

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

September 26, 2024
1:00 p.m.

1. Administrative Items

1.1 File number UVS062824 - Consideration and action on final approval of Sky Ranch Subdivision 1st Amendment, consisting of 2 lots, located at approximately 1000 N 7300 E, Huntsville.

Planner: Felix Lleverino

Adjourn

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

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

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

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	File number UVS062824 - Consideration and action on final approval of Sky Ranch Subdivision 1 st Amendment, consisting of 2 lots, located at approximately 1000 N 7300 E, Huntsville.
Agenda Date:	September 25 2024
Applicant:	Scott Brusseau
File Number:	UVS062824

Property Information

Approximate Address:	7444 E Sky Ranch Road, Huntsville
Project Area:	35.39 acres
Zoning:	AV-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	211720003
Township, Range, Section:	T6N, R1E, Section 7

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural (AV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

History

The Sky Ranch Subdivision consisting of 5 lots with a request to create a private access road was approved on October 13th, 2021.

The Planning Division considered an amendment to lot 3 of the Sky Ranch Subdivision on July 13th, 2024.

Background and Summary

The applicant is requesting final administrative approval of Sky Ranch Subdivision, consisting of 2 lots, a proposal that would amend lot 3 of the Sky Ranch Subdivision. Lots four and five are of the Sky Ranch Subdivision first amendment would be approximately 17 plus acres and have access by a shared private access easement called Sky Ranch Road (1050 North).

Analysis

General Plan: This proposal is not contrary to the goals and policies of the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-17-1 as:

1. *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.*

Culinary Water, Sanitary Sewer, and Secondary Water: The applicant has provided proof that 1.00 acre foot water allotment from the Weber Basin Conservancy district. The Weber-Morgan Health Department approves of the Sky Ranch 1st Amendment water system serving 2 connections. This well provides for both culinary water and irrigation water for lots four and five of the Sky Ranch Subdivision 1st Amendment. Well Approval from the Health Department is attached as exhibit D

An updated septic feasibility letter is included with this report stating that the placement of a septic system for each lot within this amendment is feasible. Before the placement of septic systems, the developer must obtain septic permits.

The Weber Basin District allows for the water access by a private well to be used for outdoor watering. The subdivision plat shall include a note stating the general outdoor watering restrictions and the owner must enter into a covenant restricting the use of water.

Sensitive Lands: The sensitive land map indicates that this property contains a drainage area. This sensitive area is depicted on the subdivision plat. No structures may be placed within this sensitive area.

Review Agencies: The Weber County Engineering Division is ready to approve this proposal. The Weber County Surveyor's Office has several comments that are addressed by plat revisions. The Weber Fire District will require a fire suppression system or submit a plan for fire hydrants. The Weber-Morgan Health Department requires that the shared (non-public) well is permitted, and given approval before the subdivision plat is recorded. The Planning Division will require several plat notes to be addressed with a revised plat.

Staff Recommendation

Staff recommends final approval of the Sky Ranch Subdivision 1st Amendment consisting of 2 lots. This recommendation for approval is subject to the following conditions and the applicable county review agency requirements.

1. The shared well agreement is recorded by the owner before the Health Department signs the subdivision plat.
2. A plat note describing the irrigation watering restrictions is stated on the plat.
3. A Covenant restricting the use of water is recorded on the title for each lot.
4. Fire District requirements are satisfied.

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. Sky Ranch 1st Amendment plat
- B. Petition to Weber Basin for the Allotment of Water
- C. Septic Feasibility Letter
- D. Shared Well Approval

