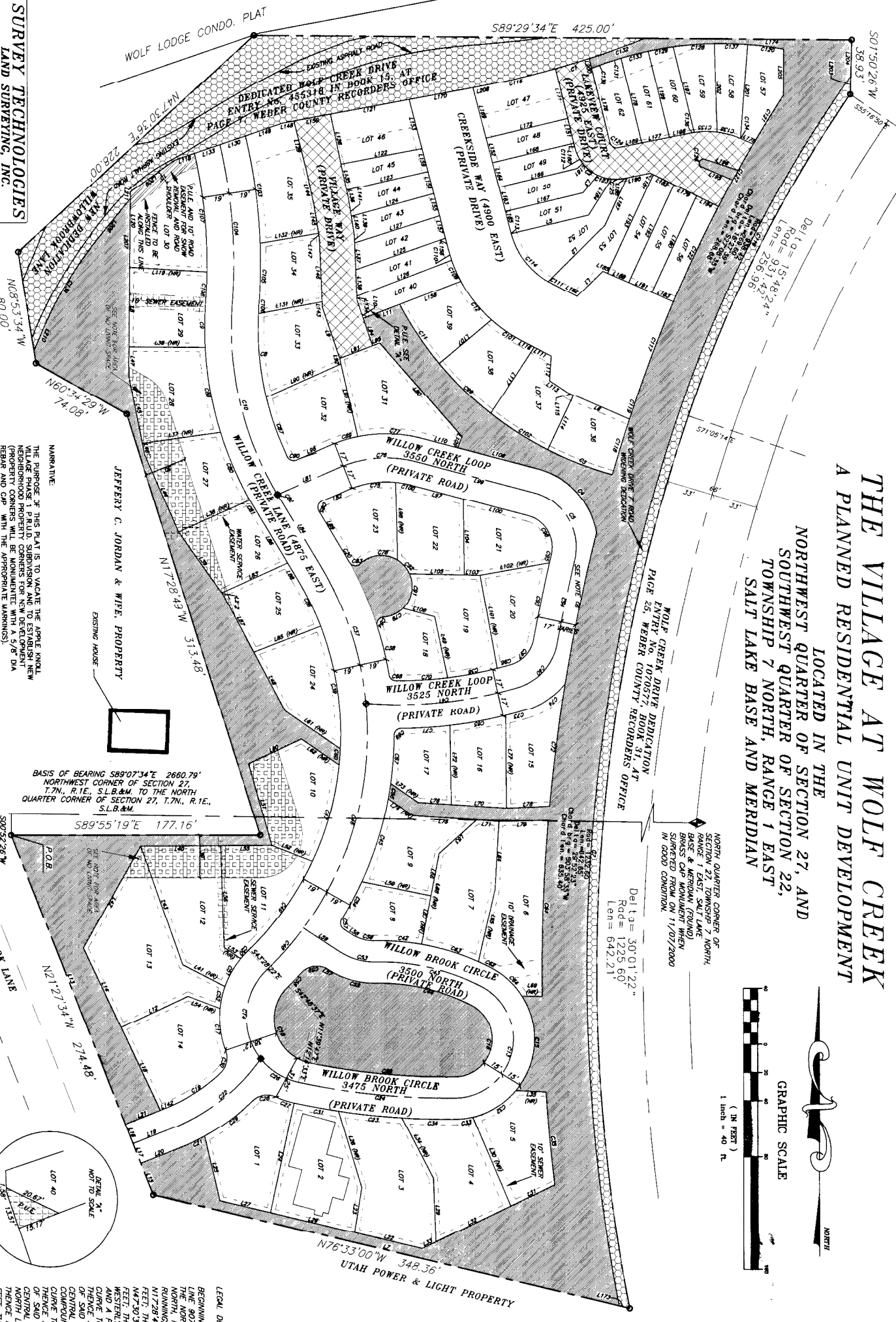
Location Map



89-55

THE VILLAGE AT WOLF CREEK A PLANNED RESIDENTIAL UNIT DEVELOPMENT

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



QUARTER SECTION	NOT TO SCALE
CENTER SEC. 22 7.7N, R.1E	N 1/4 COR SEC. 22 7.7N, R.1E
N 1/4 COR SEC. 22 7.7N, R.1E	N 1/4 COR SEC. 22 7.7N, R.1E
N 1/4 COR SEC. 22 7.7N, R.1E	N 1/4 COR SEC. 22 7.7N, R.1E
N 1/4 COR SEC. 22 7.7N, R.1E	N 1/4 COR SEC. 22 7.7N, R.1E

