



## WESTERN WEBER PLANNING COMMISSION

### AMENDED MEETING AGENDA

May 10, 2016

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*
- 1. Administrative Items
  - 1.1. CUP 2016-08: Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm located at 2284 Fruitland Drive, in the Agriculture (A-1) Zone. (Neal Ward and Carrie L. Barker, Applicants; Tarah Michelle Barker, Authorized Representative)
  - 1.2. SPE 2016-02: Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision located at 3790 W 2200 S in the Agricultural (A-1) Zone. (Robert Favero, Applicant)
  - 1.3. AE 2016-01: Consideration and action on an access exception to use a private right-of-way (ROW) as the primary access for 6 Lots in the Hidden Oaks Subdivision located at 6260 S 2125 E (Jared Circle) in the Residential Estates (RE-15) Zone. (Somerset Land LLC, Applicant; Sharon Clark, Authorized Representative)
  - 1.4. DISCUSSION: PRUD Code related to Bonus Density – Scott Mendoza
- 2. Public Comment for Items not on the Agenda
- 3. Remarks from Planning Commissioners
- 4. Planning Director Report
- 5. Remarks from Legal Counsel
- 6. Adjourn

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

*Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.*

*A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-meeting.*

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*







## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm.

**Agenda Date:** Tuesday, May 10, 2016

**Type of Decision:** Administrative

**Applicant:** Neal Ward Barker & Carrie L Barker

**Authorized Agent:** Tarah Michell Barker

**File Number:** CUP# 2016-08



#### Property Information

**Approximate Address:** 2284 Fruitland Drive, North Ogden

**Project Area:** 12.95 Acres

**Zoning:** Agriculture Zone (A-1)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Agri-Tourism

**Parcel ID:** 17-082-0113, 17-082-0114, 17-075-0091

**Township, Range, Section:** Township 7 North, Range 1 West, Section 33 & 34

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

### Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 21 Agri-Tourism
- Title 110, Chapter 1, Western Valley Signs

### Summary and Background

The Planning Division is recommending approval of the conditional use permit for Agri-Tourism operations known as "Cold Springs Trout Farm" based on the findings and conditions outlined in this report. The farm, known as Cold Springs Trout Farm, consists of approximately 12.95 acres and lies in the Agricultural Zone (A-1) which allows Agri-Tourism only when authorized by a conditional use permit. The applicant is requesting approval of a conditional use permit for an agri-tourism operation as an accessory use to the existing agricultural uses located at approximately 2284 Fruitland Drive North Ogden, UT.

The Cold Springs Farm Trout Farm has been in operation since 1924 and qualifies as a "Small Farm" per the Uniform Land Use Code of Weber County, Utah (LUC) §108-21-4 which includes agriculturally productive property consisting of ten acres or more but fewer than 20 acres. The proposed use will be beneficial to the owner as well as the residents of Weber County by allowing the owner to continue utilizing the farm as it has been historically operated and allow for some additional commercial and education abilities to be implemented while promoting the preservation of agricultural property.

**General site and building design/layout:** The applicant has provided a site plan for the combined 12.95 acres site; identifying both the existing and proposed uses on the site (see Exhibit B). The site includes historic improvements dating back to the early 1900's as well as various amenities for the visiting patrons (see Exhibit C). The existing improvements located on the site include the property owner's primary residence, a green house that is currently under construction, multiple fish hatchery areas, fishing ponds for fee fishing, improved parking areas, restroom facilities and two existing buildings and a small shed that are used for farming operations and storage areas for farming equipment and materials. The farm has an approved septic system and receives water services from an artesian spring.

The immediate plans for the farm will be to transition one of the existing buildings into a small gift shop and to sell produce from the green house at a harvest market stand on site. In the future, the applicant plans on tearing down the two existing buildings and a small shed and replace them with a building that could be used for educational classes/tours, gift shop, and food concessions. This area will be utilized for school groups, scout groups, families, etc. to come and learn all about fish and aquaculture in the AERC, have the opportunity to eat the food they have caught, buy souvenirs and/or have the opportunity to take home fresh organic food from our greenhouse. Additional signage and lighting has not been requested for the proposed use.

- **Production:** The Cold Water Trout Farm will be a working farm consisting of aquaculture and a cultivated corn field. The applicant plans to have a Harvest Market/Stand to sell the produce and products from the onsite greenhouse and products from other local neighborhood gardens.
- **Agri-tourism uses/activities:** To ensure an acceptable balance and mixture of agriculture and non-agriculture related uses/activities a minimum of one-half of all uses and activities will be agriculturally related. The proposed activities and uses consist of the following:

**Farm Stay Uses/Activities (Residential and Overnight Accommodations):**

Agro-ecology research center  
Single-family dwelling

**Agriculture Related Uses:**

Barn Dance  
Corn Maze  
Educational classes  
Harvest Market  
Nursery (Plant cultivation)  
Special events  
Special Occasion, Agri-Tourism

**Non-agricultural facilities include:**

Agricultural Arts Center  
Fee Fishing  
Food Concessions Stand  
Gift Shop (retail)  
Haunted House/Haystack/Farm  
Play area, agri-tourism  
Special events  
Value added product processing