Location Map 1

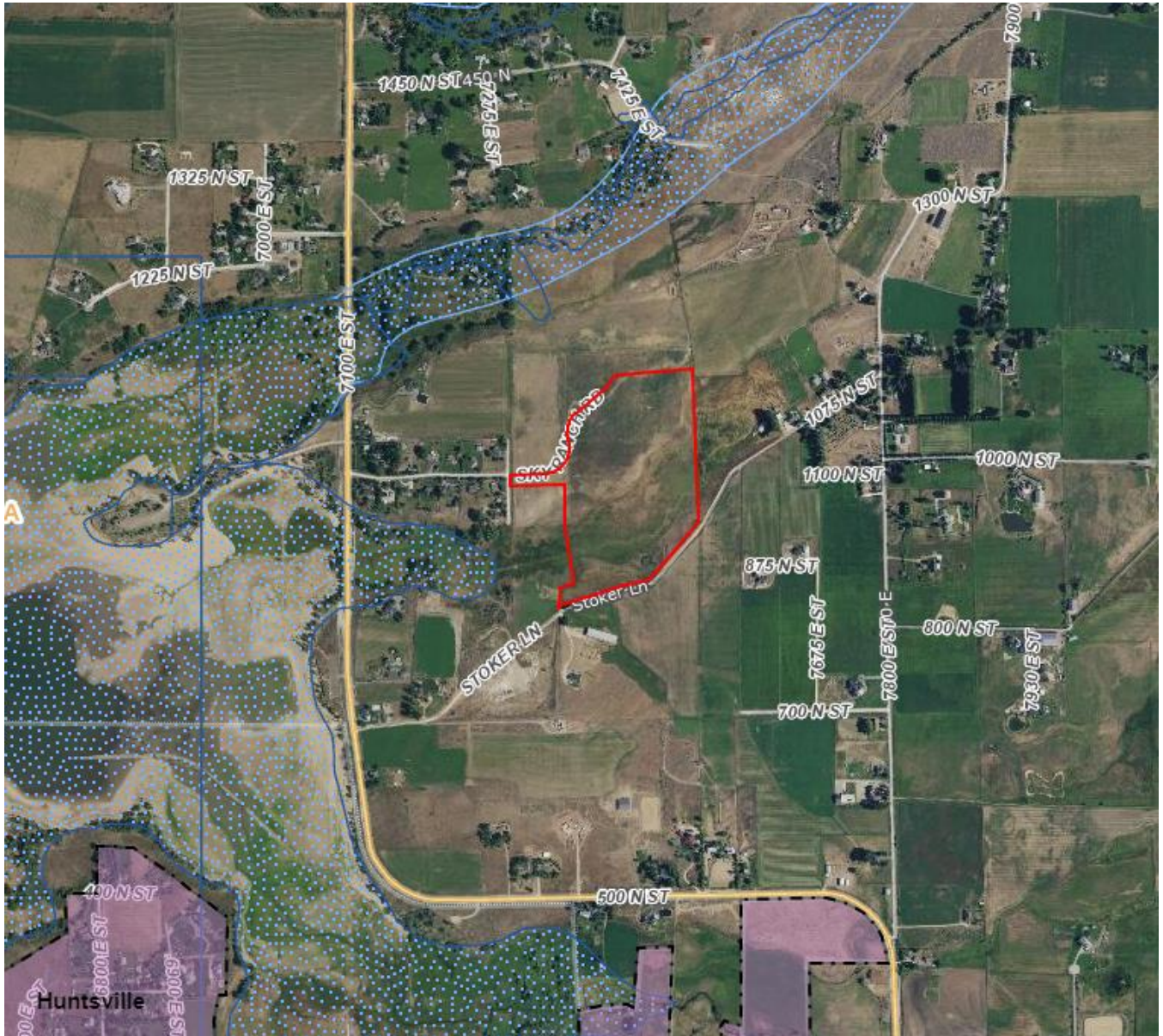


Exhibit A

SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, SKY RANCH
 PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 AUGUST, 2024



VICINITY MAP
 NOT TO SCALE

BOUNDARY DESCRIPTION

ALL OF LOT 3, SKY RANCH, TOGETHER WITH OTHER LANDS, BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SKY RANCH, BEING 3375.00 FEET SOUTH AND 1289.03 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER OF SAID SECTION BEING 2654.00 FEET SOUTH 00°16'36" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°28'19" EAST 258.25 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, WITH A DELTA ANGLE OF 101°23'13", A CHORD BEARING OF NORTH 38°46'42" EAST, AND A CHORD LENGTH OF 309.49 FEET; (3) NORTH 11°54'54" WEST 36.30 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 218.41 FEET, WITH A DELTA ANGLE OF 62°34'21", A CHORD BEARING OF NORTH 19°22'17" EAST, AND A CHORD LENGTH OF 207.72 FEET; AND (5) NORTH 50°39'27" EAST 254.91 FEET TO THE SOUTHERLY LINE OF LOT 2, SKY RANCH; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 299.99 FEET, AN ARC LENGTH OF 151.25 FEET, WITH A DELTA ANGLE OF 28°53'17", A CHORD BEARING OF NORTH 36°12'49" EAST, AND A CHORD LENGTH OF 149.65 FEET; AND (2) NORTH 84°13'20" EAST 613.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 03°33'20" EAST 63.11 FEET; THENCE SOUTH 02°23'08" EAST 1124.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STOKER LANE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 114.90 FEET, WITH A DELTA ANGLE OF 09°40'54", A CHORD BEARING OF SOUTH 37°00'46" WEST, AND A CHORD LENGTH OF 114.77 FEET; (2) SOUTH 41°51'13" WEST 461.45 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.76 FEET, WITH A DELTA ANGLE OF 34°07'40", A CHORD BEARING OF SOUTH 58°55'06" WEST, AND A CHORD LENGTH OF 32.28 FEET; (4) SOUTH 75°58'56" WEST 209.20 FEET; (5) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2193.54 FEET, AN ARC LENGTH OF 152.81 FEET, WITH A DELTA ANGLE OF 03°59'29", A CHORD BEARING OF SOUTH 73°51'55" WEST, AND A CHORD LENGTH OF 152.78 FEET; (6) SOUTH 72°32'50" WEST 309.10 FEET; AND (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 114.50 FEET, AN ARC LENGTH OF 40.50 FEET, WITH A DELTA ANGLE OF 20°15'50", A CHORD BEARING OF SOUTH 62°25'00" WEST, AND A CHORD LENGTH OF 40.28 FEET; THENCE NORTH 01°58'03" EAST 142.60 FEET; THENCE NORTH 71°21'28" EAST 121.64 FEET; THENCE NORTH 08°57'13" WEST 457.35 FEET; THENCE NORTH 00°43'17" WEST 308.85 FEET; THENCE SOUTH 89°42'06" WEST 419.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 7300 EAST STREET; THENCE NORTH 00°31'41" WEST 83.60 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 1,541,994 SQUARE FEET OR 35.399 ACRES.

