

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**November 30, 2022**

**4:00 p.m.**

- 1. Minutes: November 16, 2022**
- 2. Administrative Items**
  - 2.1 UVT100722:** Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1st Amendment. **Planner: Steve Burton**

**Adjourn**

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

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

***thePlanningDivision 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*

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November 16, 2022

Minutes of November 16, 2022, 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: Steve Burton, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Marta Borchert, Planner Tech; June Nelson, Secretary

**1. Minutes: October 19, 2022 Approved**

**2. Administrative Items**

**2.1 UVT101822** – Consideration and action on a request for approval of the Legends at Hawkins Creek 4<sup>th</sup> Amendment, an amendment to the buildable area within lot 33. **Planner: Felix Lleverino**

The applicant is requesting approval of a one-lot subdivision amendment that would reconfigure that buildable area within lot 33 of The Legends at Hawkins Creek. This property has existing frontage on a private road called Chaparral Road.

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.

**Staff recommends final plat approval of Legends at Hawkins Creek 4<sup>th</sup> Amendment, an amendment to the buildable area within lot 33. This recommendation is based on the following conditions:**

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A "Natural Hazard Disclosure" shall be recorded with the final

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

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

**Approved by Steve Burton based on staff recommendations and findings in this report.**

**2.2 UVT101422** - Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of The Overlook at Powder Mountain Phase 3, 1<sup>st</sup> Amendment Subdivision. The purpose of this application is to plat the actual location of the installed roadway and utilities, which were shifted 12' to the west during installation. This application proposes to shift lot lines to the west by 12'. This proposal does not change the area of open space or the dimensions of lot 48, it merely shifts parcel boundaries to align with what has already been installed (private roadway and utilities). This proposal is located at approximately 8578 E Cobabe Court, Eden, UT, 84310 in the DRR-1 Zone. 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.

**Staff recommends final approval of Overlook Subdivision Phase 3, 1<sup>st</sup> Amendment, consisting of one lot, openspace, and private right-of-way, located at approximately 8578 Cobabe Ct., Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and based on the following findings:**

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

**Approved by Steve Burton based on staff recommendations and findings in this report.**

November 16, 2022

**2.3 UVC082222** - Request for final approval of Chance's Place Subdivision, a one-lot subdivision, located in the AV-3 zone.  
**Planner: Tammy Aydelotte**

The applicant is requesting final approval of Chance's Place Subdivision, consisting of one lot, located at approximately 1163 N 7800 E, in the AV-3 Zone. 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.

**Staff recommends final approval of Chance's Place Subdivision, consisting of one lot located at approximately 1163 N 7800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:**

1. **A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements, shall be submitted to Weber County Planning prior to recording of the final plat.**

**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 applicable county ordinances**

**Approved by Steve Burton based on staff recommendations and findings in this report.**

**2.4 UVS030122** - Consideration and action on final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots, in the FV-3 zone, located at approximately 940 S 9270 E, Huntsville, UT, 84317. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots. There is an existing bridge to cross, in order to access one of the lots. The other two lots will have a shared driveway that straddles the lot boundary between proposed lots 302 & 303 (on the proposed final plat). This driveway will need to be installed by the homebuilder. The applicant has met County Engineering's requirements regarding lot access across the Southfork River. The idea is to minimize the number of bridges within this subdivision. This proposed subdivision is located in the FV-3 Zone. 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.

**Staff recommends final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots located at approximately 940 S 9270 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:**

1. **All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.**
2. **A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;**
3. **An onsite wastewater covenant shall be recorded with the final plat.**

**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 applicable county ordinances**

November 16, 2022

Approved by Steve Burton based on staff recommendations and findings in this report.

**2.5 LVJ091422** - Request for final approval of JNL Business Park Subdivision, consisting of 2 lots, located at approximately 2167 Rulon White Blvd., Ogden, UT, 84404. **Planner: Tammy Aydelotte**

The applicant is requesting approval of JNL Business Park Subdivision consisting of two lots, located at approximately 2167 Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meet the minimum lot width requirements of this zone (100'). Access for these lots will be from an access easement (entry # 3147567) across the parcel to the west, from Rulon White Blvd. The purpose of this subdivision is to split into an existing parcel into two legal lots of record.

**Staff recommends final approval of JNL Business Park Subdivision, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:**

1. **A final approval letter from Bona Vista Water Improvement District shall be obtained prior to recording the final plat.**
2. **Proof of annexation into Central Weber Sewer District shall be submitted prior to recording of**

**the final plat. This recommendation is based on the following findings:**

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

Approved by Steve Burton based on staff recommendations and findings in this report.

**2.6 UVR081022**- Consideration and action request for final approval of Rocky Rhodes Subdivision 1st Amendment. **Planner Tech: Marta Borchert**

This is a proposal to change the boundary line between 221770002 and 220130014 to obtain more room for drive way and shift the pickle ball court and greenhouses to lot 2 on the northern border.

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.