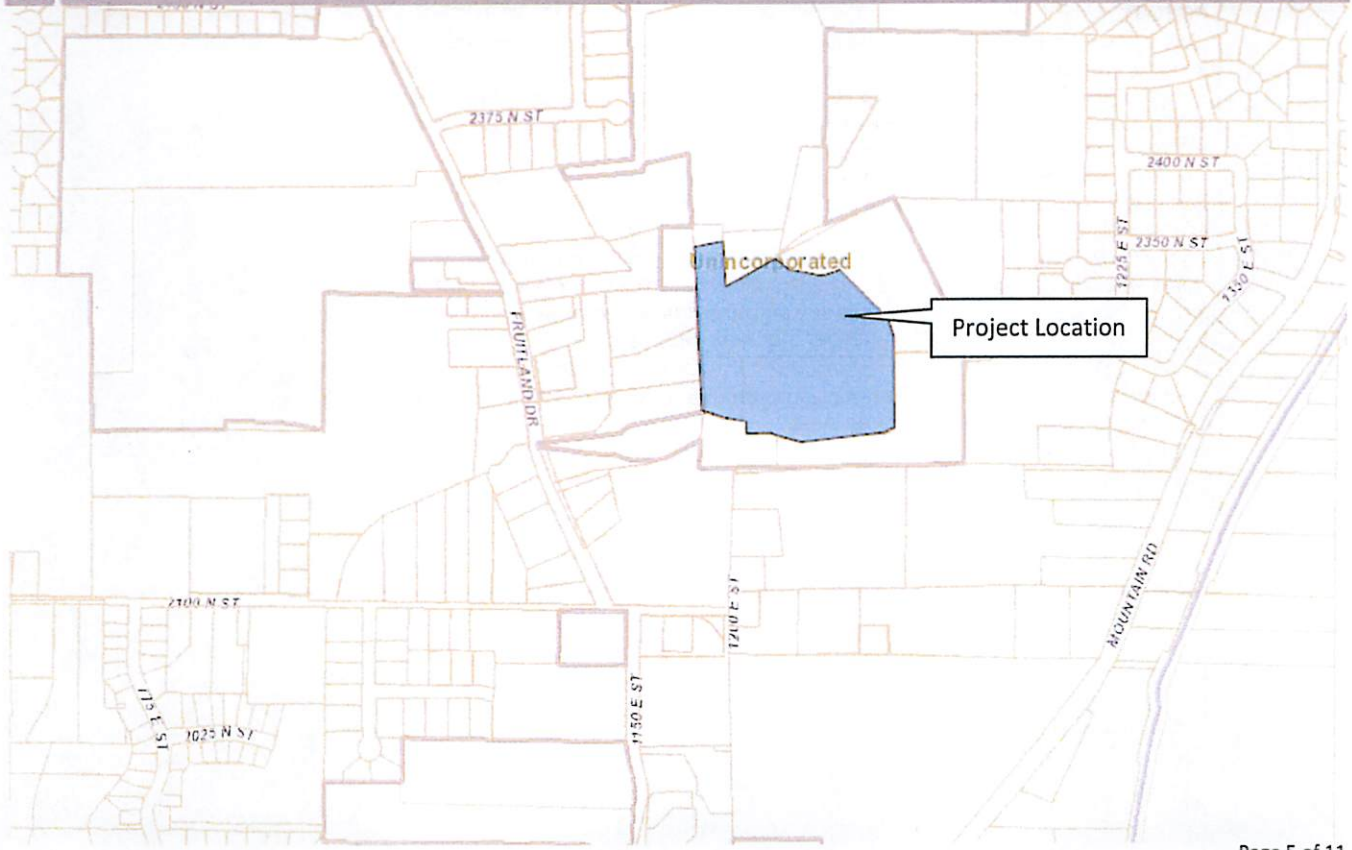
- **Hours of operation:** The Cold Water Trout Farm is open to the public during the hours of 9:00 am – 8:00 pm Monday through Saturday and there is not a proposed changed to the hours of use at the facility. Due to the "Small Farm" designation, a "Multi-farmer open air (farmer's) market" is not considered a permitted use per LUC §108-21-5-Permitted uses/activities table; however, if the applicant is desirous to sponsor such an event, it could be classified as a "Special Event" which is permitted and a special event permit will be required.
- **Development agreement:** Prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, the applicant will be required to record a farm stay and a commercial development agreement provided by Weber County on all parcels utilized as part of an approved agri-tourism operation. A single family dwelling or farm house and/or any number of structures that qualify for an agricultural exemption are exempted from this requirement. The applicant will need to amend the site plan for any structures that are not currently identified on the site plan (see Exhibit B). A condition of approval has been added to ensure that a development agreement is executed and recorded prior to the issuance of any building permits as a part of the approved conditional use permit.



Map 1



Map 2



## Exhibit A- Application

### Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

The nature of our activity is a quiet activity and will not be expected to create noise and too loud of noise is prohibited in our facilities. Vibration will not be an issue in such activity. There will be no change in lighting from our current usage. We will have the same hours of operation so there will be no change in hours of use at our facility. Our road into the farm is paved road therefore is not expected to create dust and has not been a problem in the past. Our activity will not create any additional smoke nor create additional traffic we are not creating such facilities to bring more people rather give more options to the current customers at the farm. We have been in business since 1924 and have always had plenty of parking.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposal is in line with the small farm uses as designated in the code.