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 0435635 E 4569907 N)
 0-43" SANDY LOAM, BLOCKY STRUCTURE
 43-125" SAND WITH CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 0435522 E 4569866 N)
 0-36" SANDY LOAM, BLOCKY STRUCTURE
 36-54" SANDY LOAM, MASSIVE STRUCTURE
 * 54-95" SAND W/ SILTY CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 58" & HEAVY AT 85"
 95-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
- EXPLORATION PIT #7** (UTM ZONE 12 NAD 83 0435467 E 4569749 N)
 0-46" SANDY LOAM, BLOCKY STRUCTURE
 46-69" SANDY LOAM, MASSIVE STRUCTURE
 69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"
 99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS NORTH 00°16'36" EAST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND SKY RANCH. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS FOUND.

NOTES

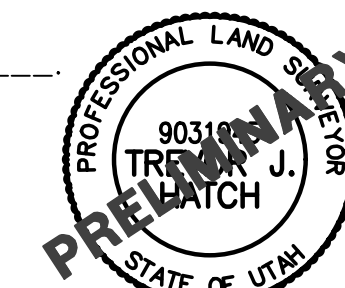
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- WEBER COUNTY TO HAVE ACCESS FOR INSPECTION OF THE DETENTION BASIN LOCATED ON LOT 5.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
- ACCESS AND UTILITY EASEMENTS ALONG WITH SENSITIVE LANDS LOCATION PER DEDICATION PLAT BOOK 93, PAGE 027, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.
- LANDSCAPING AND WATERING SYSTEM RESTRICTIONS PER RECORDED COVENANT OR, IF APPLICABLE, COVENANTS THAT SPECIFIES THE AUTOMATIC WATERING SYSTEM REQUIREMENTS OF SECTION 106-4-2.010 PER WEBER COUNTY.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SKY RANCH 1ST AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945
 UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SKY RANCH 1ST AMENDMENT**, AND DO HEREBY DEDICATE A 20 FOOT WIDE PRIVATE WATER EASEMENT TO EXTEND FROM LOCATION OF WELL ACROSS A PORTION OF LOT 4 IN FAVOR OF LOT 5 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIVATE WATER SERVICE LINE, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS

SIGNED THIS _____ DAY OF _____, 20____

SKY RANCH PARTNERS, LLC

SCOTT R. BRUSSEAU, MANAGER

DATE

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF SAID LLC, AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 1 OF 2

DEVELOPER:

Sky Ranch Partners, LLC
 By: Scott R. Brusseau, Manager

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 _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

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.
 SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH

SIGNED THIS _____ DAY OF _____, 20____

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 AFFECT.
 SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, 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 _____, 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
 _____ Filed For Record
 And Recorded, _____
 At _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____

Weber County Recorder

Deputy.

SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, SKY RANCH
 PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 AUGUST, 2024



