



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a positive recommendation from the Planning Commission for final approval of Hidden Brook Estates Subdivision, consisting of 8 lots.

Type of Decision: Administrative

Agenda Date: Tuesday, August 02, 2022

Applicant: Brandon Janis

File Number: UVH042622

Property Information

Approximate Address: 2050 N Big Sky Drive, Liberty

Project Area: 27.8 acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Forest

Proposed Land Use: Residential Subdivision

Parcel ID: 22-040-0024, 22-040-0023

Township, Range, Section: T7N, R1E, Section 33

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

On May 24th, the Planning Commission granted preliminary approval of Hidden Brook Estates with the following conditions:

- The developer shall obtain and submit a capacity assessment letter from Nordic Mountain Water before receiving a recommendation for final approval from the Planning Commission.
 - Nordic Mountain Water has provided a letter stating that it has sufficient capacity to serve all 8 lots of this subdivision and that the developer has fully paid for water connections to the NMWI system.
- A development design verification is required because of the geologic hazards present within the site.
 - Exhibit C contains a letter from Christensen Geotechnical verifying that the Hidden Brook site plan follows the recommendations presented in the project geotechnical report.
- The developer shall show compliance with the secondary water exemption requirements in LUC 106-4-2.1(b)(2)c.
 - The developer is required to enter into a restricted-landscape covenant that shall be recorded with the subdivision plat. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
 - A note shall be placed on the final recorded plat as required in Section 106-1-8.20.

4. The County Engineer inspect the condition of Big Sky Drive road and provide review comments on potential safety issues.
 - “Big Sky Drive is a private road and is owned and maintained by a private association. The developer has entered an agreement with the association to assist in the maintenance.” The County Engineering Department placed this comment to clarify that any repairs, maintenance, liability, and responsibility falls on the Big Sky HOA.

Background

The applicant is requesting final approval for an eight-lot subdivision that will gain access from Big Sky Drive, a private road within Big Sky Estates. The private right-of-way is proposed to be 50 feet in width that will provide frontage for eight of the nine lots.

The developer has extended 2050 N street to create frontage for all eight lots within the Hidden Brook Development. The subdivision improvement begin at the intersection of 2050 North and Big Sky Drive. be required to construct the Hidden Brook road to a County standard for a private road. The road improvements will extend from the intersection of 2050 North Street and Big Sky Drive to a turnaround area that also stubs to the adjacent property to the east. 2050 North Street will serve as the primary access for residents within the Hidden Creek Development. In an emergency, the residents will have access to an alternate exit through a break-away gate. The fire access road connects with Osprey Ranch and may be used for Hidden Brook residents and Osprey Ranch residents. Where the Hidden Brook Road terminates, Weber County Fire and Engineering will require a turn-around. The Fire District and County Engineer require that the entire length of 2050 North is built to a county standard.

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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

“The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Site Development Standards: The site development standards for the FV-3 zone are as follows:

Minimum lot width: 150 feet

Minimum lot area: 3 acres

Each lot within Hidden Brook Estates conforms to these standards.

Private Street Option: In the Ogden Valley planning area, “the Land Use Authority may find a benefit from a street being temporarily permanently private. The Land Use Authority has full discretion, subject to the regulations herein, to allow or require a street to be private” (106-2-2.1 (b) (1)). This road continuation is an extension of an existing private street called 2050 North. Staff recommends a waiver from the requirement of county ownership stated in 106-2-2.1 (b) (4) due to the existing conditions of Big Sky drive and the lack of county interest in taking ownership of Big Sky Drive.

Natural Hazards: This proposal includes two separate Geologic Hazard Evaluations that have been prepared by Western Geologic, one that evaluates lots 1-8 that is dated October 4, 2018, and the other that evaluates lot nine dated October 8, 2018. Page 12 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, Landslides and slope failures have a hazard rating of “High” while problem soils have a hazard rating of “Moderate”. For this reason, the geologist has requested that a project geotechnical engineer perform an evaluation and set the parameters as needed. The Geologic Hazard Assessment for lot nine lists the same hazards and severity as what has been found within lots one through nine.