NOTES

- 1) CURVE NUMBERS C93 AND C94 ARE CONCENTRIC WITH CURVE NUMBER C9.
- 2) ON LOT 30 A FENCE WILL BE INSTALLED ON THE NORTHERLY SIDE AT THE 10' P.U.E. LINE FOR SAFETY REASONS.
- 3) NO POINT ON THE NORTHERLY EDGE OF LOT 30 FALLS IN THE EXISTING ASPHALT OF THE ROADWAY.

- COMMON PRIVATE ROADS AND PAVED DEDICATION
- NEW PRIVATE ROAD AND EGRESS EASEMENT
- EXISTING AND NEW ROAD DEDICATION
- NEW PRIVATE DRIVES
- NEW COMMON AREA
- AREA OF NO LIVING SPACE
- PILE BERM AND WATER EASEMENT AT BOUNDARY CORNERS
- MONUMENT TO BE SET
- PILE EGRESS
- BUILDING SET BACK

LEGAL DESCRIPTION:
BEGINNING AT A POINT 89°07'34"E ALONG THE SECTION LINE 907.69 FEET AND 500'52.28' W, 15.25 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE S89°55'19"E 177.16 FEET TO AN IRON MONUMENT TO BE SET, THENCE S89°29'34"E 425.00 FEET THENCE N09°51'34"W 80.00 FEET THENCE N47°30'36"E 228.00 FEET THENCE S89°29'34"E 425.00 FEET THENCE S01°19'22"W 172.50 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE AND A POINT ON A 931.42 FOOT RADIOUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS 571°02'14"E), RADIUS 931.42 FOOT RADIOUS CURVE THROUGH A CENTRAL ANGLE OF 15°48'24" TO A POINT OF CURVE TO THE LEFT (CENTER BEARS 571°02'14"E), RADIUS 1225.60 FOOT RADIOUS CURVE THROUGH A CENTRAL ANGLE OF 30°01'22" TO A POINT ON THE NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY, THENCE N76°33'00"W 348.36 FEET THENCE N27°27'34"W 274.48 FEET TO THE POINT OF BEGINNING 75.9 ACRES MORE OR LESS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Utah, A.D. 2002, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, in said State of Utah, David A. Steffen, who after being duly sworn acknowledged to me that THE VILLAGE AT WOLF CREEK, a limited liability company, organized under the laws of the State of Utah, is the owner of the above described property and that he is duly authorized to execute this deed on behalf of said company.

David A. Steffen
Notary Public
April 29, 2002

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David A. Steffen
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April 29, 2002

DEED
I, David A. Steffen, a registered professional land surveyor in the State of Utah, do hereby certify that the above described plat of land, as shown on the attached map, is a true and correct representation of the land described therein, as shown on the attached map, and that the same is in accordance with the requirements of all applicable statutes and ordinances of the State of Utah, and that the same is in accordance with the requirements of all applicable statutes and ordinances of the State of Utah, and that the same is in accordance with the requirements of all applicable statutes and ordinances of the State of Utah.

Signed this 29th day of April, 2002.

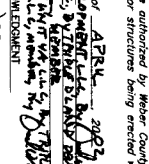
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Signed this 16th day of April, 2002.

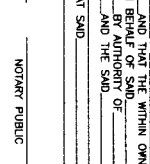
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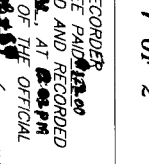
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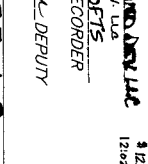
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Signed this 16th day of April, 2002.

David A. Steffen
Notary Public



WEBER COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS DAY OF April, 2002.

Shirley A. Johnson
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE PROPOSED IMPROVEMENTS.

Shirley A. Johnson
ENGINEER

WEBER COUNTY COMMISSION
THIS IS TO CERTIFY THAT THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE ASSOCIATED WITH THIS SUBDIVISION, APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, SIGNED THIS DAY OF April, 2002.