# COLD SPRINGS TROUT FARM AGRITOURISM

Conditional Use Permit Application



*It's here you always catch your trout!*

## LEGEND

- BOUNDARY LINE
- POTENTIAL BUILDING SPOTS
- CULTIVATED CORN MAZE
- GREENHOUSE
- FISH HATCHERY
- PARKING

## ACREAGE

COLD SPRING TROUT FARM PROPERTY =  
Approximately 13 acres

AGRITOURISM ACTIVITY CENTER = 0.41 acres

PERCENTAGE OF TOTAL PROPERTY = 3.15%



98m

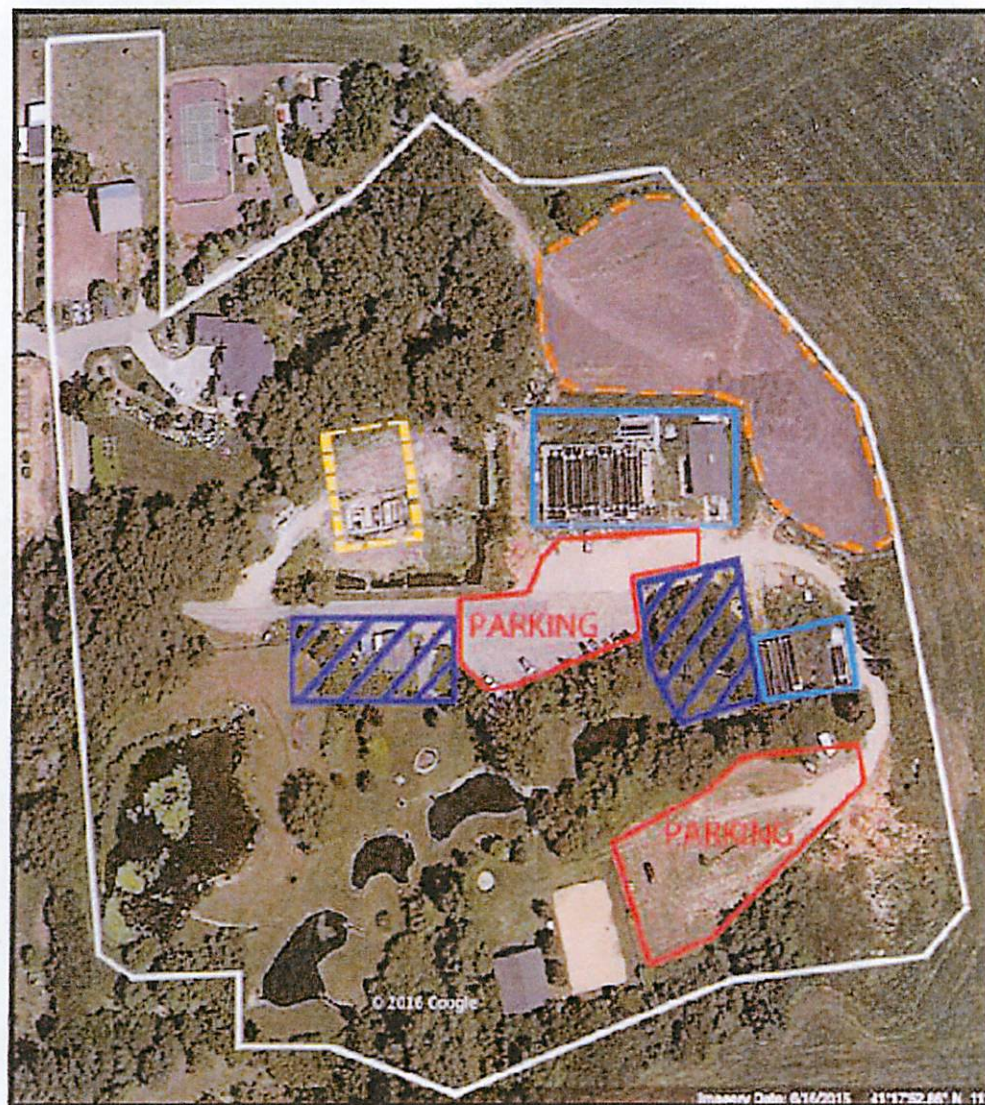
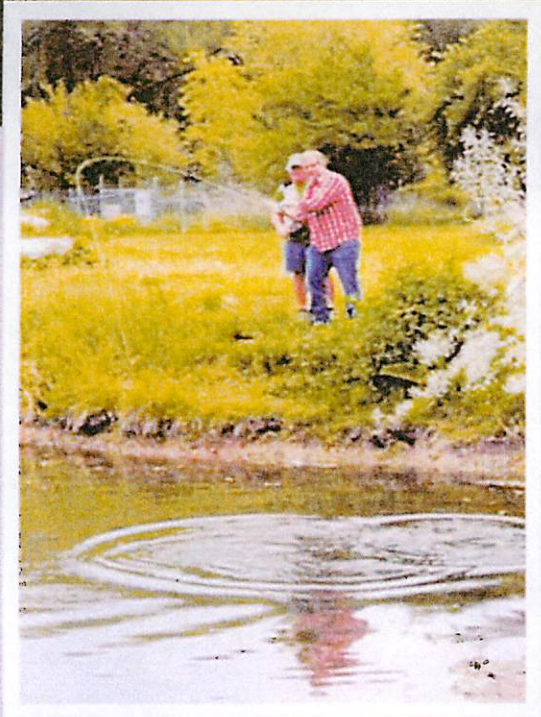
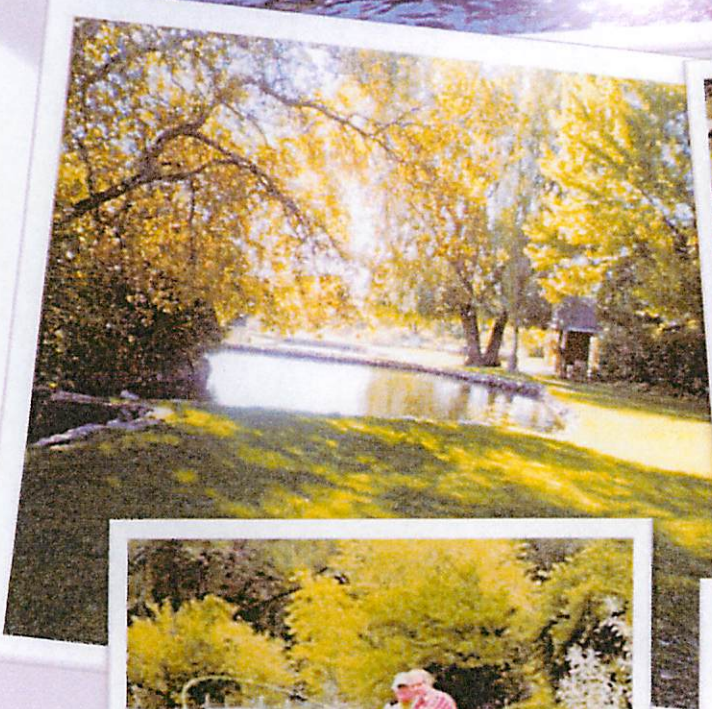