**Staff recommends final approval of Rocky Rhodes 1<sup>st</sup> Amendment. This recommendation for approval is subject to all applicable review agency requirements. This recommendation is based on the following conditions:**

1. **There will need to be a deferral for curb, gutter and sidewalk.**

**This recommendation is based on the following findings:**

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

Approved by Steve Burton based on staff recommendations and findings in this report.

ADJOURN

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1 <sup>st</sup> Amendment.
<b>Agenda Date:</b>	November 30, 2022
<b>Applicant:</b>	The Point at Wolf Creek LLC John Lewis
<b>Representative:</b>	Lisa Webster
<b>File Number:</b>	UVT100722

### Property Information

<b>Approximate Address:</b>	3840 N 4975 E, Eden
<b>Project Area:</b>	3 acres
<b>Zoning:</b>	FR-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	220160034
<b>Township, Range, Section:</b>	T7N, R1E, Section 22

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17, Forest Residential (FR-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

On January 5, 2022, the original plat for The Pointe at Wolf Creek subdivision recorded. On October 6, 2022 the owner submitted a plat revision to satisfy the requirements of their title company to add references to private access easements via plat notes. The amended plat was not required by the county, but requested by the property owner.

## Analysis

**General Plan:** This plat amendment will not affect the general plan goals and policies.

**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.*

None of the existing subdivision lots are changing sizes.

Culinary Water, Sanitary Sewer, and Secondary Water: The proposal does not add lots or units to the existing development, and no water and sewer letters have been requested.

Review Agencies: All county review agencies including Engineering, Planning, Surveyor’s office, and Fire have approved the proposed amendment.

## Staff Recommendation

Staff recommends final approval of The Pointe at Wolf Creek Subdivision 1<sup>st</sup> amendment. This recommendation for approval is subject to all applicable review agency requirements.

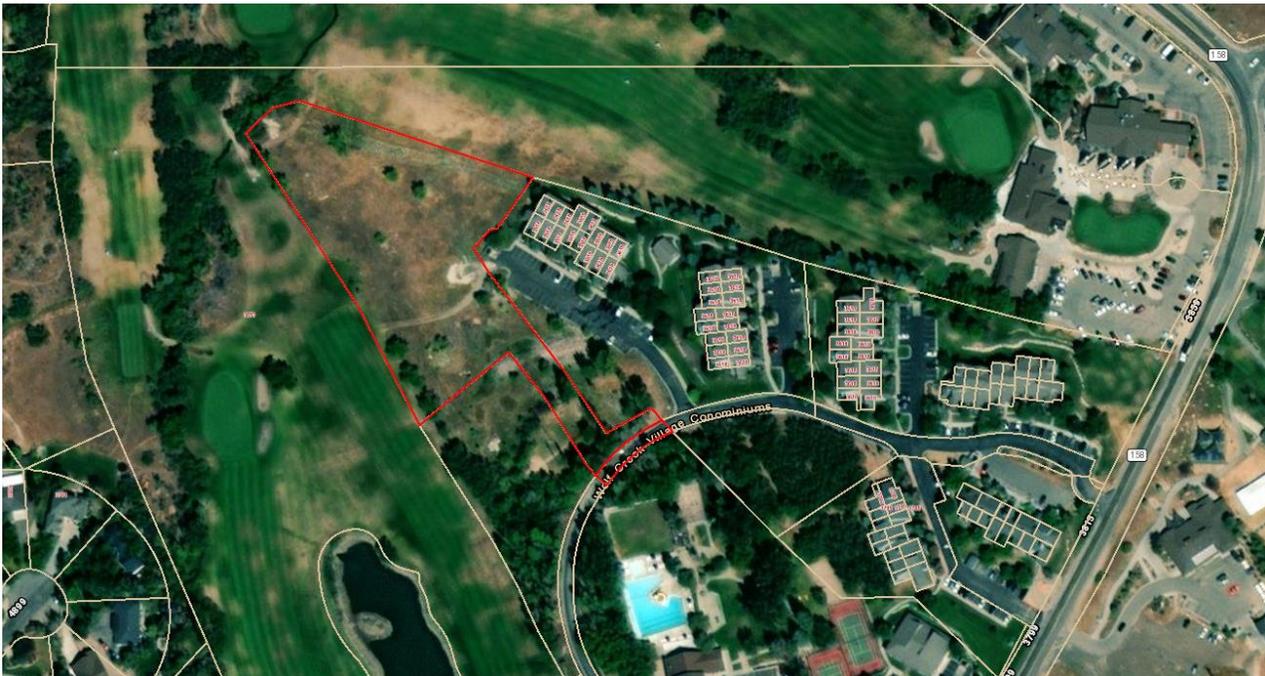
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

## Exhibits

- A. Proposed final Plat

## Location Map 1



# THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

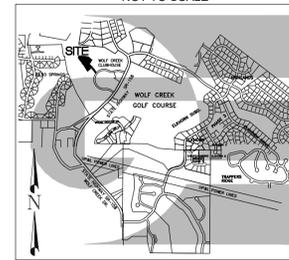
AMENDING THE POINTE AT WOLF CREEK  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
SEPTEMBER 2022