The presence of geologic hazards in this subdivision requires the developer to comply with the following section of the County’s Natural Hazard Area Ordinance:

LUC 108-22-3 Studies and Reports Required

(d) Development design verification. Whenever possible, avoidance of development in an area with an identified natural hazard is strongly encouraged. However, under the requirements of this chapter, development in an area with an identified natural hazard shall be permitted when it is designed to mitigate and is reasonably safe from, the identified hazard. The final design of the development shall not be accepted by the county unless:

1. The development's state-licensed engineer, or, if applicable, engineers, provide(s) the county with a signed and sealed verification letter stating that, pursuant to the considerations, findings, recommendations, and conclusions of the development's engineering geologist's study and report, the development has been designed to mitigate, and is reasonably safe from, the identified hazard.
2. The development's engineering geologist submits a signed and sealed verification letter stating that the final design of the development adequately provides for the considerations, findings, recommendations, and conclusions of the study and report, and is reasonably safe from the identified hazard.
3. Written verification is provided from the issuer(s) of professional errors and omissions liability insurance, in the amount of \$1,000,000.00, which covers the engineering geologist and state-licensed engineer(s), and which is in effect on the date of preparation of all required reports and certifications.

A plat note and a notice are required to be added to the final plat and recorded with the subdivision, indicating that geologic hazards are present within this subdivision. The plat note and the notice shall reference the study performed by Western Geologic.

Building Site: The applicant has provided a slope analysis showing the average slope within each lot. The average slope within lots one through eight ranges from 15.78 to 23.29.

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

Sensitive Lands: Exhibit C indicates the presence of a natural year-round stream that requires a 75-foot setback from the high watermark. Page 17 of the Geologic Hazard Assessment titled WAJ Enterprises Property Dated October 4th 2018 states "No homes or septic systems be located within 30 feet of the landslide area without additional subsurface exploration to characterize the lateral extent and thickness of the deposit. The subdivision plat depicts the landslide area labeled Qms (Tn), and the subdivision plat states that a subsurface exploration is required if development is planned for the specified areas.

Culinary Water: Nordic Mountain Water has provided a will-serve letter for all eight lots. The fees have been paid and the developer is in good standing with Nordic Mountain Water (see Exhibit B).

Secondary Water: Nordic Mountain Water does not provide secondary water. Unless the developer shows an allowable method of secondary water for this subdivision, the following section of the subdivision code will apply:

LUC 106-4-2.1(b)(2)c.

c. Secondary water exemption. A subdivision lot that is completely covered by pre-existing native wildland vegetation, and will remain so, is exempt from the secondary water requirements of this section as long as the pre-existing native wildland vegetation remains undisturbed in perpetuity, and is well-established in a manner that makes it relatively unlikely for noxious weed propagation. Clearing minimal area needed for buildings, driveways, accessory uses, wildfire defensible space, and similar uses is allowed under this exemption as long as it does not result in the need for outdoor watering. The following shall be provided with the final plat:

1. A restricted-landscape covenant is recorded to the lot. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
2. A note shall be placed on the final recorded plat as required in Section 106-1-8.20.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter for all eight lots.

Review Agencies: The Weber County Fire District has posted comments to Frontier regarding fire hydrant placement and cul de sac design. The County Engineering Department require several plat revisions and several revisions to the construction drawings. The County Surveying Office has completed a final subdivision plat review. The Weber-Morgan Health Department has given conditional approval based on the final plat displaying septic system information.

Staff Recommendation

Staff recommends that the Planning Commission give a positive recommendation for final approval of Hidden Brook Estates Subdivision, consisting of 8 lots.

1. The final plat is approved by all applicable county review agencies before scheduling for final approval from the County Commission.
2. The civil drawings are approved by the applicable county review agencies.

