

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 17, 2024
3:00 p.m.

1. Administrative Items

1.1 File Number UVH100924 - Request for final approval of Harmony Ranch Subdivision First Amendment, consisting of 9 lots, located at approximately 3200 N 3350 E, Eden.

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

Agenda Item: **File Number UVH100924** - Request for final approval of Harmony Ranch Subdivision First Amendment, consisting of 9 lots, located at approximately 3200 N 3350 E, Eden.

Type of Decision: Administrative

Agenda Date: Thursday, October 17, 2024

Applicant: Harmony Ranch Holdings LLC

Property Information

Approximate Address: 3200 N 3350 E, Eden

Project Area: 52.7 Acres

Zoning: AV-3 and FV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-417-0001

Adjacent Land Use

North: Residential

East: Vacant FV-3 and Vacant AV-3

South: Recreational

West: Residential FV-3

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 2 Agricultural Valley (AV-3)
- Title 104, Zones, Chapter 14 Forest Valley (FV-3) zone
- Title 106, Subdivisions, Chapters 1-8 as applicable

Background and Summary

The owner/applicant is requesting final approval of the Harmony Ranch Subdivision First Amendment to subdivide a 52.7-acre parcel into lots varying in size following the zoning minimums and the reduced allowances from the Connectivity Incentivized portion of the Weber County Subdivision code. The developer is willing to follow road and pathway alignments through the development the county staff recommends. The development plan shows a pathway around the perimeter and two road connections to the Nordic Valley Ski Resort.

Each lot as proposed complies with the minimum allowable for connectivity incentivized within the Forest Valley 3 zone. Each lots is configured to remain at least 1.5 acres and 75' wide as permitted under § 106-2-4.030. The property is split by zone boundary between AV-3 and FV-3, however, both zones require the same amount of area and lot frontage.

The following is an analysis of how the project complies with the applicable county ordinances.

Analysis

General Plan: The proposal is not contrary to the Ogden Valley General Plan. The subdivision of this land complies with the zoning standards set forth within the Forest Valley 3 Zone and the Agricultural Valley 3 zone.

Zoning: The north half of the lots are in the AV-3 zone and the south half of the lot is in the FV-3 zone. The purpose and intent of both zones are stated in Sec 104-2-1 and Sec 104-14-1, as shown below.

Sec 104-2-1 Purpose and Intent

- a) 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.

Sec 104-14-1 Zone Character And Objectives

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

Lot area, frontage/width and yard regulations: The proposal meets the minimum lot size requirements allowed under the Connectivity Incentivized Subdivision Code § 106-2-4.030.

Connectivity Incentivized: There are several design factors that are incorporated into the subdivision plan that would optimize connectivity for vehicle and pedestrian travel. There is a 30' pathway and access easement around the perimeter of the development, two future public rights-of-way through the development connecting to Nordic Valley Ski Resort and adjacent open/undeveloped lands.

Culinary water, secondary water, and sanitary sewage disposal: The applicant has provided proof of culinary from the Nordic Mountain Water Company and irrigation water rights through the Pine Creek Ditch Company. The applicant has also provided a feasibility letter from the Weber-Morgan Health Department for the proposed septic systems. The lot 7 septic system will need to remain 100' feet from the ephemeral stream/drainage easement.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The Harmony Ranch Subdivision street system access to 3350 N street, which is already 66 feet wide and is not planned to expand.

Review Agencies: The Planning Division will require that the subdivision plat label the private access as a shared private lane. The Weber Fire District is ready to approve this development. The County Engineer is requesting more information regarding culinary water connections, and road alignments. The development plan addresses these comments and the will serve letter attached in exhibit C addresses their question about culinary and secondary water.