FOUND  
W.C. 3" BRASS CAP IN PVC - 1981  
AT GROUND LEVEL - GOOD COND.  
WEST QUARTER CORNER  
SEC. 22 T7N, R1E SLB&M

FOUND  
W.C. 3" BRASS CAP IN CONC. - 1967  
AT GROUND LEVEL - GOOD COND.  
CENTER QUARTER CORNER  
SEC. 22 T7N, R1E SLB&M

## 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 A POINT BEING LOCATED NORTH 89°14'39" WEST 720.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 169.10 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE BOUNDARY OF WORLDMARK THE CLUB AT WOLF CREEK VILLAGE PHASE 2 AND ITS EXTENSION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 31°09'07" WEST 100.51 FEET; (2) SOUTH 80°15'11" WEST 11.10 FEET; (3) SOUTH 37°07'38" WEST 35.42 FEET; (4) SOUTH 34°21'09" EAST 40.68 FEET; (5) SOUTH 41°59'09" EAST 181.60 FEET; (6) SOUTH 35°35'51" EAST 125.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 41.28 FEET, HAVING A RADIUS OF 290.50 FEET, A CENTRAL ANGLE OF 08°08'31", AND WHICH CHORD BEARS SOUTH 46°09'26" WEST 41.25 FEET; THENCE NORTH 35°35'46" WEST 126.31 FEET; THENCE NORTH 41°36'00" WEST 80.66 FEET; THENCE SOUTH 47°52'44" WEST 164.12 FEET; THENCE NORTH 30°39'12" WEST 187.57 FEET; THENCE NORTH 36°28'57" WEST 292.66 FEET; THENCE NORTH 33°05'24" WEST 54.54 FEET; THENCE NORTH 31°31'49" EAST 59.27 FEET; THENCE NORTH 86°10'28" EAST 12.12 FEET; THENCE SOUTH 83°45'54" EAST 289.07 FEET; THENCE SOUTH 48°10'16" EAST 157.48 FEET TO THE POINT OF BEGINNING, CONTAINING 126,790 SQ. FT. OR 2.91 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 POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH SECTION 57-13 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE 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 ACCURATE AND ACCURATELY ESTABLISHES THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



KLINT H. WHITNEY, PLS NO. 8227228

## OWNER'S DEDICATION

RS21 THE POINT, LLC AND THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, INC., AS OWNERS OF THE TRACTS OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT, HAVING CAUSED A SURVEY TO BE MADE AND THIS PLAT PREPARED, DO HEREBY SET APART AND SUBDIVIDE THE DESCRIBED LAND INTO THE CONDOMINIUM UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND OTHER AREAS SHOWN ON THIS PLAT, AND SET FORTH IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE POINTE AT WOLF CREEK, RECORDED ON APRIL 13, 2022, AS ENTRY NO. 3229799, IN THE WEBER COUNTY RECORDER'S OFFICE, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, AND HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNITS, TO BE MAINTAINED BY THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. THE POINTE ALSO GRANTS AND CONVEYS TO THE POINTE AT WOLF CREEK UNIT OWNERS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER IN COMMON WITH ALL OTHERS IN THE PROJECT.

RS21 THE POINT, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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.  
RS21 THE POINT, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 2.

B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

RS21 THE POINT, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
CHAD JONES, MANAGING MEMBER

THE POINTE AT WOLF CREEK OWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
CHAD JONES, PRESIDENT

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
ROB THOMAS, MANAGER

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me CHAD JONES, 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 MANAGING MEMBER OF RS21 THE POINT, LLC, a Utah limited liability company, 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 CHAD JONES acknowledged to me that said Corporation executed the same.

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ COUNTY AND STATE \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



## COUNTY RECORDER

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

FILED FOR AND RECORDED \_\_\_\_\_

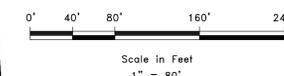
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

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



## LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE
- EASEMENT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- COMMON AREA PRIVATE DRIVE