VICINITY MAP
NOT TO SCALE

CURVE TABLE

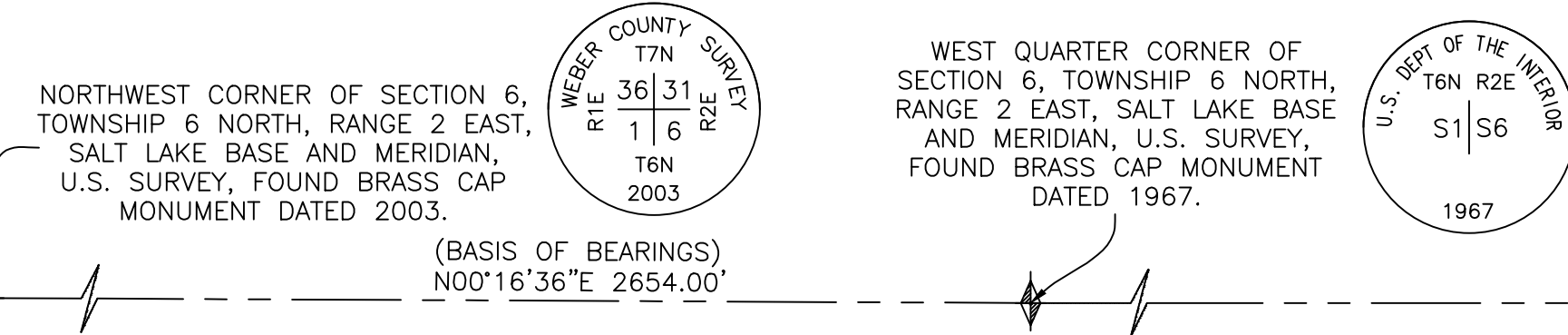
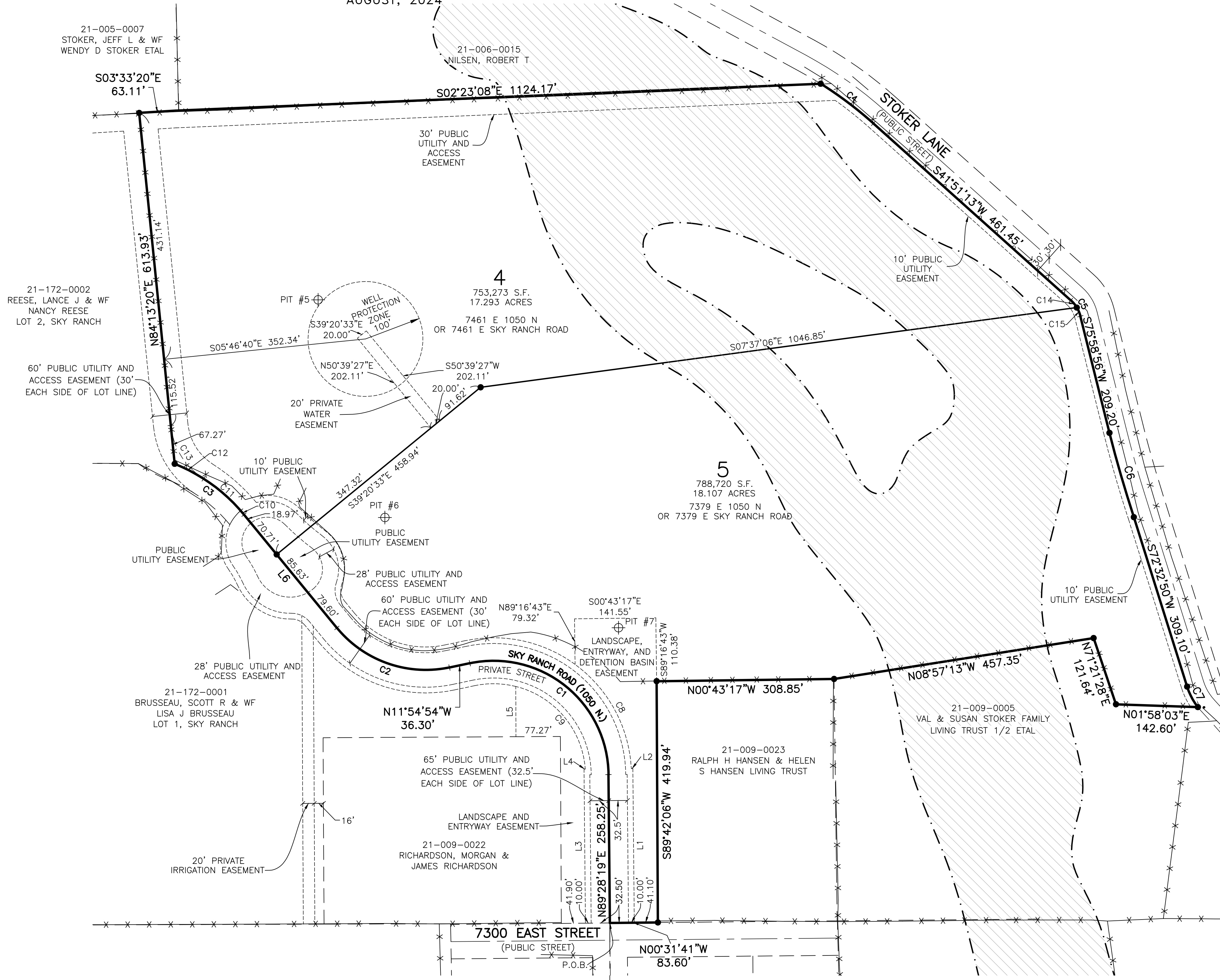
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	199.99'	353.89'	N38°46'42"E	309.49'	101°23'13"
C2	199.99'	218.41'	N19°22'17"E	207.72'	62°34'21"
C3	299.99'	151.25'	N36°12'49"E	149.65'	28°53'17"
C4	680.00'	114.90'	S37°00'46"W	114.77'	9°40'54"
C5	55.00'	32.76'	S58°55'06"W	32.28'	34°07'47"
C6	2193.54'	152.81'	S73°51'55"W	152.78'	3°59'29"
C7	114.50'	40.50'	S62°25'00"W	40.28'	20°15'50"
C8	239.99'	213.00'	N61°39'30"E	206.08'	50°51'04"
C9	159.99'	200.90'	N49°54'53"E	187.96'	71°56'50"
C10	299.99'	9.03'	N49°47'44"E	9.03'	1°43'28"
C11	299.99'	85.62'	N40°45'25"E	85.33'	16°21'09"
C12	299.99'	56.60'	N27°10'30"E	56.52'	10°48'40"
C13	125.00'	112.66'	N58°24'05"E	108.89'	51°38'30"
C14	55.00'	16.38'	S50°23'11"W	16.32'	17°03'50"
C15	55.00'	16.38'	S67°27'01"W	16.32'	17°03'50"

LINE TABLE

#	BEARING	DISTANCE
L1	N89°28'19"E	268.25'
L2	N00°31'41"W	2.71'
L3	N89°28'19"E	268.25'
L4	S00°31'41"E	2.19'
L5	S89°42'05"W	87.54'
L6	N50°39'27"E	1254.91'

LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = SECTION TIE LINE
 - = ROAD CENTERLINE
 - = EXISTING FENCE
 - = SENSITIVE LANDS
- Scale: 1" = 100'



Reeve & Associates, Inc.
 5160 S 1500 W, RIVESDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.

Surveyor: T. HATCH
 Designer: A. MULLINS
 Begin Date: 4-15-2024
 Name: SKY RANCH 1ST AMD.
 Number: 7838-02
 Revision: 8-6-24 A.M.
 Scale: 1"=100'
 Checked: _____

Weber County Recorder

Entry No. _____ Fee Paid _____
 At _____ Filed For Record _____
 At _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____
 _____ Weber County Recorder
 _____ Deputy.