Staff Recommendation

Staff recommends final approval of Harmony Ranch Subdivision 1st Amendment, consisting of nine lots. This recommendation for approval is subject to all review agency requirements, and is based on the following conditions:

1. Nordic Mountain Water and Sewer requirements area satisfied.
2. A Home Owner's Association is created for the private subdivision improvements.
3. The plat shall denote that the shared private lane is also an easement held in favor of the county for possible conversion to the Public Street at the time the County deems appropriate.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed Final Plat
- B. Image overlay (Road Connectivity)
- C. Water will-serve letter
- D. Water rights Certificate
- E. Septic Feasibility

Location Map

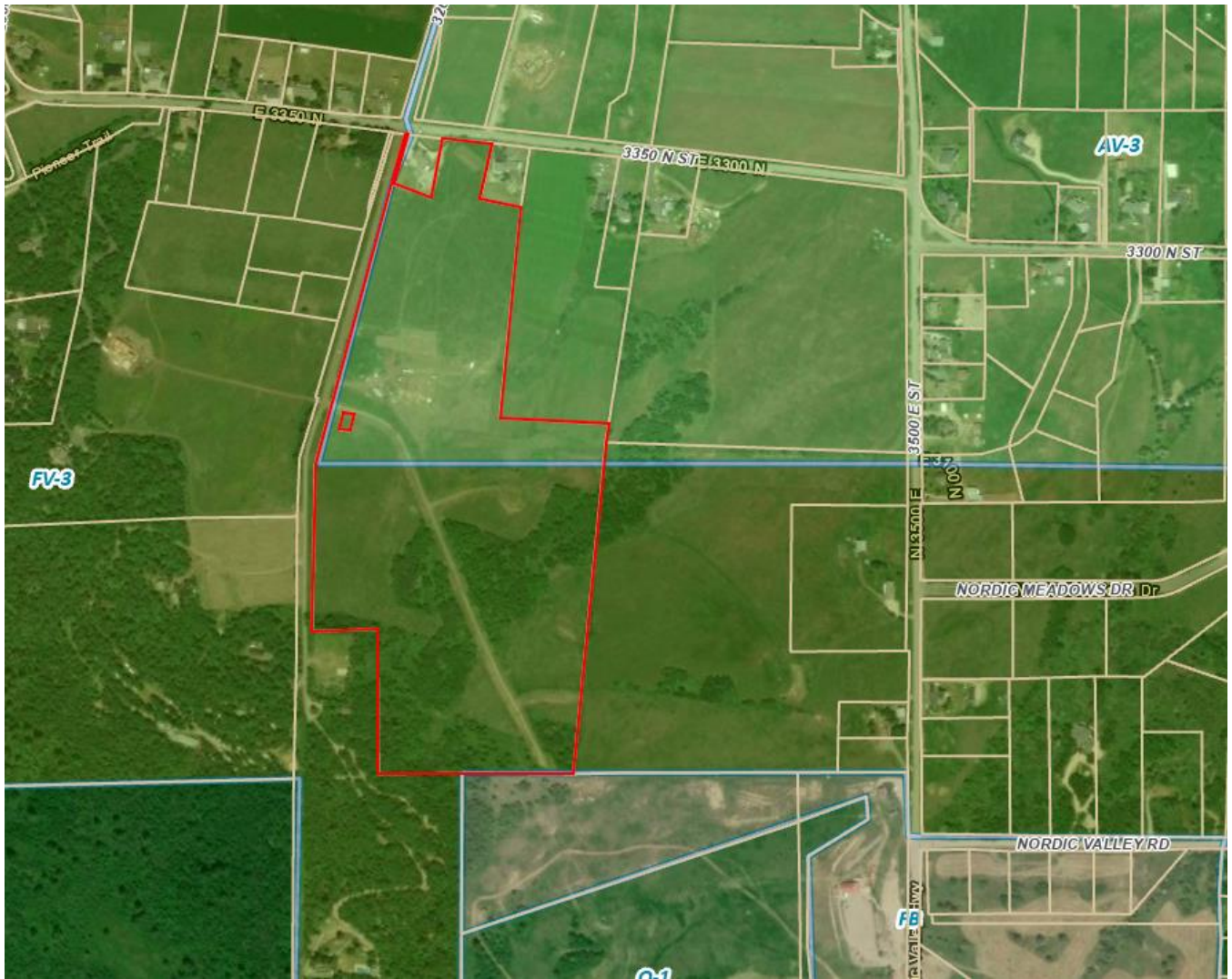


Exhibit A

HARMONY RANCH SUBDIVISION 1st AMENDMENT - A CONNECTIVITY INCENTIVIZED SUBDIVISION

AMENDING LOT 1 OF HARMONY RANCH SUBDIVISION PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH SEPTEMBER, 2024

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1 N41°18.070' W111°52.303' 0°-30" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 30"-85" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #2 N41°19.017' W111°52.325' 0°-33" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 33"-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #3 N41°18.945' W111°52.358' 0°-31" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 31"-120" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #13 N41°18.731' W111°52.275' 0°-24" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 24"-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #14 N41°18.007' W111°52.257' 0°-19" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 19"-105" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #15 N41°19.063' W111°52.245' 0°-28" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL 28"-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
EXPLORATION PIT #1B N41°18.811' W111°52.308' 0°-36" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 36"-108" LOAM, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE
EXPLORATION PIT #2B N41°18.837' W111°52.325' 0°-28" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL 28"-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE
EXPLORATION PIT #9B N41°18.915' W111°52.244' 0°-24" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 38"-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE
EXPLORATION PIT #12B N41°18.871' W111°52.220' 0°-34" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 34"-109" LOAM, MASSIVE STRUCTURE, 8% GRAVEL & COBBLE