## NOTES

- ZONE: FOREST RESIDENTIAL
- NIGHTLY RENTALS ARE ALLOWED.
- PURSUANT TO THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE POINTE AT WOLF CREEK, RECORDED ON September 14, 2022, AS ENTRY NO. 3254992, IN THE WEBER COUNTY RECORDER'S OFFICE, DECLARANT GRANTED (I) A PERPETUAL, NON-EXCLUSIVE, AND CONTINUOUS EASEMENT AND RIGHT-OF-WAY OVER THE ACCESS ROAD SHOWN ON THIS PLAT, FOR THE BENEFIT OF EACH CONDOMINIUM UNIT OWNER AND THEIR RESPECTIVE OCCUPANTS AND APPURTENANT TO THE PROJECT AND EACH CONDOMINIUM UNIT, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT, AND (II) A PERPETUAL, NON-EXCLUSIVE, AND CONTINUOUS EASEMENT AND RIGHT-OF-WAY OVER THE ACCESS ROAD SHOWN ON THIS PLAT, FOR THE BENEFIT OF THE ASSOCIATION AND THEIR RESPECTIVE AGENTS OR CONTRACTORS, FOR THE PURPOSES OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT AND PERFORMING THE MAINTENANCE OBLIGATIONS DETAILED IN THE FIRST AMENDMENT.
- IN ADDITION, PURSUANT TO THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED ON AUGUST 6, 2021, AS ENTRY NO. 3173814, IN THE WEBER COUNTY RECORDER'S OFFICE, WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT GRANTED A PERMANENT, IRREVOCABLE, AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LAND DEPICTED AS PARCELS ACCESS EASEMENT AGREEMENT ON THIS PLAT, FOR THE BENEFIT OF THE POINTE AT WOLF CREEK, LLC, A UTAH LIMITED LIABILITY COMPANY AND CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED THEREIN, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM WOLF CREEK DRIVE AND THE PROJECT, BY ITS SIGNATURE BELOW, AND IN ACCORDANCE WITH THE ACCESS EASEMENT AGREEMENT, WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT HEREBY CONFIRMS, ACKNOWLEDGES, AND AGREES THAT SUCH PERMANENT, IRREVOCABLE, AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY SAID ACCESS EASEMENT AGREEMENT SHALL ALSO BE FOR THE BENEFIT OF EACH CONDOMINIUM UNIT OWNER AND THEIR RESPECTIVE OCCUPANTS, INVITEES, GUESTS, EMPLOYEES, AGENTS, AND CONTRACTORS, AND SUCH EASEMENT SHALL BE APPURTENANT TO THE PROJECT AND EACH CONDOMINIUM UNIT.

## LENDER'S CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

HILLCREST BANK  
BY: \_\_\_\_\_ NAME/TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF HILLCREST BANK, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

## NOTARY PUBLIC

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me CHAD JONES, 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 PRESIDENT of The Pointe at Wolf Creek Owners Association, Inc., a Utah non-profit corporation, 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 CHAD JONES acknowledged to me that said Corporation executed the same.

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ COUNTY AND STATE \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me ROB THOMAS, 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 Wolf Creek Water and Sewer Improvement District, 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 ROB THOMAS acknowledged to me that said Corporation executed the same.