Exhibit C- Current Site Photos







## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, May 10, 2016

**Applicant:** Robert Favero

**File Number:** SPE 2016-02

**Approximate Address:** 3790 West 2200 South

**Project Area:** 12.028 Acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential/ Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-078-0137

**Township, Range, Section:** T6N, R2W, Section 28

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

### Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

### Summary

The applicant has submitted a conceptual sketch plan for a 10 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 8.302 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision and a 25% bonus density based on providing 0.055 acres of open space to be used as a community garden. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.









## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an access exception to use a private right-of-way (R.O.W.) as the primary access for 6 lots in the Hidden Oaks Subdivision.

**Agenda Date:** Tuesday, May 10, 2016

**Applicant:** Sharon Clark, agent; Somerset Lands LLC, owner

**File Number:** Access Exception (AE 2016-01)

#### Property Information

**Approximate Address:** 6260 South 2125 East (Jared Circle)

**Project Area:** 3.28 Acres

**Zoning:** Residential Estates Zone (RE-15)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 07-665-0001

**Township, Range, Section:** T5N, R1W, Sections 23

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

### Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 3 (Residential Estates RE-15 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

### Background

The applicant is requesting approval to use a 25 foot private right-of-way (R.O.W) as the primary access for the future consideration of 6 lots in a development that would re-subdivide Lot 1R in the Hidden Oak Cove Subdivision. The property is located in the Residential Estates RE-15 Zone at approximately 6260 South 2125 East (Jared Circle). The site is 3.28 acres. The RE-15 Zone requires single family dwellings to be on lots no less than 15,000 square feet. The applicant has provided a narrative (Exhibit A) and concepts (Exhibit B) of the project.

The location of the proposed private R.O.W. is from a 29 foot gap that was left available for access when the subdivision (Exhibit D) creating Jared Circle was platted in 1992. In 2004 this property received a variance (BOA 2004-09) from the Board of Adjustment to allow for a R.O.W. access for two lots. This approval was based the unique boundary conditions of the property which is surrounded by developed lots with only this 25 foot gap and frontage on Highway 89. As Highway 89 is a divided state highway the Utah Department of Transportation (UDOT) would not grant access due to traffic safety concerns. The approval was conditioned upon the private R.O.W. meeting, at the time of subdivision, the design standards that were in place at the time.

In 2005 the property platted as Lot 1R (Exhibit C) in the Hidden Oaks Subdivision (LVH 010605) as only one restricted lot. A Geologic and Geotechnical report was submitted and reviewed by the county and the Utah Geologic Survey citing some concerns as to the slope and soils, but that with a review of the house plans the property would support one residence.

Typically access exceptions such as this have been reviewed and approved administratively by Planning Division staff. However, as this access exception is for the future consideration of 6 lots, and has Hillside and Natural Hazards concerns it is suggested that the application be reviewed by the Planning Commission.



At the time of subdivision, the private R.O.W. will be required to meet:

1. All design, safety, and lot/parcel standards listed in Title 108 Chapter 7 Section 29 of the Weber County Land Use Code.
2. All recommendations made by applicable review agencies, approved plans, and reports.
3. A maintenance plan for the private R.O.W. must be put in place.

In addition to these standards, the request is required to comply with the criteria and conditions listed in Section 31, which is specific to access by a private R.O.W. These standards are listed below under "Summary of Planning Division Considerations." Approval of the private R.O.W. as the primary access does not act as approval of the future consideration of a subdivision plat.

## **Summary of Planning Division Considerations**

### **Review Criteria:**

108-7-31. Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

#### **1. Criteria**

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

#### **2. Conditions**

- a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
- b. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

### **Analysis:**

Staff has reviewed and analyzed the request for access by a private R.O.W using the criteria in Section 31. Based on review and analysis of staff's research and the information provided, staff has made the following determinations:

- Property boundary conditions are such that access is limited in a unique way due to previous development and UDOT's lack of access from Highway 89. It is impractical for a full street or cul-de-sac to be required at this location.
- Due to the unique topography, steepness, and width construction of a county road it is impractical to provide a county road.

## **Conditions of Approval**

- Prior to final subdivision approval, the applicants must also sign an agreement to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private R.O.W. with a street that would serve as a required access to additional lots.
- Meeting applicable review agency requirements such as:
  - Requirements of the Weber County Engineering Division
  - A Natural Hazards and Hillside Review approval
  - Installation of the proposed improvements



- Requirements of the Weber Fire District
- Completing and recording the subdivision
- Meeting the design criteria listed in Sec. 108-7-29 Access Easement Standards
- A cost and maintenance plan put in place for the approved care of private R.O.W.