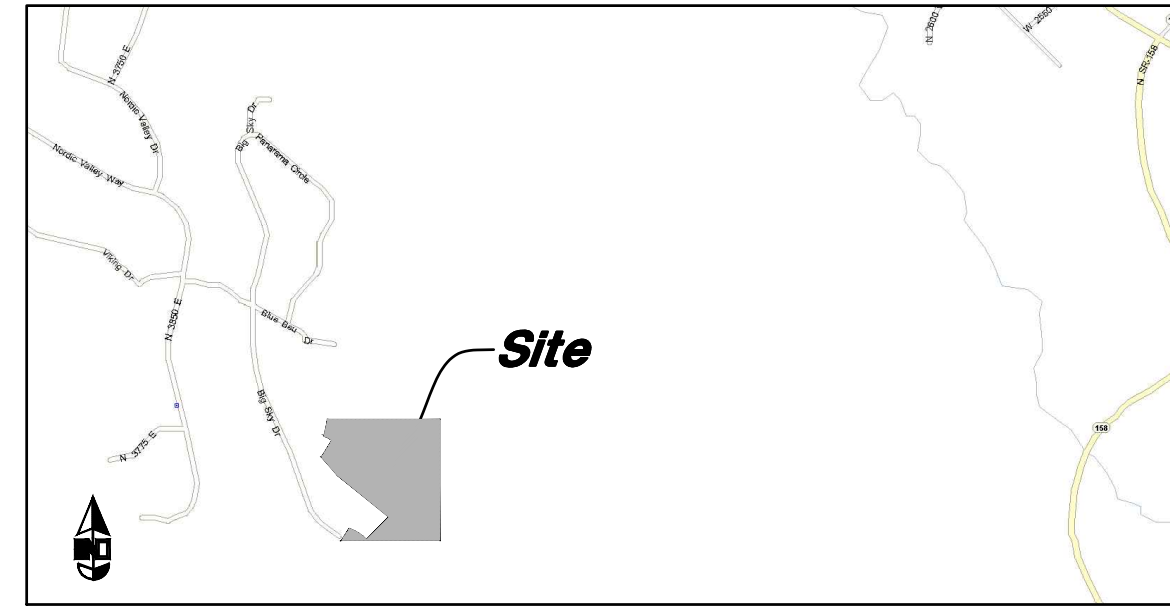
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Hidden Brook Estates Subdivision final plat
- B. Nordic Mountain Water, Inc. capacity letter
- C. Development Design Verification





VICINITY MAP
Not to Scale

Exhibit A

Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey
Weber County, Utah
August 2020

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 License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Hidden Brook Estates 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, lots, and streets 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 _____, 2020.

6242920
License No.



NARRATIVE

This Subdivision Plat was requested by Mr. Brandon Janis for the purpose of creating nine (9) residential Lots.
Property Corners are Monumented as depicted on this survey.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
- Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
- The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:
Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-001.
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-002.
- Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
- Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1,335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft of disturbed area but may be adjusted during the building permit phase based on the area disturbed.
-

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Hidden Brook Estates and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, 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 _____, 2020.

- X -

Brandon Janis - Owner

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by _____ X _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Southeastly Corner of Lot 60, Big Sky Estates No. 2 (Entry No. 500942, Book 15 of Plats, Page 85) Weber County, Utah, said point being 905.93 feet South 89°38'24" East along the Section Line and 0.76 feet South 33°30'26" West from the Southwest Corner of said Section 33; and running thence along the Easterly, Southerly and Northerly Lines of said Big Sky Estates No. 2 the following nine (9) courses: (1) North 33°30'26" East 149.22 feet; (2) South 65°30'00" East 34.00 feet to a point of curvature; (3) Southeastly along the arc of a 528.00 foot Radius curve to the right a distance of 188.91 feet (Central Angle equals 20°29'58" (20°30' Record) and Long Chord bears South 55°15'00" East 187.90 feet) to a point of non-tangency; (4) North 45°00'00" East 358.00 feet; (5) North 51°00'00" West 733.00 feet; (6) North 41°00'00" West 264.00 feet; (7) North 32°11'38" East 215.43 feet to a point of a non-tangent curve; (8) Northwestly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears 61°25'08" West 100.13 feet) to a point of non-tangency; and (9) North 12°52'49" East 183.84 feet to the Southwestly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southerly, Westerly and Northerly Lines the following three (3) courses: (1) South 89°48'28" East 1234.96 feet; (2) South 0°03'57" West 1327.18 feet; and (3) South 89°44'05" West 1079.27 feet to the Southeastly Corner of said Lot 60 and the Point of Beginning.

Contains 30.686 Acres, more or less

WEBER/MORGAN HEALTH DEPARTMENT

Conforming to state code and county ordinance, Weber-Morgan Health Department I hereby certify that the soil, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems

Signed this _____ day of _____, 2020.

Director, Weber-Morgan Health Department

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 has been satisfied. The approval for 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 _____, 2020.

Weber County Surveyor

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 _____, 2020.

Weber County Attorney

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 _____, 2020

Weber County Engineer

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 _____, 2020.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 _____, 2020.