EXPLORATION PIT #15B N41°18.848' W111°52.283' 0°-32" SILT LOAM, GRANULAR STRUCTURE, 10% GRAVEL 32"-102" LOAM, MASSIVE STRUCTURE, 5% GRAVEL & COBBLE
EXPLORATION PIT #1C N41°18.972' W111°52.335' 0°-32" LOAM, GRANULAR STRUCTURE, 2% GRAVEL 32"-72" LOAM, MASSIVE STRUCTURE, 10% GRAVEL & COBBLE 72"-152" SILT LOAM, MASSIVE STRUCTURE, 10% GRAVEL 152"-170" GRAVELLY SANDY LOAM, 30% GRAVEL
EXPLORATION PIT #2C N41°18.960' W111°52.303' 0°-34" LOAM, GRANULAR STRUCTURE, 2% GRAVEL 34"-95" LOAM, MASSIVE STRUCTURE, 10% GRAVEL & COBBLE 95"-130" SILT LOAM, MASSIVE STRUCTURE, 10% GRAVEL
EXPLORATION PIT #21C N41°18.895' W111°52.322' 0°-16" LOAM, GRANULAR STRUCTURE, 2% GRAVEL 16"-63" GRAVELLY LOAM, 20% STONE AND COBBLE 63"-127" GRAVELLY SANDY LOAM, 20% COBBLE
EXPLORATION PIT #23C N41°18.937' W111°52.351' 0°-16" LOAM, GRANULAR STRUCTURE, 8% GRAVEL 16"-63" GRAVELLY LOAM, 20% STONE AND COBBLE 63"-127" GRAVELLY SANDY LOAM, 20% COBBLE



VICINITY MAP NOT TO SCALE

LINE TABLE

Table with columns: #, BEARING, DISTANCE. Contains 11 line entries (L1-L11) with bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, LTH, CHD, LTH, CHD, BEARING, DELTA. Contains 15 curve entries (C1-C15) with various geometric data.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°31'10"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND HARMONY RANCH SUBDIVISION INTO A LOT AVERAGE SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE MAJORITY OF THE DEEDS IN THE AREA ARE IN CONFLICT WITH EACH OTHER. THERE IS A BOUNDARY LINE AGREEMENT IN PLACE AS SHOWN. ALL OTHER LINES WERE DETERMINED WHERE POSSIBLE BY LONG STANDING OCCUPATION LINES, SECTION LINES, OR BY BEST FIT OF DEEDS.

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°24'00" WEST 2587.80 FEET AND NORTH 89°36'00" WEST 1350.36 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 47.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 466.94 FEET; THENCE NORTH 16°54'19" EAST 428.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 44.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 44.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 48.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 48.03 FEET; THENCE NORTH 16°54'19" EAST 231.56 FEET; THENCE SOUTH 83°16'13" EAST 50.80 FEET; THENCE SOUTH 16°54'19" WEST 240.53 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.69 FEET; THENCE NORTH 83°16'13" WEST 142.96 FEET; THENCE NORTH 16°54'19" EAST 33.53 FEET; THENCE SOUTH 83°16'13" EAST 526.37 FEET; THENCE SOUTH 09°05'44" WEST 33.03 FEET; THENCE NORTH 83°16'13" WEST 177.98 FEET; THENCE SOUTH 09°05'44" WEST 244.49 FEET; THENCE SOUTH 83°23'36" EAST 178.00 FEET; THENCE SOUTH 09°05'44" WEST 983.18 FEET; THENCE SOUTH 83°01'16" EAST 514.28 FEET TO THE POINT OF BEGINNING.