### **Staff Recommendation**

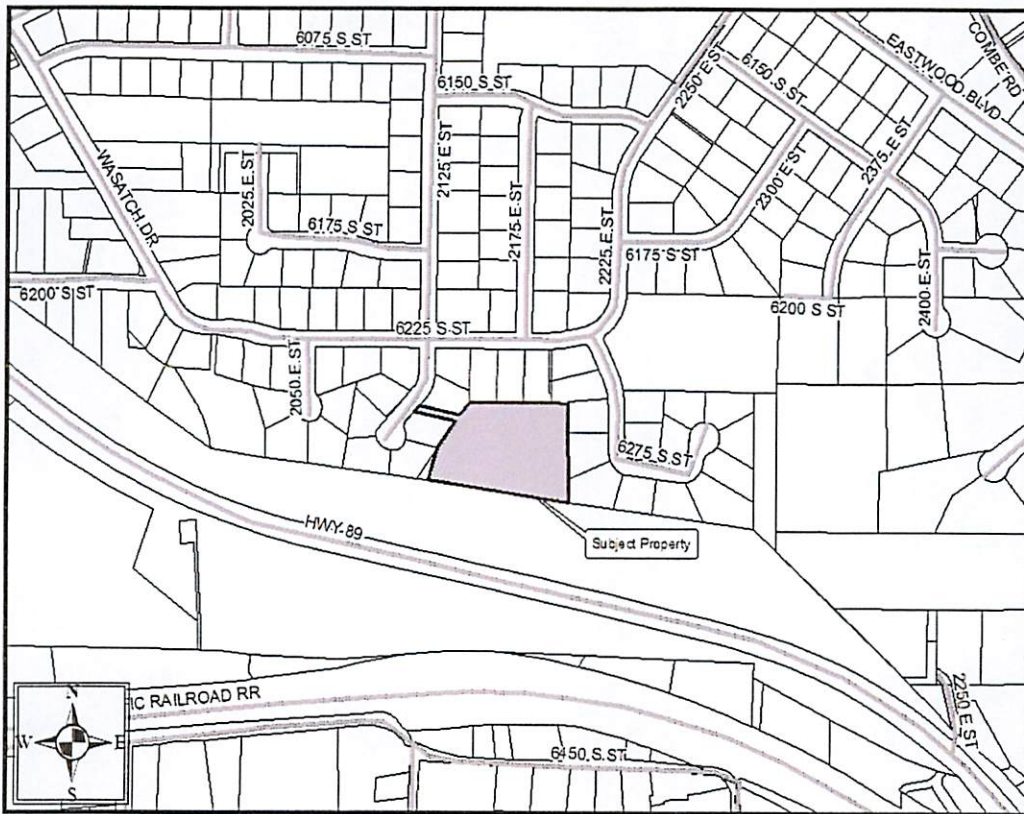
Staff recommends approval of a private R.O.W. as the primary access for the proposed 6 lots (AE 2016-01). The recommendation is subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- This property has boundary conditions which limits typical access requirements in a unique way and is undesirable as the other property surrounding the site has been developed and access from Highway 89 is not approved from UDOT. It is therefore impractical for a full street or cul-de-sac to be required at this location.
- Due to the unique topography, steepness, and width construction of a county road it is impractical to provide a county road.

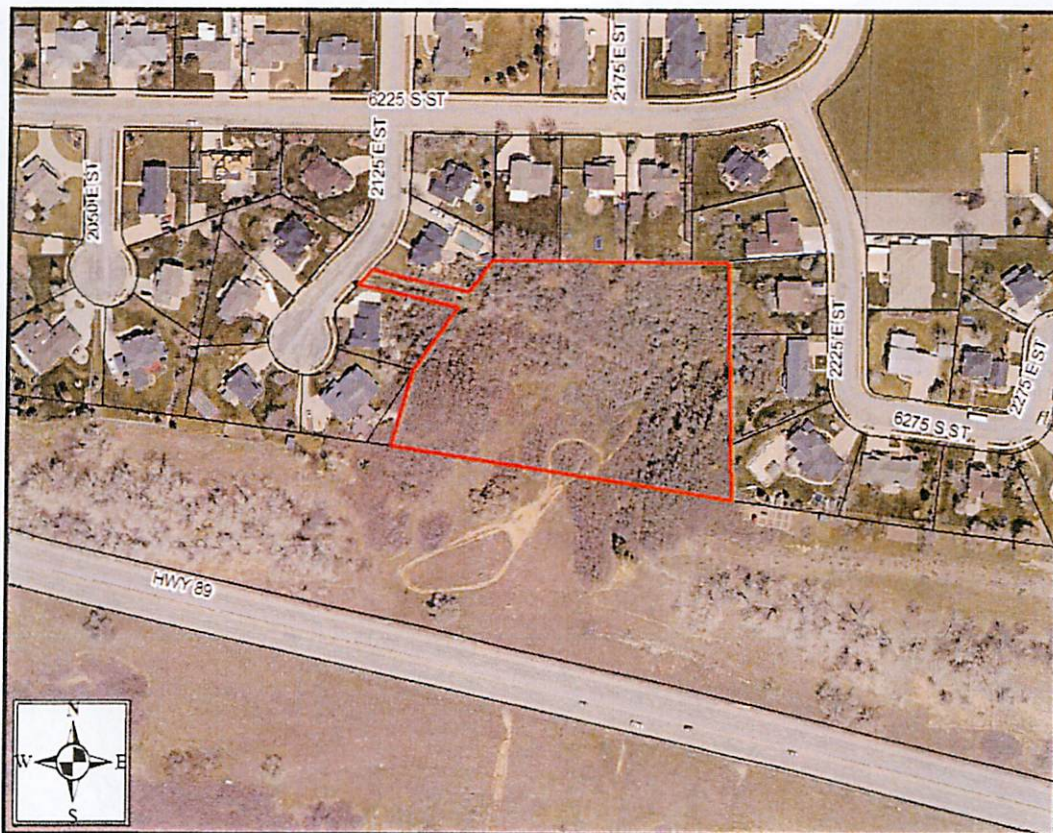
### **Exhibits**

- A. Application with narrative
- B. Proposed site plans
- C. Hidden Oak Cove Subdivision plat
- D. Highlands Bluff Estates Subdivision phase 3