Shirley A. Johnson
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR ACCURACY WITH LINES AND MONUMENTS ON RECORD IN THE PUBLIC RECORDS. THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SURVEYOR WHO EXECUTED THIS PLAT AND ASSOCIATED THEREWITH IS A LICENSED SURVEYOR AND THAT THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ASSOCIATED THEREWITH IS A LICENSED SURVEYOR.

Shirley A. Johnson
SURVEYOR

WEBER COUNTY ATTORNEY
I HEREBY CERTIFY THAT THE PUBLIC GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE PERTAINING TO PUBLIC GUARANTEE AND NOW IN FORCE AND EFFECT. I HAVE REVIEWED THIS PLAT AND ASSOCIATED THEREWITH IS A LICENSED SURVEYOR AND THAT THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ASSOCIATED THEREWITH IS A LICENSED SURVEYOR.

Shirley A. Johnson
ATTORNEY

RECORDED FOR:
DAVID A. STEFFEN
DATE: APR 29 2002
BY: Shirley A. Johnson DEPUTY

55-68

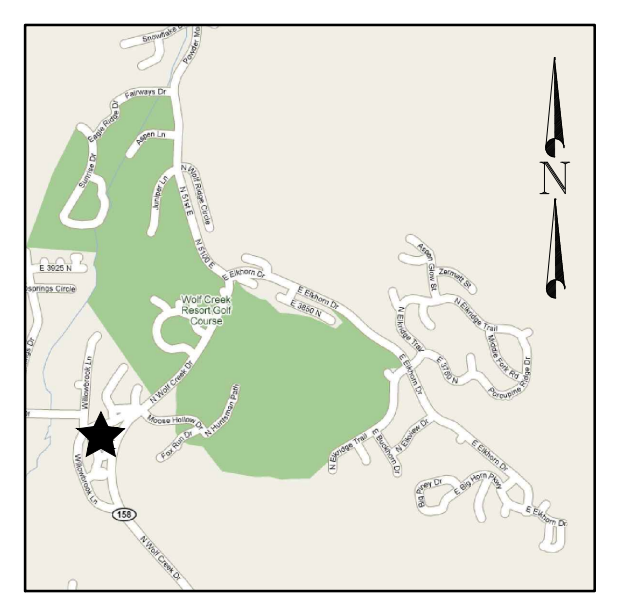
Exhibit B

THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH MARCH 2019

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF THE SOUTHEAST CORNER OF LOT 36, THE VILLAGE AT WOLF CREEK P.R.U.D., AND THE COMMON AREA OF SAID P.R.U.D. BEING LOCATED SOUTH 89°07'34" EAST 2660.79 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID COMMON AREA THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT 198.87 FEET, HAVING A RADIUS OF 243.83 FEET, A CENTRAL ANGLE OF 46°43'51", AND WHICH CHORD BEARS NORTH 51°16'15" WEST 193.40 FEET; (2) SOUTH 69°09'05" WEST 27.81 FEET TO THE RIGHT-OF-WAY LINE OF VILLAGE WAY, A PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 18°50'18" EAST 20.45 FEET; (2) SOUTH 69°14'05" WEST 25.01 FEET; (3) NORTH 18°50'18" WEST 38.43 FEET; (4) NORTH 2°16'39" WEST 49.10 FEET; (5) NORTH 9°00'21" WEST 23.16 FEET; (6) NORTH 11°53'57" WEST 26.63 FEET; (7) NORTH 14°18'32" WEST 35.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF LODGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 79°30'29" EAST 130.92 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 84.05 FEET, HAVING A RADIUS OF 647.78 FEET, A CENTRAL ANGLE OF 7°26'04", AND WHICH CHORD BEARS NORTH 75°47'27" EAST 83.99 FEET TO THE NORTH BOUNDARY LINE OF SAID COMMON AREA; THENCE ALONG SAID COMMON AREA BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) SOUTH 13°34'39" EAST 7.14 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.06 FEET, HAVING A RADIUS OF 654.81 FEET, A CENTRAL ANGLE OF 1°03'19", AND WHICH CHORD BEARS NORTH 70°27'05" EAST 12.06 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 126.84 FEET, HAVING A RADIUS OF 247.92 FEET, A CENTRAL ANGLE OF 29°18'49", AND WHICH CHORD BEARS NORTH 85°43'44" EAST 125.46 FEET; (4) SOUTH 0°30'28" WEST 33.18 FEET; (5) ALONG THE ARC OF A CURVE TO THE LEFT 62.02 FEET, HAVING A RADIUS OF 970.42 FEET, A CENTRAL ANGLE OF 3°39'16", AND WHICH CHORD BEARS SOUTH 31°14'18" WEST 62.01 FEET; (6) NORTH 71°36'56" WEST 25.05 FEET; (7) ALONG THE ARC OF A CURVE TO THE LEFT 9.17 FEET, HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 175°10'58", AND WHICH CHORD BEARS SOUTH 20°47'34" WEST 5.99 FEET; (8) SOUTH 66°47'55" EAST 23.86 FEET; (9) ALONG THE ARC OF A CURVE TO THE LEFT 169.80 FEET, HAVING A RADIUS OF 972.40 FEET, A CENTRAL ANGLE OF 10°00'18", AND WHICH CHORD BEARS SOUTH 23°55'46" WEST 169.58 FEET; (10) ALONG THE ARC OF A CURVE TO THE LEFT 56.89 FEET, HAVING A RADIUS OF 1264.60 FEET, A CENTRAL ANGLE OF 2°34'39", AND WHICH CHORD BEARS SOUTH 17°27'27" WEST 56.89 FEET TO THE POINT OF BEGINNING, CONTAINING 63,679 SQ.FT. OR 1.46 AC. MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE VILLAGE AT WOLF CREEK 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY VACATE AND REPLACE THE PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON DEDICATION ENTRY #1841069 AND SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS ___ DAY OF _____, 2019.

BY: Susan J. Cofano, Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ___ day of _____, 2019, personally appeared before me Susan J. Cofano, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Villages at Wolf Creek LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Susan J. Cofano acknowledged to me that said "Corporation executed the same.

STAMP NOTARY PUBLIC NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PORTION OF THE VILLAGE AT WOLF CREEK P.R.U.D. TO CHANGE THE ROADWAY AREA AND AMEND THE PUBLIC UTILITY EASEMENTS. THE SURVEY WAS ORDERED BY WOLF CREEK. THE PLAT OF THE VILLAGES AT WOLF CREEK P.R.U.D. WAS USED TO ESTABLISH THE BOUNDARY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°07'34" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: VILLAGES AT WOLF CREEK LLC
MIKE BRENNY
ADDRESS: OGDEN, UT 84401
801-XXX-XXX