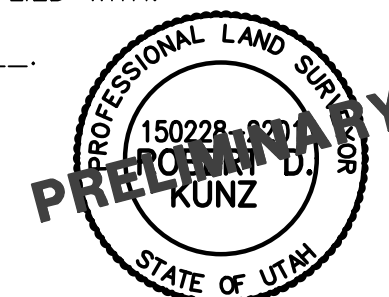
CONTAINING 2,346,923 SQUARE FEET OR 53.878 ACRES.

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, 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 HARMONY RANCH SUBDIVISION 1ST AMENDMENT - A CONNECTIVITY INCENTIVIZED SUBDIVISION 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____.

ROBERT D. KUNZ UTAH LICENSE NUMBER 150228



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT HARMONY RANCH SUBDIVISION 1ST AMENDMENT - A CONNECTIVITY INCENTIVIZED SUBDIVISION. DO HEREBY DEDICATE TO THE OWNERS OF HARMONY RANCH SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ACCESS, THE SAME TO BE USED AS PRIVATE ACCESS FOR THE INDIVIDUAL LOT OWNERS AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION AND DO HEREBY GRANT AND DEDICATE 30 FOOT WIDE PATHWAY AND ACCESS EASEMENT FOR THE PURPOSES OF A PRIVATE TRAIL TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION; AND DO ALSO GRANT AND DEDICATE AN OPEN SPACE AMENITY EASEMENT OVER A PORTION OF LOT 8 FOR THE USE OF OWNERS OF HARMONY RANCH SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNERS OF SAID HARMONY RANCH SUBDIVISION; AND DO ALSO GRANT AND DEDICATE A 110 FOOT WIDE SEASONAL STREAM AND PROTECTION ZONE AND TRAIL EASEMENT FOR THE FOR THE PURPOSE OF PROTECTING THE EXISTING STREAM AND CONSTRUCTION AND MAINTENANCE OF A PRIVATE TRAIL TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION; AND DO ALSO A 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, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE TO WEBER COUNTY, THAT PORTION OF 3350 NORTH STREET AS INDICATED FOR DEDICATION HEREON, AND ALSO PARCEL 'A', TO BE OPERATED AND MAINTAINED BY WEBER COUNTY FOR A PUBLIC STREET.

SIGNED THIS _____ DAY OF _____, 20____.

HARMONY RANCH EDEN HOLDINGS LLC CORP PRES BP OF CHURCH JESUS CHRIST LDS

ACKNOWLEDGMENT

STATE OF UTAH)ss. COUNTY OF _____) ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss. COUNTY OF _____) ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

NOTES

- 1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THE SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
2. THIS SUBDIVISION COMPLIES WITH THE CONNECTIVITY INCENTIVIZED SUBDIVISION ORDINANCE PER SECTION 106-2-4.030 OF WEBER COUNTY CODE.

AGRICULTURE NOTE

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.

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 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 RECORD OF SURVEY #2066 WCO 160-1-8.20(A)(11); WCO 45-4-2(C)

WEBER COUNTY ATTORNEY

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

Project Info.

Surveyor: R. KUNZ Designer: E. ROCHE Begin Date: 5-6-24 Name: HARMONY RANCH 1ST AMENDMENT Number: 7569-01 Revision: 9-25-24, E.R. Scale: 1"=100' Checked: _____



DEVELOPER:

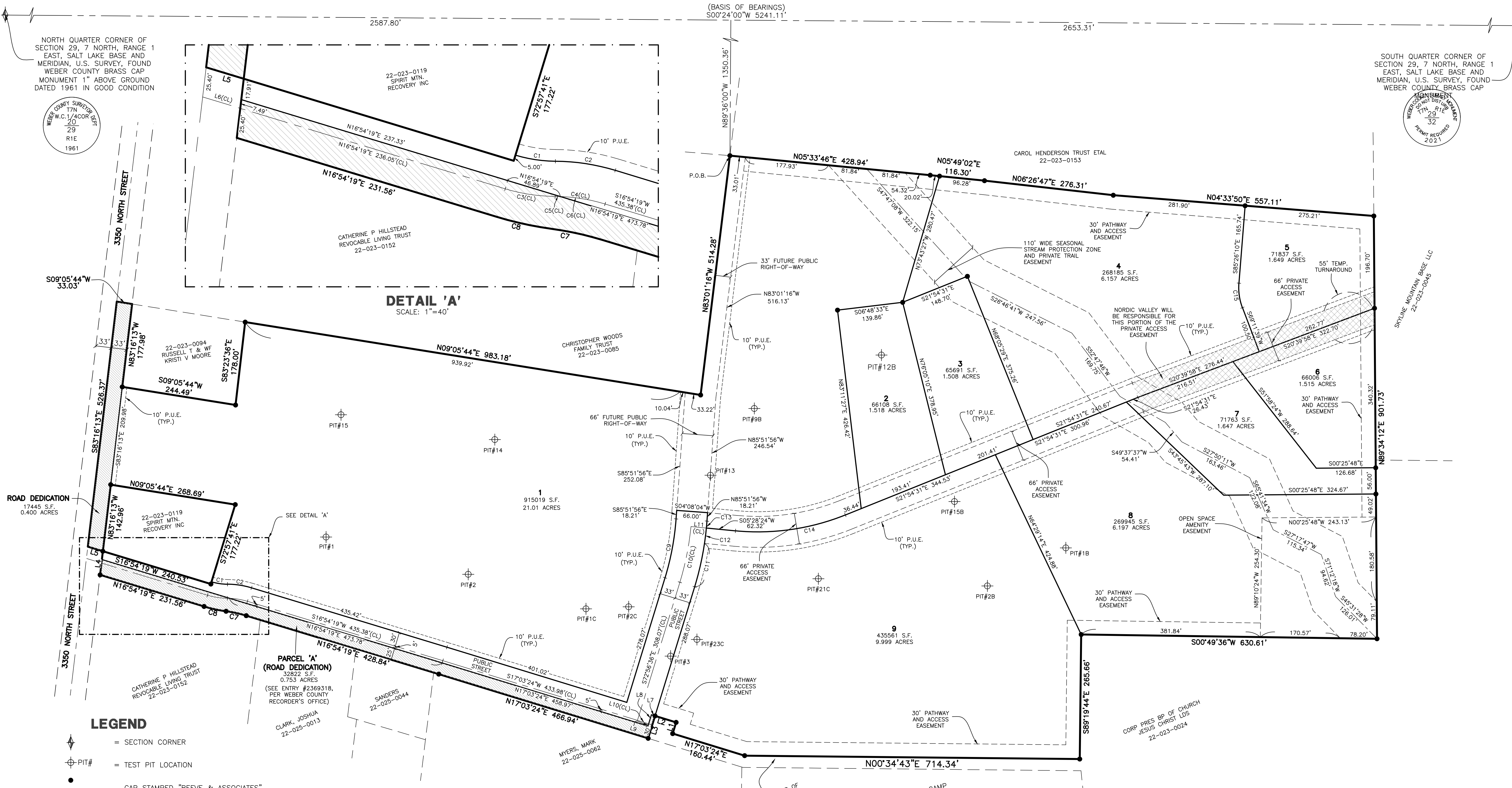
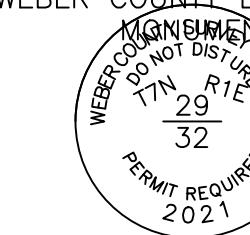
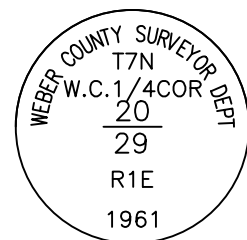
Ian Silverberg P.O. Box 521 Eden, UT 84310 805-570-9560