Map 1



Map 2





## Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed 29 March 2010	Fees (Office Use) 225.00	Receipt Number (Office Use) 8659	File Number (Office Use)
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### Application Type

<input type="checkbox"/> Access by Private Right of Way	<input checked="" type="checkbox"/> Access at a location other than across the front lot line
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### Property Owner Contact Information

Name of Property Owner(s) Sharon Jean Clark		Mailing Address of Property Owner(s) P.O. Box 65999 SLC, UT 84165
Phone 801-580-8931	Fax	
Email Address (required) bluehomes@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	
Email Address (required)		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

### Property Information

Project Name Hidden Oak Subdivision	Total Acreage 3.28	Current Zoning RE15
Approximate Address 6260 S. Jared Way	Land Serial Number(s) 07-665-0001	
Proposed Use 6 lot subdivision		

### Project Narrative

Owner requests Access Exception to parcel other than by frontage with the intent to provide private access to residents of a proposed 6 lot subdivision. Thank you for your consideration.



### Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

Owner requests Access Exception to parcel other than by frontage with the intent to provide access to residents of a proposed 6 lot subdivision.

Access from Hwy. 89 was denied by UDOT.

☐ Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

☒ The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.



### Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:

See property boundary conditions on plat map. Access through frontage on highway 89 is unavailable.

☐

Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.



### Property Owner Affidavit

I (We), Sharon Jean Clark, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my(our) knowledge.

Sharon Jean Clark Property Owner \_\_\_\_\_ Property Owner

Subscribed and sworn to me this 29 day of March, 2016

Sherri L. Sillitoe Notary



### Authorized Representative Affidavit

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_ Property Owner \_\_\_\_\_ Property Owner

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_ Notary



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

**Customer Receipt**

Receipt  
Number **8659**

**Receipt Date**

**03/29/16**

Received From:

Blue Mountain Homes,

Time: 17:06  
Clerk: ssillitoe

Description	Comment	Amount
Access Exceptio	Access Exception Per	\$225.00

Payment Type	Quantity	Ref	Amount
CHECK		1070	

AMT TENDERED: \$225.00

AMT APPLIED: \$225.00

CHANGE: \$0.00

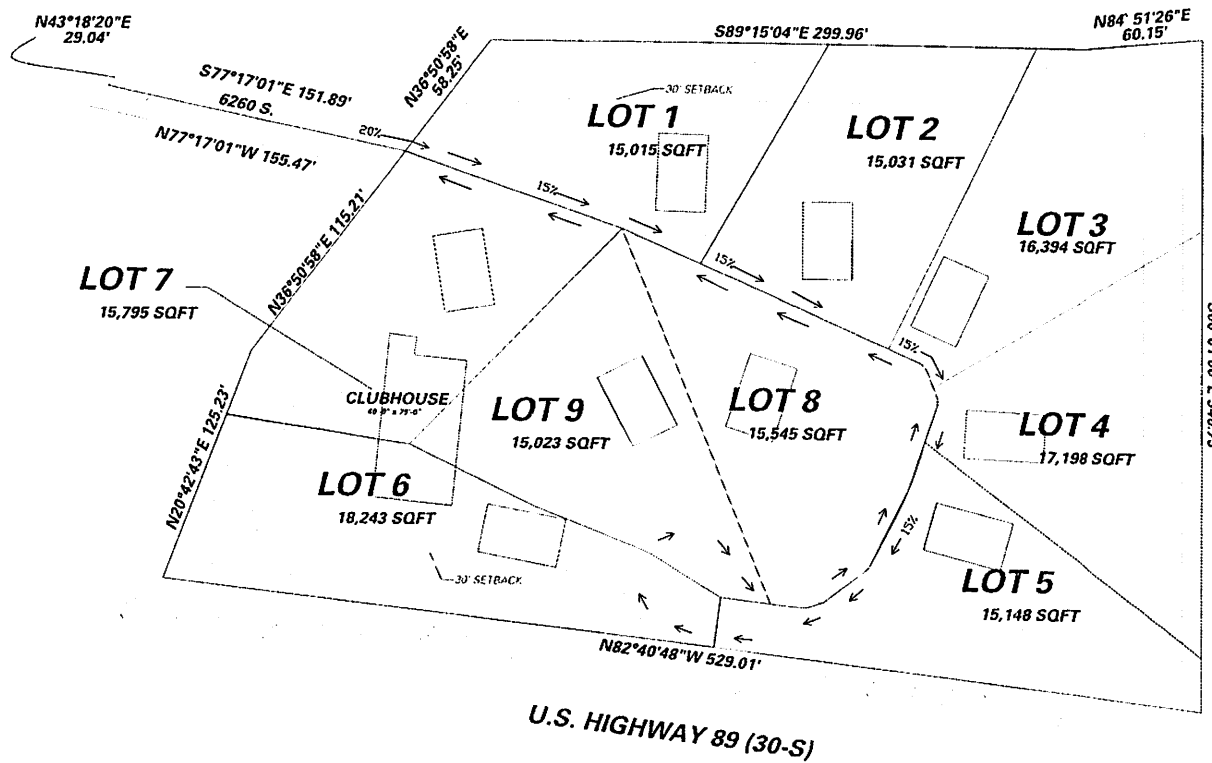




# HIDDEN OAKS SUBDIVISION

WEBER COUNTY, UTAH  
APRIL, 2008

DAVID FULTON  
DRAFTING CONSULTANT  
BOISE, IDAHO 83706  
(208)891-8798



REVISION	DATE	BY	CHKD

PROJECT NAME  
HIDDEN OAKS SUBDIVISION  
6160 S. 2125 E  
OGDEN, UTAH

OWNER  
DONALD S. FULTON  
653 S. CONWAY CT.  
SALT LAKE CITY, UTAH 84111

CONTRACT  
PROPOSED SITE PLAN

DATE  
DRAWN BY  
CHECKED BY  
DATE  
SHEET NUMBER

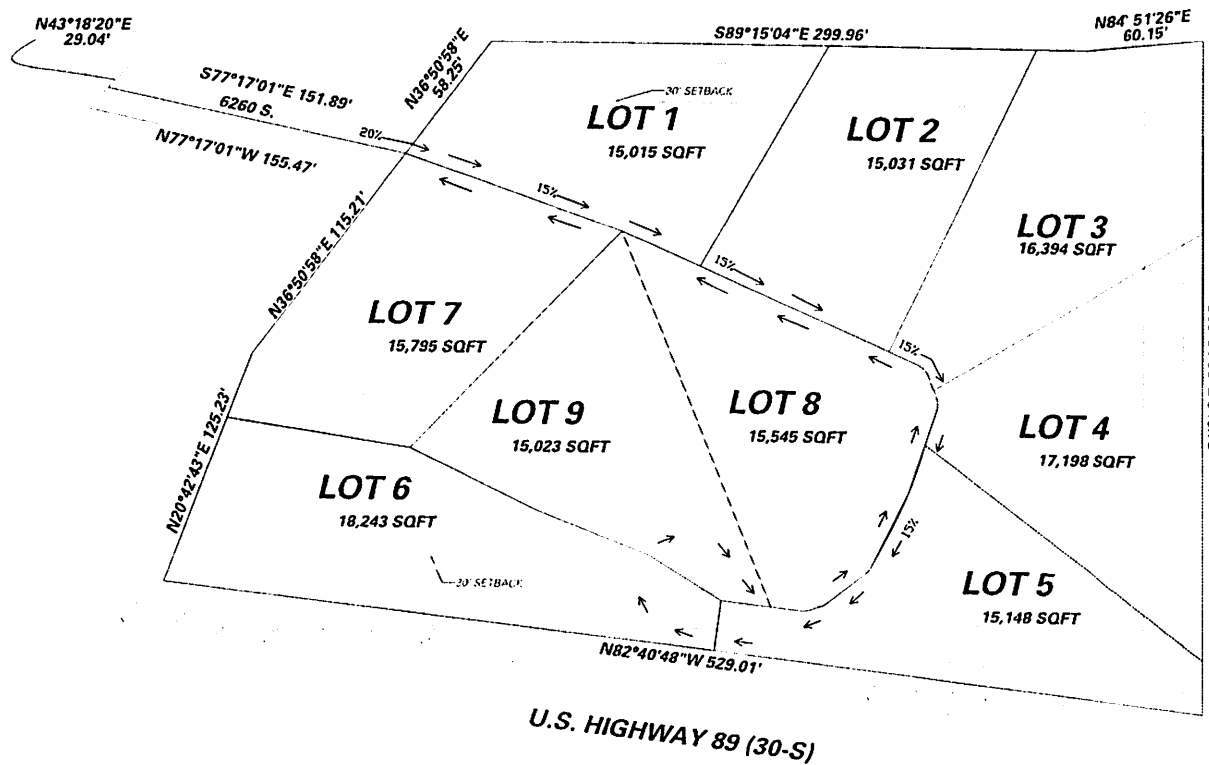
SITE

# HIDDEN OAKS SUBDIVISION

WEBER COUNTY, UTAH

APRIL, 2008

DAVID FULTON  
DRAFTING CONSULTANT  
BOISE, IDAHO 83706  
(208)801-8798



NOTE:  
PADS SHOWN ARE 25'-0" BY 40'-0".

REVISION	DATE	BY	CHKD

HIDDEN OAKS SUBDIVISION  
6160 S. 2125 E  
OGDEN, UTAH

DONALD S. FULTON  
653 S. CONWAY CT.  
SALT LAKE CITY, UTAH 84111

PROPOSED SITE PLAN

DATE: 4/21/08  
 DRAWN BY: DF  
 CHECKED BY: DF  
 SCALE: AS SHOWN  
 SHEET NUMBER: 21 OF 28

SITE





# HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

WEBER COUNTY, UTAH

FEBRUARY 1992

## 6 AND BOUNDARY

NO.	BEARING	DIST.
(1)	S 45° 41' 07" E	70.00
(2)	S 77° 17' 01" W	181.20
(3)	S 49° 18' 20" W	75.04
(4)	S 77° 17' 01" E	181.47

## LOT

LOT NO.	BEARING	DIST.
(5)	S 45° 18' 20" W	32.10
(6)	N 18° 48' 40" E	21.89
(7)	S 45° 18' 20" W	181.51

NO.	DELTA	RAD	ARC	TAN	CHORD	CHORD BEING
(1)	45° 30' 45"	100.00	74.20	98.90	78.81	S 23° 02' 50" W
(2)	45° 30' 45"	70.00	51.84	67.23	53.76	S 23° 02' 50" W
(3)	45° 30' 45"	150.00	94.49	90.87	94.29	S 23° 02' 50" E
(4)	67° 06' 32"	75.00	55.66	18.06	57.93	N 09° 19' 04" E
(5)	39° 45' 25"	88.00	64.15	18.87	57.37	N 04° 40' 31" W
(6)	52° 16' 05"	88.00	78.97	46.04	73.36	N 86° 11' 11" E
(7)	77° 44' 30"	88.00	74.63	44.33	69.05	S 49° 48' 31" E
(8)	40° 14' 33"	88.00	46.81	24.83	44.89	S 19° 11' 04" W
(9)	147° 06' 23"	88.00	234.04	-	51.21	S 80° 40' 06" E