S1
1

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

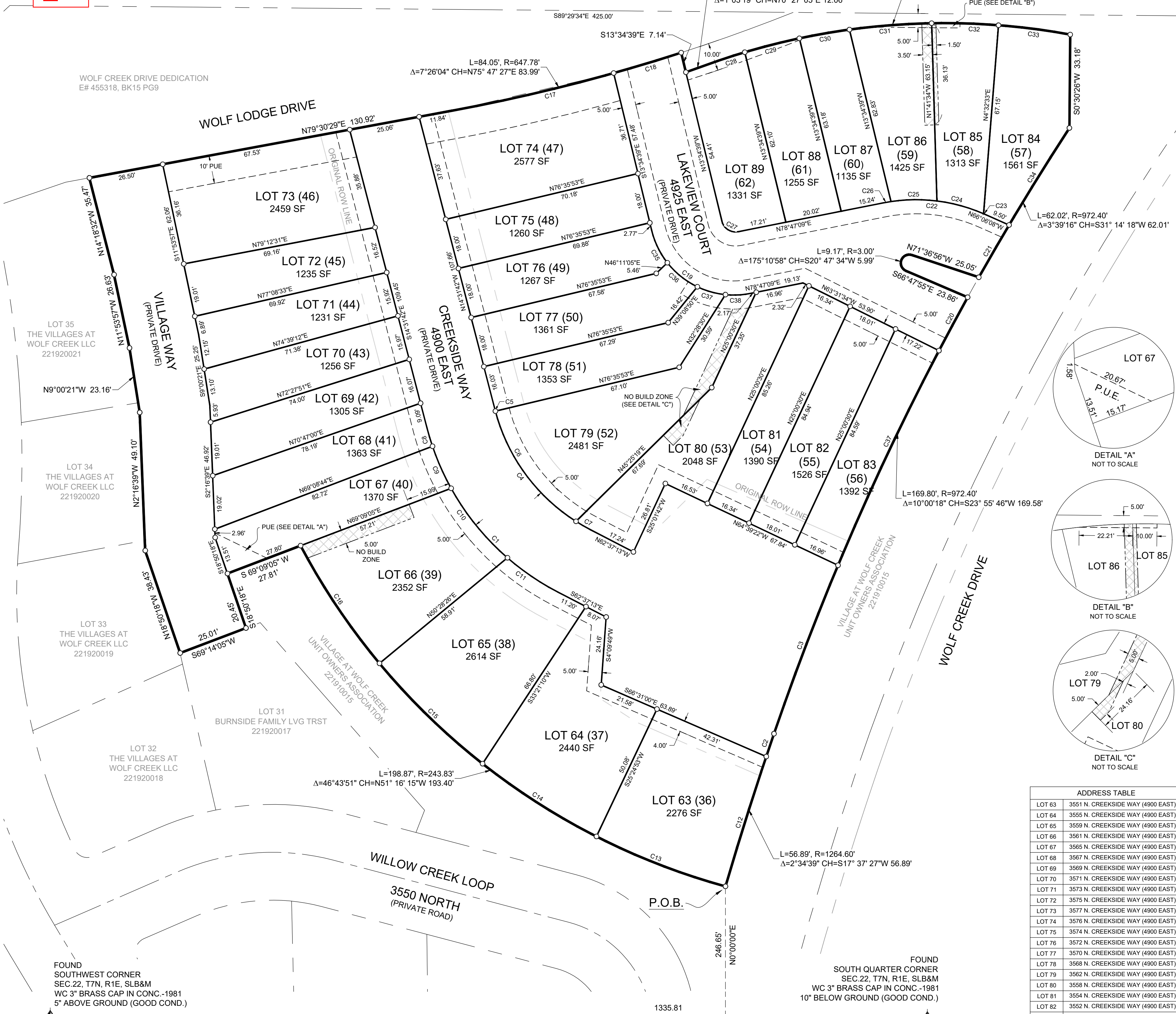
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LEN.
C1	76.79	91.50	48°05'20"	S38°35'07"E	74.56
C2	8.56	1264.60	0°23'17"	N18°43'08"E	8.56
C3	64.01	972.40	3°46'18"	N20°48'46"E	64.00
C4	55.83	66.50	48°05'50"	N38°33'45"W	54.20
C5	0.31	66.50	0°16'06"	S14°38'53"E	0.31
C6	49.64	66.50	42°46'13"	S36°10'03"E	48.50
C7	5.89	66.50	5°04'36"	S60°05'27"E	5.89
C8	6.78	91.50	4°14'45"	N16°39'50"W	6.78
C9	16.36	91.50	10°14'40"	N23°54'32"W	16.34
C10	31.92	91.50	19°59'15"	N39°01'30"W	31.76
C11	21.74	91.50	13°36'39"	N55°49'27"W	21.68
C12	48.33	1264.60	2°11'23"	N17°25'48"E	48.33
C13	49.21	243.83	11°33'50"	S68°51'16"E	49.13
C14	48.07	243.83	11°17'43"	S57°25'29"E	47.99
C15	51.17	243.83	12°01'30"	S45°45'53"E	51.08
C16	50.41	243.83	11°50'47"	S33°49'44"E	50.32
C17	59.01	647.78	5°13'10"	S76°53'54"W	58.99
C18	25.04	647.78	2°12'54"	S73°10'52"W	25.04