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ COUNTY AND STATE \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	59.80	S35° 51' 57"E	L51	9.50	N47° 43' 56"E	L101	9.50	N42° 05' 26"E
L2	22.82	S67° 35' 40"E	L52	13.73	S42° 16' 04"E	L102	22.23	N47° 54' 34"W
L3	25.52	S35° 51' 57"E	L53	12.50	S47° 43' 56"W	L103	14.50	N42° 05' 26"E
L4	68.25	S42° 16' 04"E	L54	13.81	S42° 16' 04"E	L104	9.00	S47° 54' 34"E
L5	5.43	S47° 43' 56"W	L55	9.50	S47° 43' 56"W	L105	18.50	N42° 05' 26"E
L6	11.50	N47° 43' 56"E	L56	8.46	S42° 16' 04"E	L106	9.00	S47° 54' 34"E
L7	97.24	S42° 16' 04"E	L57	9.50	N47° 43' 56"E	L107	8.50	N42° 05' 26"E
L8	63.97	S34° 38' 04"E	L58	13.81	S42° 16' 04"E	L108	54.00	S47° 54' 34"E
L9	11.50	S55° 21' 56"W	L59	12.50	N47° 43' 56"E	L109	12.50	N42° 05' 26"E
L10	10.12	S34° 38' 04"E	L60	13.71	S42° 16' 04"E	L110	36.00	S47° 54' 34"E
L11	72.76	N48° 06' 28"E	L61	9.50	N4° 14' 49"W	L111	12.50	S42° 05' 26"W
L12	96.00	S42° 16' 04"E	L62	8.46	S85° 50' 57"W	L112	54.00	S47° 54' 34"E
L13	15.75	S47° 43' 56"W	L63	9.50	S4° 09' 03"E	L113	8.50	S42° 05' 26"W
L14	67.01	N85° 50' 57"E	L64	27.54	S85° 50' 57"W	L114	9.00	S47° 54' 34"E
L15	8.68	S4° 09' 03"E	L65	9.50	N4° 09' 03"W	L115	18.50	S42° 05' 26"W
L16	9.80	S79° 37' 42"E	L66	22.23	S85° 50' 57"W	L116	9.00	S47° 54' 34"E
L17	23.34	S4° 09' 03"E	L67	14.50	N4° 09' 03"W	L117	14.50	S42° 05' 26"W
L18	13.50	S4° 09' 03"E	L68	9.00	N85° 50' 57"E	L118	22.23	N47° 54' 34"W
L19	141.00	S85° 50' 57"W	L69	18.50	N4° 09' 03"W	L119	9.50	S42° 05' 26"W
L20	13.50	N4° 09' 03"W	L70	9.00	N85° 50' 57"E	L120	27.54	N47° 54' 34"W
L21	2.93	S85° 50' 57"W	L71	8.50	N4° 09' 03"W	L121	9.00	N42° 05' 26"E
L22	15.30	S42° 05' 26"W	L72	54.00	N85° 50' 57"E	L122	8.46	N47° 54' 34"W
L23	141.00	N47° 54' 34"W	L73	12.50	N4° 09' 03"W	L123	9.50	S42° 05' 26"W
L24	22.65	N42° 05' 26"E	L74	36.00	N85° 50' 57"E	L124	13.73	N47° 54' 34"W
L25	9.50	S47° 38' 10"W	L75	12.50	S4° 09' 03"E	L125	12.50	N42° 05' 26"E
L26	8.46	S42° 16' 04"E	L76	54.00	N85° 50' 57"E	L126	13.81	N47° 54' 34"W
L27	9.50	N47° 43' 56"E	L77	8.50	S4° 09' 03"E	L127	9.50	N42° 05' 26"E
L28	27.54	S42° 16' 04"E	L78	9.00	N85° 50' 57"E	L128	8.46	N47° 54' 34"W
L29	9.50	S47° 43' 56"W	L79	18.50	S4° 09' 03"E	L129	9.50	S42° 05' 26"W
L30	22.23	S42° 16' 04"E	L80	9.00	N85° 50' 57"E	L130	13.81	N47° 54' 34"W
L31	14.50	S47° 43' 56"W	L81	14.50	S4° 09' 03"E	L131	12.50	S42° 05' 26"W
L32	9.00	N42° 16' 04"W	L82	22.23	S85° 50' 57"W	L132	13.71	N47° 54' 34"W
L33	18.50	S47° 43' 56"W	L83	9.50	S4° 09' 03"E			
L34	9.00	N42° 16' 04"W	L84	27.54	S85° 50' 57"W			
L35	8.50	S47° 43' 56"W	L85	9.50	N4° 09' 03"W			
L36	54.00	N42° 16' 04"W	L86	8.46	S85° 50' 57"W			
L37	12.50	S47° 43' 56"W	L87	9.50	S4° 09' 03"E			
L38	36.00	N42° 16' 04"W	L88	13.73	S85° 50' 57"W			
L39	12.50	N47° 43' 56"E	L89	12.50	N4° 09' 03"W			
L40	54.00	N42° 16' 04"W	L90	13.81	S85° 50' 57"W			
L41	8.50	N47° 43' 56"E	L91	9.50	N4° 09' 03"W			
L42	9.00	N42° 16' 04"W	L92	8.46	S85° 50' 57"W			
L43	18.50	N47° 43' 56"E	L93	9.50	S4° 09' 03"E			
L44	9.00	N42° 16' 04"W	L94	13.81	S85° 50' 57"W			
L45	14.50	N47° 43' 56"E	L95	12.50	S4° 09' 03"E			
L46	22.23	S42° 16' 04"E	L96	13.71	S85° 50' 57"W			
L47	9.50	N47° 43' 56"E	L97	9.50	N41° 59' 40"E			
L48	27.54	S42° 16' 04"E	L98	8.46	N47° 54' 34"W			
L49	9.50	S47° 43' 56"W	L99	9.50	S42° 05' 26"W			
L50	8.46	S42° 16' 04"E	L100	27.54	N47° 54' 34"W			

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.16	290.50	4°34'04"	N44° 22' 12"E	23.15
C2	18.10	486.65	2°07'53"	N48° 04' 05"E	18.10
C3	18.48	51.50	20°33'19"	S48° 08' 37"E	18.38
C4	6.79	27.50	14°09'12"	S49° 20' 41"E	6.78
C5	20.42	6.50	180°00'00"	S42° 16' 04"E	13.00
C6	10.21	6.50	90°00'00"	S10° 21' 56"W	9.19
C7	28.01	16.50	97°15'28"	S83° 15' 48"E	24.76
C8	16.10	6.50	141°52'59"	S23° 12' 33"E	12.29
C9	6.59	5.00	75°28'39"	S41° 53' 22"E	6.12
C10	7.07	4.50	90°00'00"	S40° 50' 57"W	6.36
C11	7.07	4.50	90°00'00"	N49° 09' 03"W	6.36
C12	3.44	4.50	43°45'31"	S63° 58' 12"W	3.35
C13	14.50	6.00	138°29'23"	N27° 09' 16"W	11.22

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE UNITS ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHAD JONES. 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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

## 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 \_\_\_\_\_, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

## 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 \_\_\_\_\_, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