Chairman, Weber County Planning Commission

Sheet 1 of 2

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

WEBER COUNTY RECORDER
BY: _____ DEPUTY



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

DEVELOPER:
Nordic Valley Partners, LLC
c/o Brandon Janis
562 South 1100 West
Farmington, Utah 84025
(281) 250-4047
brandonjanis@gmail.com

Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey
Weber County, Utah
August 2020

Skyline Mountain Properties Partners LP

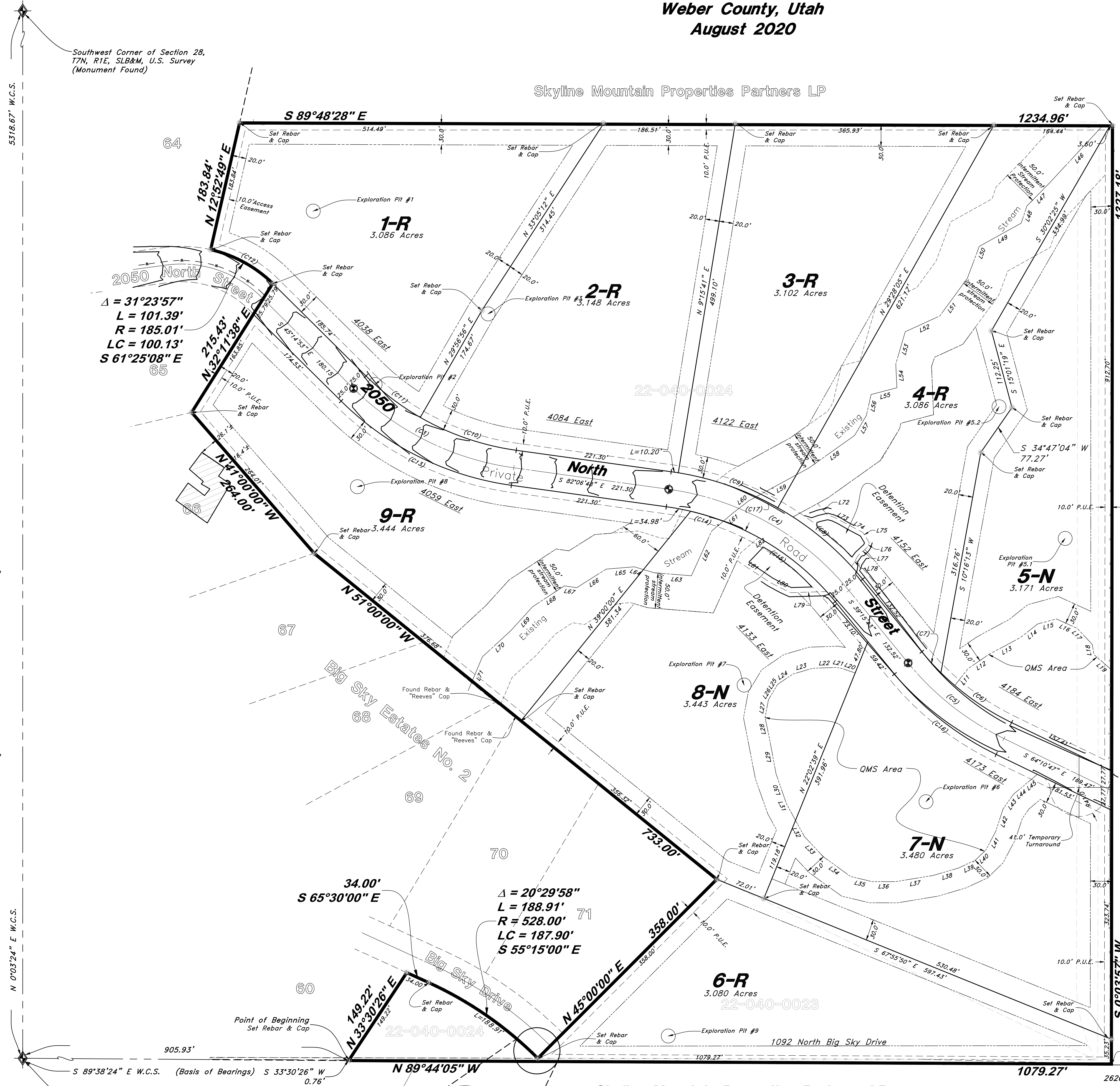
Skyline Mountain Properties Partners LP

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
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
- Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
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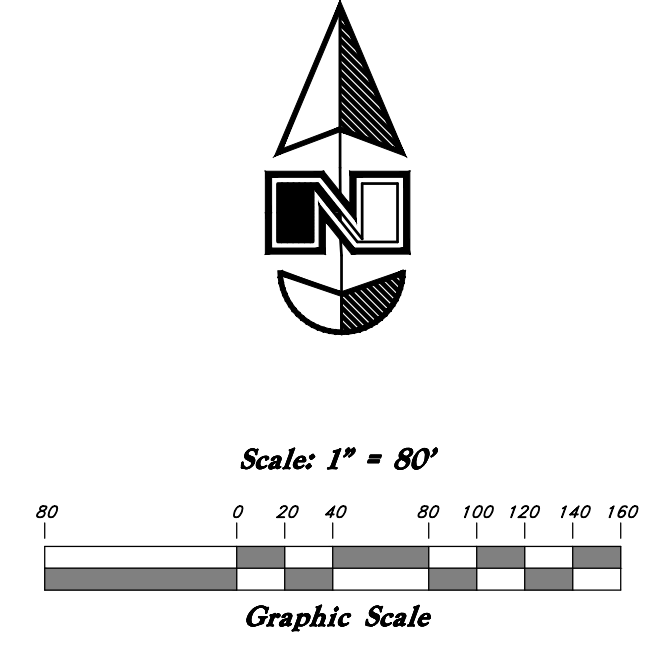
Line #	Length	Direction
L20	19.886	N71° 29' 17.11"W
L21	7.850	N79° 31' 02.81"W
L22	33.725	S87° 59' 17.81"W
L23	29.003	S73° 40' 22.41"W
L24	25.951	S56° 06' 45.79"W
L25	12.751	S30° 53' 49.44"W
L26	12.751	S30° 53' 53.71"W
L27	25.557	S10° 36' 02.16"W
L28	30.637	S11° 42' 46.95"E
L29	50.232	S10° 33' 38.09"E
L30	44.839	S19° 08' 59.21"E
L31	1.247	S24° 35' 44.32"E
L32	51.647	S28° 41' 21.37"E
L33	39.342	S43° 06' 23.68"E
L34	47.556	S54° 06' 07.79"E
L35	30.951	S76° 25' 41.06"E
L36	33.817	S89° 47' 08.21"E
L37	54.067	N80° 35' 18.59"E
L38	36.711	N73° 38' 19.94"E
L39	26.548	N65° 08' 43.47"E
L40	20.683	N45° 55' 36.74"E
L41	29.535	N28° 01' 52.28"E