Huntsville

Account No. 15046

Replacement Contract/District 3

**PETITION TO WEBER BASIN WATER CONSERVANCY DISTRICT
FOR THE ALLOTMENT OF WATER**

CW Group (Colin) (herein "Petitioner") hereby applies to the Weber Basin Water Conservancy District (herein "District") for the allotment of the beneficial use of 1.00 acre-foot of untreated replacement water annually, for irrigation and domestic purposes, on land situated in Weber County, Utah, legally described as follows:

Section 7, Township 6N, Range 2E, Acres 35.818

Tax I.D. No.(s): 21-005-0052

Description of Lands:

See Attached "Exhibit A"

1. APPROVAL BY DISTRICT. In the event that the District grants this petition by executing the Order on Petition, attached hereto, this instrument shall be a contract between the Petitioner and the District (sometimes referred to herein as the "Contract"), which Contract shall be effective on the date upon which the District enters the Order on Petition.

2. OBLIGATION TO PAY. In consideration of such allotment and upon condition that this Petition is granted by the District, Petitioner agrees: -----

(a) To pay for the right to use the allotted water an amount annually, which amount initially shall be \$482.96. A portion of the above payment amount is to be applied to the extent required on the District's obligations under bonds or other government-District contracts or capital expenditures, and is to be fixed from time to time by the District's Board of Trustees. The remainder of the above payment amount is to apply to the District's general operation, maintenance, and repair and replacement expenses, and other special expenses and costs incurred in operating, maintaining, repairing and replacing the separate facilities of the District used or required in servicing this Contract, hereinafter referred to as "OM&R". Such fair OM&R amounts shall be estimated each year by the Board of Trustees of the District, and any such determination shall be final and conclusive and binding on all parties. If such estimate is more than the actual cost thereof, an appropriate adjustment will be made in the annual OM&R amount for the year following the year

for which the estimate was made.

(b) The amount so fixed shall be paid whether or not the Petitioner actually takes or uses the water allotted.

(c) The first payment of the amounts so fixed shall be a tax lien upon the above-described land and the Petitioner shall be bound by the rules and regulations of the District's Board of Trustees. Nothing contained herein shall be construed to exempt the Petitioner from paying the taxes levied.

(d) Notwithstanding any of the forgoing, the District shall be entitled to change the charging structure of this Contract, including the amounts charged under this Contract, as determined from time to time by the District's Board of Trustees. The District may, in its sole and absolute discretion, change the billing structure outlined herein, including but not limited to changing that billing structure so that the Petitioner is billed based on the amounts of water used ("bill for use"), such that the District may choose to charge by the unit or gallon delivered or used, and may institute tiers that provide for increasing charges for each such unit based on the total use. As outlined in this Contract, Petitioner is obligated to install appropriate metering and measuring devices. Petitioner agrees that any such meter will satisfy all requirements of the District and will properly measure water usage, which measurement may be used by the District in determining any overuse, as outlined below, and in determining the appropriate charge under any bill for use payment structure adopted by the District under this paragraph.

3. PENALTY FOR DELINQUENCY: Every installment or charge required to be paid to the District under this Contract, which shall remain unpaid after its due date, shall bear interest from date of delinquency at a rate of 18% APR.

4. REMEDIES IN CASE OF DEFAULT: If the Petitioner shall fail to make any payment due hereunder on or before the due date, or in the event that the petitioner shall violate any of the terms of this Contract, the District may refuse the delivery of water, or upon written notice to Petitioner, cancel this Contract in its entirety, but either or both of these remedies are not exclusive. The District may exercise any other remedy given by this Contract or by law to enforce collection of any payment due hereunder.

5. USE OF WATER. The use of the water allotted hereby shall be solely for the replacement of underground water diverted, withdrawn or to be diverted or withdrawn by means of a well for irrigation and domestic purposes at a point located on the land hereinabove described, and for no other use or purpose.

6. OVERUSE. The amount of water to which the Petitioner is entitled annually shall not exceed the allotted amount as described above. In the event that Petitioner receives water in excess of the allotted amount in any given year, whether intentionally or unintentionally, the Petitioner will be billed for the excess water at a rate or rates fixed from time to time by the Board of Trustees of the District. Payment for use of water in excess of the allotted amount shall be paid within 30 days from notification by the District. Failure to make payment in full by the due date will result in the total amount being levied as a tax lien in future years, and, at the District's sole discretion, in the discontinuation of service until payment in full is received by the District.

7. UTAH STATE ENGINEER. Petitioner's use of the water hereby allotted as replacement water shall be subject to such rules and regulations as the Utah State Engineer may from time to time prescribe. The Petitioner shall not use the allotted water in any way, and the District will not be obligated to deliver water to the Petitioner as herein provided, until Petitioner first receives an approved exchange application from the Utah State Engineer. It is the responsibility of the Petitioner to obtain such approved exchange application.

8. DELIVERY OF WATER. Delivery of the water hereby allotted by the District shall be as directed by the Utah State Engineer or his representative at the outlet works of Pineview Reservoir. The District shall have no obligation to provide works or facilities of any type to conduct the water hereby allotted from its point of delivery to its ultimate place of use.

9. WATER SHORTAGE. In the event there is a shortage of water caused by drought, inaccuracies in distribution not resulting from negligence, hostile diversion, prior or superior claims or other causes not within the control of the District, no liability shall arise against the District or any of its officers, agents, or employees for any damage, direct or indirect, arising therefrom to Petitioner and the payments to the District provided for herein shall not be abated or reduced because of any such shortage or damage. During periods of water shortage, allocations of drinking water for municipal and domestic use and treated and untreated water for industrial use shall have first priority.