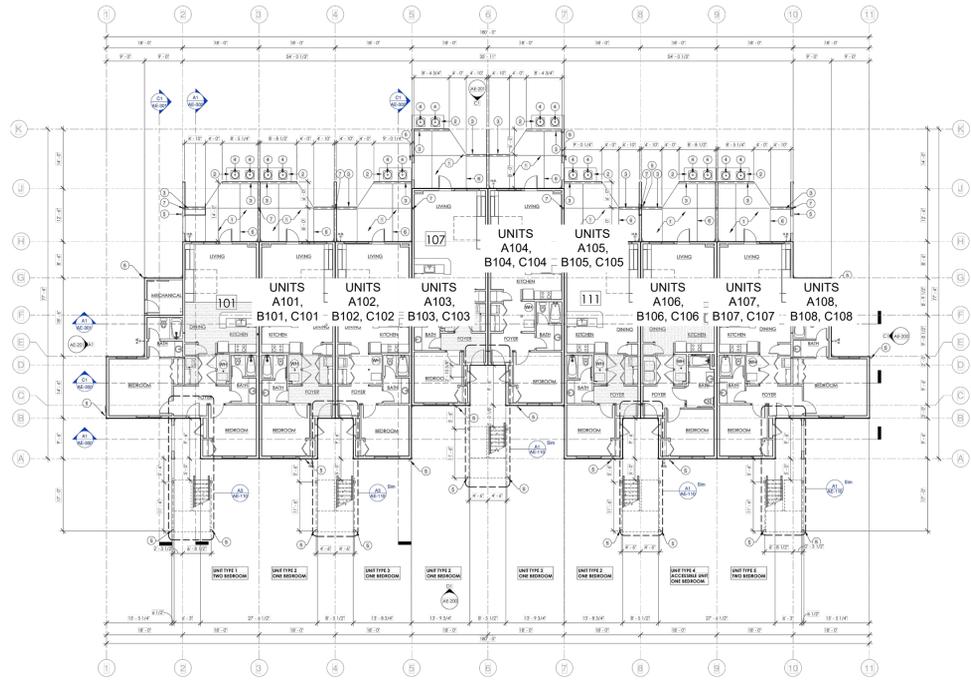
## WEBER - MORGAN HEALTH DEPARTMENT

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.

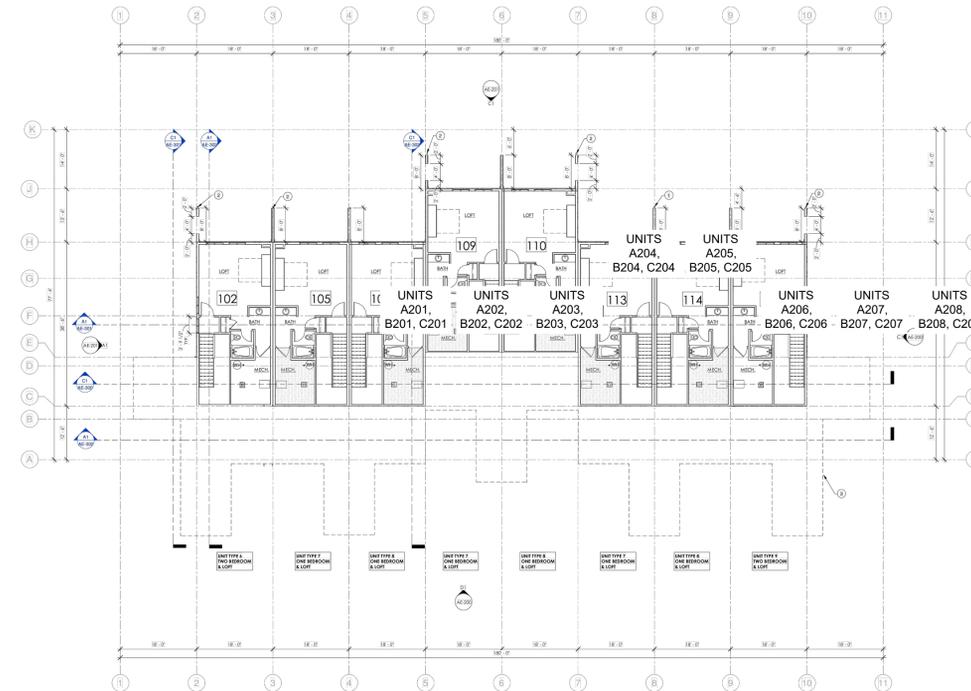
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

# THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

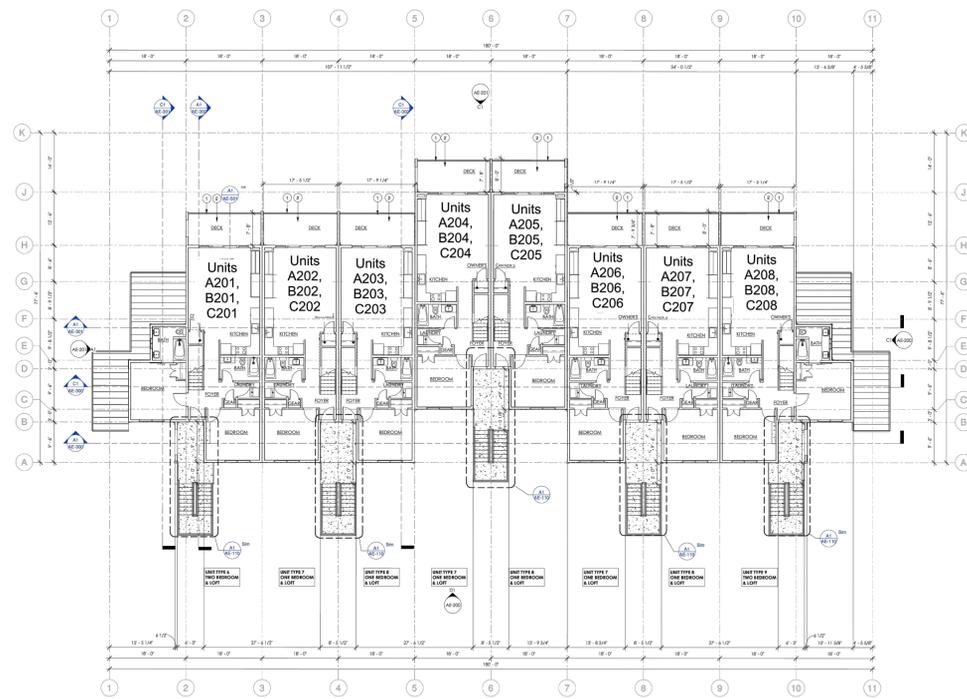
AMENDING THE POINTE AT WOLF CREEK  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH  
 SEPTEMBER 2022