## LOT INFORMATION

LOT	AREA (S.F.)	ADDRESS
(1)	15,154	4254 SOUTH 325 EAST STREET
(2)	15,132	4256 SOUTH 325 EAST STREET
(3)	16,406	4258 SOUTH 325 EAST STREET
(4)	15,433	4259 SOUTH 325 EAST STREET
(5)	15,290	4275 SOUTH 325 EAST STREET
(6)	15,203	4281 SOUTH 325 EAST STREET
(7)	16,700	4259 SOUTH 325 EAST STREET
(8)	15,627	4296 EAST 4259 SOUTH STREET
(9)	15,199	4307 SOUTH 325 EAST STREET
(10)	15,199	4318 EAST 4259 SOUTH STREET
(11)	15,000	4296 EAST 4259 SOUTH STREET
(12)	15,000	4298 EAST 4259 SOUTH STREET

## NOTES

- UTILITY EASEMENTS ARE INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR GREATER WATER LINES, DRAINAGE, SANITARY AND STORM SEWERS, POWER LINES TELEPHONE LINES AND OTHER PUBLIC UTILITIES. ALL EASEMENTS SHALL BE 10 FEET UNLESS OTHERWISE INDICATED.
- 6 - 6 - LOCATE SURVEY MONUMENTS (S)
- THE PROPERTY RIGHT OF WAY LINE WAS DETERMINED FROM EXISTING RIGHT OF WAY MARKERS.
- THE BEARING SYSTEM USED IN THE UTAH STATE PLANS (S)
- THE SUBDIVISION BOUNDARY CORNERS HAVE BEEN SET WITH 3/4" IRON PIPES WITH CAP STAMPED "WEBER CO. INC."
- DAI - NON-ADJ.

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EXTRACTED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 7<sup>th</sup> DAY OF FEBRUARY, 1992

*Matthew A. Jones*  
SIGNATURE



## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.

SIGNED THIS 11<sup>th</sup> DAY OF February, 1992

*Carla Chittum*  
SIGNATURE

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SUBDIVISION DOCUMENTS SUBMITTED WITH THIS PLAT AND FIND THEY ARE IN CONFORMANCE WITH THE ORDINANCE REQUIREMENTS NOW IN FORCE AND EFFECT.

2/11/1992 *Matthew A. Jones*  
DATE SIGNATURE

## CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WEBER  
ON THE 11<sup>th</sup> DAY OF February, 1992 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, *V. KAY KENDALL*, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, SHE IS/ARE PRESIDENT OF SAID CORPORATION AND THAT SHE STOKED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: April 2, 1994

## SURVEYOR'S CERTIFICATE

I, D. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HIGHLANDS BLUFF ESTATES SUBDIVISION-PHASE 3, IN WEBER COUNTY, UTAH, 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 AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 22<sup>ND</sup> DAY OF JANUARY, 1992.

2237  
LICENSE NO.

*D. Neil Smith*  
SIGNATURE

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND HAVE SAID TRACT HIGHLANDS BLUFF ESTATES SUBDIVISION-PHASE 3, 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 THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THESE STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEBER COUNTY, SUCH DEDICATION SUBJECT TO ALL EXISTING EASEMENTS ON RECORD.

SIGNED THIS 11<sup>th</sup> DAY OF February, 1992.  
HIGHLANDS BLUFF DEVELOPMENT CO., INC.  
A UTAH CORPORATION

BY: *V. KAY KENDALL*  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WEBER

ON THE 11<sup>th</sup> DAY OF February, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: April 2, 1994



## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

BEGINNING AT A POINT ON THE SOUTH LINE OF EAST HIGHLAND ESTATES SUBDIVISION NO. 4 WHICH IS LOCATED S 00° 37' 11" E 1519.37 FEET ALONG THE SECTION LINE AND S 89° 18' 04" E 452.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M. MARKING THENCE S 89° 18' 04" E 302.12 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2, THENCE ALONG THE BOUNDARY LINE OF SAID HIGHLANDS BLUFF ESTATES THE FOLLOWING FOUR COURSES: S 00° 47' 30" W 299.96 FEET, S 89° 12' 25" E 20.00 FEET, S 89° 03' 53" E 139.12 FEET, S 00° 44' 54" W 34.96 FEET, THENCE S 34° 50' 56" W 13.25 FEET, THENCE N 77° 17' 01" W 181.89 FEET, THENCE S 45° 18' 20" W 29.04 FEET, THENCE S 17° 17' 01" E 154.47 FEET, THENCE S 36° 50' 56" W 298.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE N 82° 40' 48" W 276.91 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S 12° 46' 45" E 317.15 FEET, THENCE S 71° 27' 54" W 85.06 FEET, THENCE N 00° 44' 56" E 157.80 FEET, THENCE S 89° 18' 04" W 253.30 FEET, THENCE N 00° 01' 04" W 210.01 FEET TO THE POINT OF BEGINNING, CONTAINS 4.296 ACRES.

SAID BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., AS S 00° 37' 11" E MARKED BY WEBER COUNTY BRASS CAP MONUMENTS.

PREPARED BY:  
WEBER ENGINEERING, INC.  
1000 S. 1000 E. SUITE 100  
SALT LAKE CITY, UTAH 84143

## COUNTY RECORDER

ENTRY NO. 11617150, P. 243  
\$225.00, FILED FOR RECORD AND  
RECORDED 6-18-1992, AT  
1:30 P.M. IN BOOK 83  
OF OFFICIAL RECORDS, PAGE 624.  
FOR: V. KAY KENDALL  
PRESIDENT  
HIGHLANDS BLUFF DEVELOPMENT CO., INC.  
BY: *Sharon Wells*  
REC'D