10. WATER CONSERVATION. The Petitioner shall, at a minimum, take the following actions to conserve and protect water: (i) keep water use within the District's conservation goals (ii) follow all applicable water use restrictions for landscape watering; (iii) follow all applicable landscape ordinances.

11. FACILITIES. The Petitioner shall construct, operate and maintain, without cost to the district, the well and appurtenant facilities necessary to secure and accurately measure Petitioner's water supply. The metering or other measuring device installed by Petitioner shall be satisfactory to the Utah State Engineer. The District has no responsibility for the quality or quantity of water that Petitioner is able to secure through the source of Petitioner's well.

12. BENEFICIAL USE. The basis, the measure and the limit of the right of the Petitioner in the use of water shall rest perpetually in the beneficial application thereof, and the Petitioner agrees to put the water allotted Petitioner hereby to beneficial use in accordance with law. The Petitioner shall have no right to hold over or accumulate water from year to year, nor to sell or rent the water.

13. ACCOUNTING AND WATER SUPPLY RECORDS. The Petitioner shall maintain a set of books and records, satisfactory to the District, which shall keep and furnish suitable records of water supply and the disposition thereof. The Petitioner agrees to provide the above information and documentation to the District upon request, and within 30 days of any such request.

14. COMPLIANCE WITH LAW. The Petitioner agrees to fully comply with all applicable federal laws, orders and regulations and the laws of the State of Utah, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water or water courses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts, or other pollutants.

15. INDEMNIFICATION. Petitioner agrees to indemnify, protect, and save and hold the District harmless against and in respect of any and all claims, losses, liabilities, damages, costs, deficiencies or expenses (including attorney's fees) resulting from any claim for any rights under the Contract or from the non-fulfillment of any covenant or agreement on the part of Petitioner under or relating to this instrument, and any and all actions, suits, proceedings, demands, assessments, judgments, costs, legal and accounting fees and other expenses incident to any of the foregoing.

16. NUMBER AND JOINT LIABILITY. In this instrument, the singular number includes the plural and the plural number includes the singular. If this instrument is executed by more than one person, firm, partnership or corporation, the obligations of each such person, firm, partnership or corporation hereunder shall be joint and several.

17. NO THIRD-PARTY BENEFICIARIES. Nothing herein shall be interpreted or construed to confer any right or remedy upon, or any duty, standard of care, liability or inference of liability to or with reference to, any person other than the District and the Petitioner and their respective successors and permitted assigns.

18. GOVERNING LAW; JURISDICTION. This instrument shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah. Petitioner submits to the jurisdiction of the Second Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this instrument and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Petitioner waives any defense of inconvenient forum to the maintenance of any action or proceeding so brought and waives any bond, surety, or other security that might be required of the District with respect thereto.

19. INTERPRETATION. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this instrument. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.

20. WAIVER. No failure or delay in exercising any right, power or privilege under this instrument, whether intentional or not, shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of a right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.

21. SUCCESSION AND ASSIGNMENT. The Contract shall be binding upon and inure to the benefit of the parties named herein and their respective successors and permitted assigns. Petitioner may not assign the Contract or any of its rights, interests, or obligations thereunder without the prior written approval of the District.

22. FURTHER ACTS. The parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of the Contract.

23. INCORPORATION OF RECITALS. The recitals set forth in this instrument are incorporated herein by reference and made a part hereof.

24. INTEGRATION. This instrument sets forth the entire understanding of the parties with respect to the subject matter hereof, and all prior negotiations, correspondence, proposals, discussions, understandings, representations, inducements and agreements, whether oral or written and whether made by a party hereto or by any one acting on behalf of a party, shall be deemed to be merged in and superseded by this instrument and shall be of no further force or effect. There are no representations, warranties, or agreements, whether express or implied, or oral or written, with respect to the subject matter hereof, except as set forth herein, and no party has relied upon any representation, promise, assurance, covenant, omission or agreement not included in the terms hereof in making the decision to enter into this instrument. This instrument may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements among or between the parties.

25. AMENDMENTS. This instrument may not be modified, amended or changed by any oral agreement, either express or implied. No amendment, modification or change in this instrument shall be valid or binding unless reduced to writing and signed by both the District and the Petitioner. The provisions of this and the immediately preceding sentence themselves may not be amended or modified, either orally or by conduct, either express or implied, and it is the declared intention of the parties that no provisions of this instrument, including said two sentences, shall be modifiable in any way or manner whatsoever other than through a written document signed by both the District and the Petitioner.

26. EXPENSES OF ENFORCEMENT. In any proceeding to enforce, interpret, rescind or terminate this instrument or in pursuing any remedy provided hereunder or by applicable law, the prevailing party shall be entitled to recover from the other party all costs and expenses, including a reasonable attorney's fee, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding. For purposes of hereof, the term "prevailing party" shall include, without limitation, a party who agrees to dismiss an action or proceeding upon the other's payment of the sums allegedly due or performance of the covenants allegedly breached, or who obtains substantially the relief sought. The provisions set forth in this paragraph shall survive the merger of these provisions into any judgment.

27. EFFECTIVE DATE. This Contract shall become effective upon approval hereof by the District, as indicated by its endorsement herein below.

28. REUSE. The reuse of water delivered pursuant to this contract shall not be

allowed without permission of the District. The waste, seepage, or return flow from water delivered pursuant to this contract shall belong to the United States or the District for the use and benefit of the District.