MAIN LEVEL FLOOR PLAN



LOFT FLOOR PLAN



UPPER LEVEL FLOOR PLAN

Unit Identifying Number	Approx. Sq. Footage of Unit <sup>(1)</sup>
A101	1,129
A102	800
A103	800
A104	800
A105	800
A106	800
A107	800
A108	1,129
A201	1,686
A202	1,430
A203	1,430
A204	1,430
A205	1,430
A206	1,430
A207	1,430
A208	1,636
B101	1,129
B102	800
B103	800
B104	800
B105	800
B106	800
B107	800
B108	1,129
B201	1,686
B202	1,430
B203	1,430
B204	1,430
B205	1,430
B206	1,430
B207	1,430
B208	1,636
C101	1,129
C102	800
C103	800
C104	800
C105	800
C106	800

C107	800
C108	1,129
C201	1,686
C202	1,430
C203	1,430
C204	1,430
C205	1,430
C206	1,430
C207	1,430
C208	1,636

R:\1201 - LEWIS WOMES\1002-THE POINTE\SURVEY\DWG\THE POINTE - SUB PLAT REVISED UPDATE.DWG

DEVELOPER:  
 RS21 THE POINT, LLC  
 CHAD JONES  
 3718 NORTH WOLF CREEK DRIVE  
 EDEN, UTAH 84310  
 801-430-1507

S2  
 3

COUNTY RECORDER

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

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

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



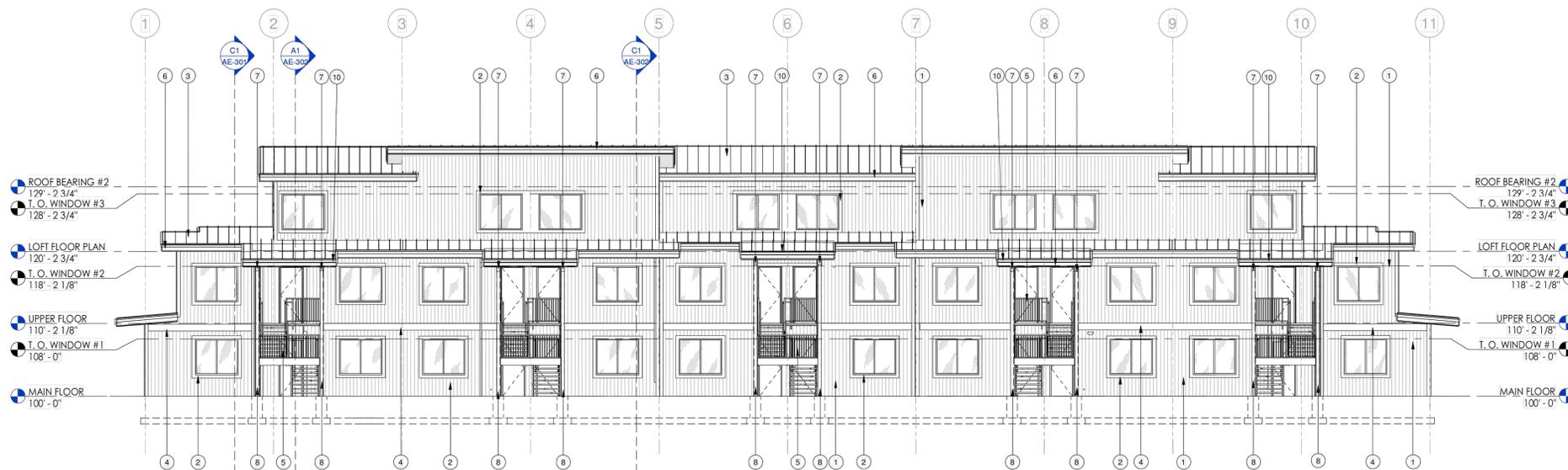
5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