L42	33.550	N18° 10' 34.62"E
L43	25.734	N35° 02' 39.97"E
L44	10.983	N50° 54' 23.84"E
L45	32.893	N50° 01' 47.94"E
L11	30.031	N38° 02' 06.16"E
L12	35.719	N55° 36' 02.57"E
L13	50.814	N61° 52' 58.80"E
L14	31.066	N51° 46' 29.06"E
L15	27.578	N74° 58' 48.00"E
L16	32.263	S65° 26' 37.13"E
L17	31.072	S43° 13' 12.56"E
L18	14.456	S9° 22' 36.89"E
L19	30.653	S48° 57' 59.46"E

Line #	Length	Direction
L82	5.360	S52° 18' 13.12"W
L79	51.019	N88° 19' 11.98"E
L80	31.809	S63° 37' 50.65"E
L81	56.487	S56° 34' 24.07"E
L72	22.194	S40° 52' 04.81"E
L73	18.818	S61° 43' 15.43"E
L74	27.954	S62° 16' 59.41"E
L75	16.617	S31° 40' 41.59"E
L76	7.133	S22° 01' 41.67"W
L77	17.000	S48° 22' 26.40"W
L78	18.680	S31° 01' 32.70"W

Line #	Length	Direction
L46	112.037	S42° 54' 28.26"W
L47	43.814	S44° 32' 38.45"W
L48	25.684	S18° 33' 35.33"W
L49	67.805	S60° 58' 14.43"W
L50	48.102	S20° 32' 36.96"W
L51	66.116	S36° 10' 25.93"W
L52	53.701	S65° 25' 57.92"W
L53	47.555	S16° 22' 21.15"W
L54	33.650	S2° 43' 49.59"E
L55	37.718	S75° 23' 23.04"W
L56	30.583	S12° 46' 14.48"W
L57	32.468	S30° 27' 31.24"W
L58	79.245	S54° 31' 03.01"W
L59	97.080	S61° 24' 28.13"W
L60	27.290	S52° 18' 13.12"W
L61	40.516	S49° 45' 58.92"W
L62	69.506	S24° 26' 16.13"W
L63	52.805	N85° 25' 10.05"W
L64	29.377	N73° 18' 49.80"W
L65	39.949	S85° 21' 29.10"W
L66	49.234	S57° 44' 49.34"W
L67	17.660	N81° 43' 14.81"W
L68	53.999	S56° 44' 06.63"W
L69	45.648	S42° 14' 28.87"W
L70	54.517	S47° 23' 04.94"W
L71	51.954	S22° 51' 54.14"W