C19	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C20	21.52	972.40	1°16'05"	N28°17'52"E	21.52
C21	21.44	972.40	1°15'48"	N30°02'33"E	21.44
C22	36.78	60.00	35°07'13"	N83°39'03"W	36.20
C23	0.42	60.00	0°23'48"	N66°17'20"W	0.42
C24	17.23	60.00	16°27'21"	S74°42'55"E	17.17
C25	16.36	60.00	15°37'22"	N89°14'44"E	16.31
C26	2.78	60.00	2°39'05"	N80°06'31"E	2.78
C27	7.64	5.00	87°34'38"	N57°23'45"W	6.92
C28	10.03	247.92	2°19'05"	S72°13'53"W	10.03
C29	20.01	247.92	4°37'28"	S75°42'09"W	20.00
C30	18.04	247.92	4°10'11"	S80°05'59"W	18.04
C31	29.30	247.92	6°46'14"	S85°34'11"W	29.28
C32	23.77	247.92	5°29'35"	N88°17'54"W	23.76
C33	25.69	247.92	5°56'15"	S82°34'59"E	25.68
C34	40.58	972.40	2°23'28"	S31°52'11"W	40.58
C35	12.86	30.00	24°33'26"	N25°51'22"W	12.76
C36	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C37	10.41	30.00	19°52'55"	N74°23'29"W	10.36
C37	84.27	972.40	4°57'55"	N25°10'52"E	84.24
C38	8.84	30.00	16°53'28"	S87°13'19"W	8.81