# THE POINTE AT WOLF CREEK, A UTAH CONDOMINIUM PROJECT

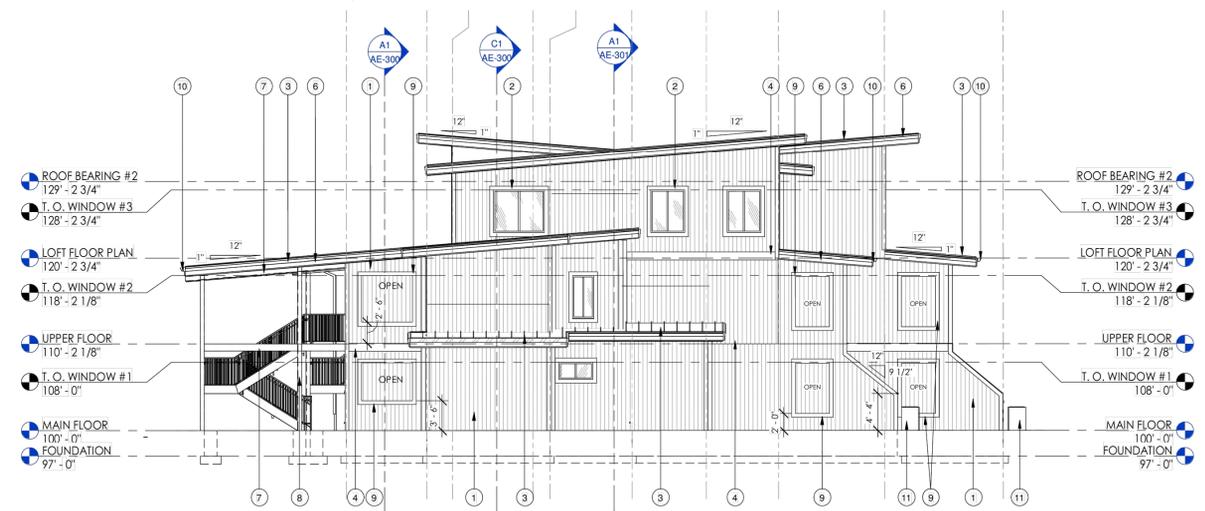
AMENDING THE POINTE AT WOLF CREEK  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH  
 SEPTEMBER 2022



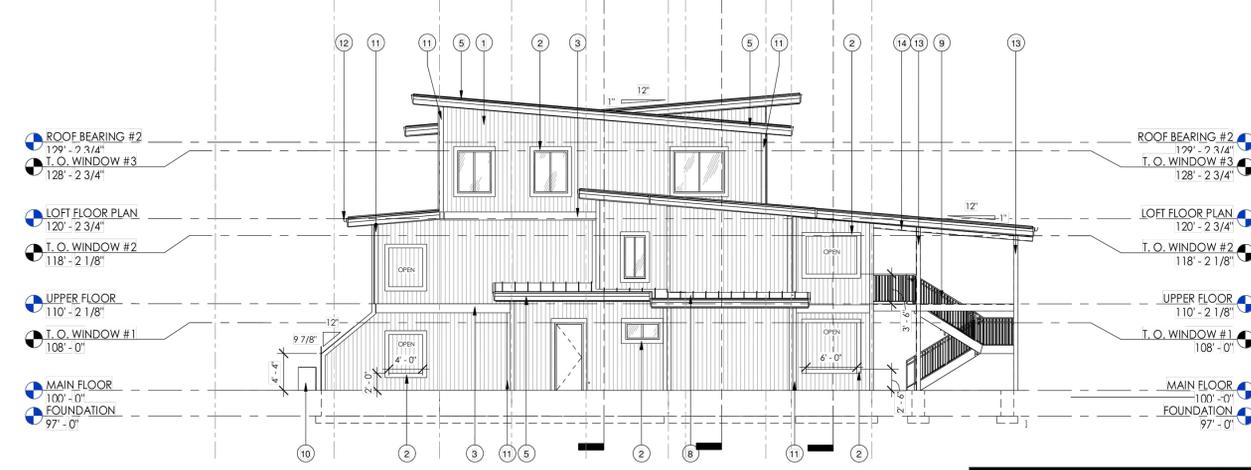
C1 BACK ELEVATION  
 1/8" = 1'-0"



D1 FRONT ELEVATION  
 1/8" = 1'-0"



C1 RIGHT ELEVATION  
 1/8" = 1'-0"



A1 LEFT ELEVATION  
 1/8" = 1'-0"

ELEVATIONS  
 MAIN FLOOR BUILDING A = 5233.0'  
 MAIN FLOOR BUILDING B = 5237.0'  
 MAIN FLOOR BUILDING C = 5243.0'

DEVELOPER:  
 RS21 THE POINT, LLC  
 CHAD JONES  
 3718 NORTH WOLF CREEK DRIVE  
 EDEN, UTAH 84310  
 801-430-1507

S3  
 3

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

R:\1201 - LEWIS HOMES\1202-THE POINTE\SURVEY\THE POINTE - SUB PLAT REVISED UPDATE.DWG