29. NOTICE. Any notice herein required to be given to the Petitioner shall be sufficiently given if sent by mail addressed to the Petitioner at the address listed below, or if sent by electronic mail addressed to the Petitioner at the email address listed below, if any such email address is listed, or through public notice, and to the District office if delivered to 2837 East Highway 193, Layton, Utah 84040.

30. AUTHORIZED EXECUTION. The individuals signing below each represent and warrant (i) that they are authorized to execute this instrument for and on behalf of the party for whom they are signing; (ii) that such party shall be bound in all respects hereby; and (iii) that such execution presents no conflict with any other agreement of such party.

31. CONTRACT ASSESSMENTS: This Petition is governed by the provisions of Utah Code Section 17B-2a-1007, titled "Contract Assessments," together with the rules and regulations of the District's board of trustees relating to contract assessments.

SIGN HERE

SIGN HERE

Colin Wright

Petitioners and Owners of Land above-described

CW Group (Colin)

1222 Legacy Crossing BLVD #6

Centerville, UT, 84014

Address

colin@cw.land

Email Address

801-721-9079

Phone Number

STATE OF Utah)
COUNTY OF Davis) : ss.

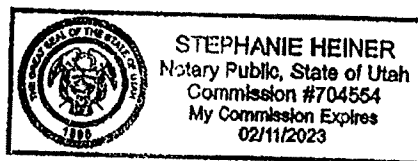
On the 26 day of July, 2021, before me, Stephanie Heiner a notary
date month year notary public name

public, personally appeared Colin H Wright, proved on the basis of
name of document signer(s)

satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Stephanie Heiner
NOTARY PUBLIC SIGNATURE

(SEAL)



ORDER ON PETITION

DUE NOTICE having been given and hearing had, IT IS ORDERED that the foregoing petition of CW Group (Colin) be granted and an allotment of 1.00 acre-foot of water is hereby made to the lands therein described, upon the terms, at the rates, and payable in the manner as in said petition set forth.

DATED this 30 day of September, 2021.

WEBER BASIN WATER CONSERVANCY DISTRICT

BY Dee Alan Waldron
Dee Alan Waldron, President

ATTEST:

Tage I. Flint
Tage I. Flint, Secretary

(SEAL)



EXHIBIT A

Parcel 21-005-0052: PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING AN ADJUSTED 67.98 ACRES OF WEBER COUNTY TAX PARCELS 21-005-0048, 21-005-0049, 21-009-0001 AND 21-009-0002. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89°D55'06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP WITNESS MONUMENT IN THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE AND THE WEBER COUNTY BRASS CAP MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYOR'S BRASS CAP WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 89°D46'57" WEST 210.80 FEET TO THE PURPORTED SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01°D31'28" EAST 1330.82 FEET COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" MARKING THE C-S 1/16TH CORNER; THENCE NORTH 88°D53'36" EAST 115.13 FEET COINCIDENT WITH THE NORTH LINE OF SAID SIXTEENTH SECTION TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548" AND THE TRUE POINT OF BEGINNING. THENCE SOUTH 02°D22'32" EAST 1088.90 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 03°D52'10" EAST 240.34 FEET; THENCE SOUTH 02°D41'58" EAST 1142.83 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE THE FOLLOWING 11 (ELEVEN) COURSES ALONG AN ANCIENT FENCE AND ACQUIRED BOUNDARY, 1) SOUTH 37°D23'12" WEST 66.30 FEET; 2) SOUTH 43°D01'05" WEST 117.30 FEET; 3) SOUTH 42°D33'35" WEST 115.95 FEET; 4) SOUTH 43°D23'09" WEST 90.43 FEET; 5) SOUTH 43°D23'09" WEST 50.23 FEET; 6) SOUTH 06°D12'04" WEST 31.83 FEET; 7) SOUTH 72°D32'41" WEST 127.07 FEET; 8) SOUTH 75°D26'50" WEST 81.86 FEET; 9) SOUTH 74°D48'09" WEST 241.00 FEET; 10) SOUTH 73°D04'52" WEST 330.39 FEET; 11) SOUTH 71°D47'59" WEST 73.62 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 01°D39'31" EAST 153.17 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 71°D02'55" EAST 121.64 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 09°D16'27" WEST 457.19 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 01°D02'08" WEST 308.85 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°D23'15" WEST 420.26 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°D36'45" WEST 168.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°D23'15" EAST 324.97 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°D36'45" WEST 413.08 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°D23'15" WEST 324.42 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°D28'12" WEST 239.78 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°D27'53" WEST 348.73 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°D43'13" WEST 152.41 FEET TO THE SOUTHWEST CORNER OF WEBER COUNTY TAX PARCEL 21-005-0047 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH THE BOUNDARY OF SAID PARCEL 1) EAST 806.34 FEET; 2) NORTH 872.75 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88°D53'36" EAST 553.47 FEET COINCIDENT WITH SAID SIXTEENTH SECTION LINE TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO AN EXPANDABLE NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ANY OTHER PURPOSES WHICH THE THE RALPH H HANSEN & HELEN S HANSEN LIVING TRUST, U/A DATED APRIL 29, 2017 DEEMS APPROPRIATE OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND. TOGETHER WITH A COVENANT WHICH SHALL RUN APPURTENANT TO THE SUBJECT PARCEL, THAT IF THE DESCRIBED PARCEL OF LAND IS SUBDIVIDED OR SOLD AN EASEMENT OR RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES WILL BE GRANTED TO THE OWNER(S) OF WEBER COUNTY TAX PARCEL 21-005-0043 WHICH IS DESCRIBED IN THAT CERTAIN PARCEL ADJUSTMENT - QUIT CLAIM DEED RECORDED MAY 02, 2017 AS ENTRY #2855720. SAID EASEMENT RIGHT OF WAY SHALL BE DESIGNED IN CONJUNCTION WITH AND APPROVED BY THE OWNER(S) OF SAID PARCEL 21-005-0043. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