ADDRESS TABLE
LOT 63 3551 N. CREEKSIDE WAY (4800 EAST)
LOT 64 3555 N. CREEKSIDE WAY (4800 EAST)
LOT 65 3559 N. CREEKSIDE WAY (4800 EAST)
LOT 66 3561 N. CREEKSIDE WAY (4800 EAST)
LOT 67 3565 N. CREEKSIDE WAY (4800 EAST)
LOT 68 3567 N. CREEKSIDE WAY (4800 EAST)
LOT 69 3569 N. CREEKSIDE WAY (4800 EAST)
LOT 70 3571 N. CREEKSIDE WAY (4800 EAST)
LOT 71 3573 N. CREEKSIDE WAY (4800 EAST)
LOT 72 3575 N. CREEKSIDE WAY (4800 EAST)
LOT 73 3577 N. CREEKSIDE WAY (4800 EAST)
LOT 74 3578 N. CREEKSIDE WAY (4800 EAST)
LOT 75 3574 N. CREEKSIDE WAY (4800 EAST)
LOT 76 3572 N. CREEKSIDE WAY (4800 EAST)
LOT 77 3570 N. CREEKSIDE WAY (4800 EAST)
LOT 78 3568 N. CREEKSIDE WAY (4800 EAST)
LOT 79 3562 N. CREEKSIDE WAY (4800 EAST)
LOT 80 3558 N. CREEKSIDE WAY (4800 EAST)
LOT 81 3554 N. CREEKSIDE WAY (4800 EAST)
LOT 82 3552 N. CREEKSIDE WAY (4800 EAST)
LOT 83 3550 N. CREEKSIDE WAY (4800 EAST)
LOT 84 3570 N. LAKEVIEW COURT (4625 EAST)
LOT 85 3572 N. LAKEVIEW COURT (4625 EAST)
LOT 86 3574 N. LAKEVIEW COURT (4625 EAST)
LOT 87 3576 N. LAKEVIEW COURT (4625 EAST)
LOT 88 3578 N. LAKEVIEW COURT (4625 EAST)
LOT 89 3580 N. LAKEVIEW COURT (4625 EAST)

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.



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 _____, 2019.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS ___ DAY OF _____, 2019.

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 _____, 2019.

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 _____, 2019.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ___ DAY OF _____, 2019.

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ___ DAY OF _____, 2019.

FOUND SOUTHWEST CORNER SEC. 22, T7N, R1E, SLB&M WC 3" BRASS CAP IN CONC.-1981 5' ABOVE GROUND (GOOD COND.)

FOUND SOUTH QUARTER CORNER SEC. 22, T7N, R1E, SLB&M WC 3" BRASS CAP IN CONC.-1981 10' BELOW GROUND (GOOD COND.)

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____
NAME/TITLE

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

DIRECTOR WEBER-MORGAN HEALTH DEPT.

PROJECT: BRENNA MINE VILLAGES AT WOLF CREEK SURVEY OF VILLAGES AT WOLF CREEK AMENDED DIVISION