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C6)	18°47'17"	375.00'	122.97'	122.42'	S 54°47'08" E
(C7)	6°07'47"	375.00'	40.12'	40.10'	S 42°19'37" E
(C8)	21°16'11"	425.00'	157.77'	156.87'	S 49°53'49" E
(C9)	20°12'24"	425.00'	149.89'	149.11'	S 70°38'07" E
(C10)	22°03'43"	375.00'	144.40'	143.51'	S 71°04'56" E
(C11)	14°48'11"	375.00'	96.89'	96.62'	S 52°38'59" E
(C12)	31°23'57"	185.01'	101.39'	100.13'	N 61°25'08" W
(C13)	36°51'55"	425.00'	273.45'	268.76'	S 63°40'50" E
(C14)	7°23'00"	375.00'	48.32'	48.29'	S 75°04'39" E
(C15)	37°30'25"	375.00'	245.48'	241.12'	S 58°00'56" E
(C16)	24°55'03"	425.00'	184.83'	183.38'	S 51°43'15" E
(C17)	4°37'21"	425.00'	34.29'	34.28'	N 62°50'35" W

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C3)	36°51'55"	400.00'	257.37'	252.95'	S 63°40'50" E
(C4)	42°51'04"	400.00'	299.16'	292.23'	S 60°41'16" E
(C5)	24°55'03"	400.00'	173.96'	172.59'	S 51°43'15" E



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

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

DEVELOPER:
Nordic Valley Partners, LLC
c/o Brandon Janis
562 South 1100 West
Farmington, Utah 84025
(281) 250-4047
brandonjanis@gmail.com



Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

Exhibit B

Ref: Nordic Mountain Water, Inc. (NMWI), 4794 East 2600 North, Eden, Utah
Hidden Brook Subdivision, Nordic Valley Partners, LLC, 8 Lots – Single Family Home Sites

To whom it may concern

March 29, 2022

NMWI has agreed to provide culinary water services to the Hidden Brook Subdivision/Nordic Valley Partners, for 8-Single Family Home Sites located in Nordic Valley off of Big Sky Drive at approximately 2050 N.

NMWI currently has a fully state-approved water system in Nordic Valley and existing water line that extends along Big Sky Drive and has sufficient water sources, as registered with the State of Utah-Division of Drinking Water, to provide culinary water services to all 8 lots of this subdivision. NMWI does not provide secondary water.

Nordic Valley Partners % Brandon Janis has fully paid for water connections to the existing NMWI water system and is currently in good standing with NMWI.

Bill D Green

Pres. NMWI Board of Directors

July 15, 2022

Brandon Janis
281 250-4047
brandonjanis@gmail.com

**Subject: Plan Review
Hidden Brook Estates
Weber County, Utah
CG Project No.: 162-001**

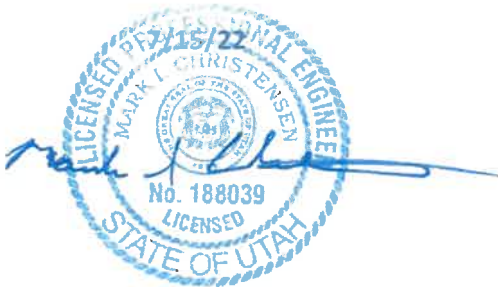
Mr. Janis,

At your request, the undersigned engineer reviewed the site plan by Great Basin Engineering, Inc. dated May 16, 2022 for the Hidden Brooks Estates. Christensen Geotechnical has completed a geotechnical investigation for the subdivision with results presented in a geotechnical report dated October 12, 2018. The purpose of our review was to assess whether the recommendations presented in the geotechnical report were followed.

Based on our review, it is our opinion that the site plan follows the recommendations presented in the project geotechnical report and is suitable for the development of the subdivision. The geotechnical report should be completely read and understood prior to construction. This letter was prepared in accordance with the generally accepted standard of practice at the time this letter was written. No other warranty, expressed or implied, is made.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please call.

Sincerely,
Christensen Geotechnical



Mark I. Christensen, P.E.
Principal