EXHIBIT A

Legal Description: PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N01°31'28"E 73.28 FEET AND S88°28'32"E 205.73 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6 (SAID SOUTH QUARTER CORNER BEING S01°31'28"W 1330.82 FEET FROM A REBAR AND CAP STAMPED "PLS 356548" MARKING THE C-S 1/16TH CORNER OF SAID SECTION 6 AS SHOWN ON THE PARCEL ADJUSTMENT PLAT PREPARED BY BOUNDARY CONSULTANTS PROJECT NUMBER 1726001 DATED JULY 2, 2021, SAID LINE BEING THE BASIS OF BEARINGS); THENCE S03°52'11"E 63.11 FEET; THENCE S02°41'58"E 1142.83 FEET; THENCE S37°23'12"W 66.30 FEET; THENCE S43°00'52"W 373.87 FEET; THENCE S06°12'04"W 31.83 FEET; THENCE S42°32'41"W 127.07 FEET; THENCE S75°26'50"W 81.86 FEET; THENCE S74°48'09"W 241.01 FEET; THENCE S73°04'52"W 330.39 FEET; THENCE S71°47'59"W 73.62 FEET; THENCE N01°39'28"E 152.99 FEET; THENCE N71°02'37"E 121.64 FEET; THENCE N09°16'04"W 457.35 FEET; THENCE N01°02'08"W 308.85 FEET; THENCE S89°23'15"W 419.94 FEET; THENCE N00°50'32"W 83.60 FEET; THENCE N89°09'28"E 258.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, A DELTA ANGLE OF 101°23'13", A CHORD BEARING OF N38°27'51"E, AND A CHORD LENGTH OF 309.49 FEET; THENCE N12°13'45"W 36.30 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 218.41 FEET, A DELTA ANGLE OF 62°34'21", A CHORD BEARING OF N19°03'26"E, AND A CHORD LENGTH OF 207.72 FEET; Solutions You Can Build On a Civil Engineering · Land Planning · Structural Engineering · Landscape Architecture · Land Surveying · Construction Surveying 5160 S 1500 W · Riverdale, Utah 84405 · Tel: 801-621-3100 · Fax: 801-621-2666 ogden@reeve-assoc.com · reeve-assoc.com THENCE N50°20'36"E 254.91 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 299.99 FEET, AN ARC LENGTH OF 151.25 FEET, A DELTA ANGLE OF 28°53'17", A CHORD BEARING OF N35°53'58"E, AND A CHORD LENGTH OF 149.65 FEET; THENCE N83°54'29"E 613.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1,560,231 SQUARE FEET OR 35.818 ACRES MORE OR LESS.

Lot 3 Sky Ranch

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



August 13, 2024

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 8

RE: Preliminary Subdivision **Determination**
Sky Ranch 1st Amendment Subdivision, 2 lots
Parcel #21-172-0003
Soil log #15414

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 4: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for a sandy loam, massive structure soil horizon.

Lot 5: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for a sandy loam, massive structure soil horizon.

ENGINEERING NOTES LOT 5:

There are two feasible areas on this lot. The northern lot which will be easier to build on with respect to on onsite wastewater treatment system. This area is near exploration pit 7 located at UTM zone 12 Nad 83 435460E 4569749N and 6 located at UTM zone 12 Nad 83 435518E 4569871N. The second feasible area is sandwiched between an area to the south known to have a high-perched groundwater table cause by surface water flow over constrictive clay soils, and a drainage to the north known to have high groundwater due to seasonal runoff. The location of the absorption system has therefore been limited to a specific area.

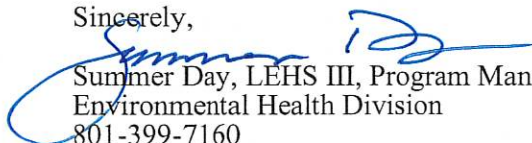
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



September 13, 2024

Todd Meyers 3
1222 Legacy Crossing Blvd #6
Centerville, Ut 84317

RE: **Private Well Approval at:**
7415 E Sky Ranch
Huntsville, UT 84317
Parcel #21-005-0054

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E6254 (35-13998)
2. Well driller license #527
3. The well is 205 feet deep with a "Bentonite Chip 3/8"" seal to a depth of 30 feet.
4. The well yields 20 GPM with a 102-foot drawdown in 48 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on June 8, 2022. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on June 8, 2022. The water analysis was satisfactory.
7. This is a shared well. This well will provide both culinary water and irrigation water for the the Sky Ranch 1st Amendment lots 4-5. Shared well agreements and any required easement documents will need to be signed and recorded prior to the signature.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,



Summer Day, LEHS II, MBA
Division of Environmental Health

EDUCATE | ENGAGE | EMPOWER