HARMONY RANCH SUBDIVISION 1st AMENDMENT - A CONNECTIVITY INCENTIVIZED SUBDIVISION

AMENDING LOT 1 OF HARMONY RANCH SUBDIVISION
PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH SEPTEMBER, 2024

NORTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT 1" ABOVE GROUND DATED 1961 IN GOOD CONDITION

SOUTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP

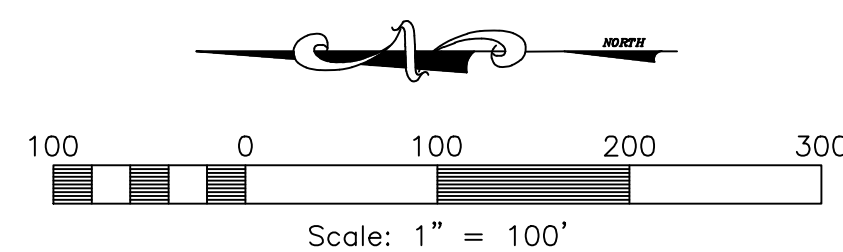


DETAIL 'A'
SCALE: 1"=40'

PARCEL 'A' (ROAD DEDICATION)
32822 S.F.
0.753 ACRES
(SEE ENTRY #2369318, PER WEBER COUNTY RECORDER'S OFFICE)

LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = CAP STAMPED "REEVE & ASSOCIATES" SET 5/8" X 24" REBAR AND PLASTIC
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- = CENTERLINE
- = PUBLIC UTILITY EASEMENT
- = ROAD DEDICATION



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

Project Info.	
Surveyor:	R. KUNZ
Designer:	E. ROCHE
Begin Date:	5-6-2024
Name:	HARMONY RANCH 1ST AMENDMENT
Number:	7569-01
Revision:	9-25-24 E.R.
Scale:	1"=100'
Checked:	

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

Legend

- Edelweiss Bed & Breakfast
- Nordic Valley Ski Resort
- Valley View Recreation Camp



Hi Ian,

As per our recent discussions I wanted to send you an update of our progress for the sewer/water service to Harmony Ranch. Our water company, Nordic Village Water District System #29134, File #14133 has been approved by the Division of State of Utah Department of Environmental Quality, Division of Drinking Water. The system when operational has the capacity and can provide up to 11 water connections to service the Harmony Ranch subdivision for culinary, secondary and fire suppression services. The water system connection point to Harmony Ranch will occur at the southeastern border your property and the Nordic Valley Ski Resort, as we have discussed.

Sanitary sewer service may also be available to you through the Nordic Valley Sewer District as well should you wish to pursue that option for your subdivision. If this is something you wish to pursue, you may contact the Nordic Valley Sewer District directly.

We will send a more formal letter as soon as we are fully operational.

With Best Regards,



BROOK COLE
Land Acquisition Executive
☎ 801.592.6132
✉ bcole@clydecapitalgroup.com
🌐 clydecapitalgroup.com

№ 11

INCORPORATED UNDER THE LAWS OF

UTAH

Shares

Pine Canyon Ditch Co., Inc.

THIS IS TO CERTIFY
THAT *Pine Canyon Investment Properties LLC is the owner of*
Twenty *Shares of the Capital Stock of*

PINE CANYON DITCH CO., INC.

transferable only on the Books of the Corporation on surrender
of this Certificate properly endorsed

In Witness Whereof the said Corporation has caused this Certificate to be
signed by its duly authorized officers and its Corporate Seal to be hereunto
affixed

this 17th day of August A.D. 2017
Ronnie Chambers Rose Chambers
President Secretary

SHARES Par Value \$100.00 **EACH**

CERTIFICATE

FOR

SHARES

OF THE
Capital Stock

OF

Pine Canyon Ditch Co. Inc.

ISSUED TO

DATED

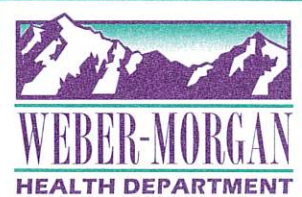
For Value Received we hereby sell, assign and transfer unto Harmony Ranch Eden Holdings, LLC Shares of the Capital Stock represented by the within Certificate, and do hereby irrevocably constitute and appoint Pine Canyon Ditch Co. Inc to transfer the said Stock on the books of the within named Corporation with full power of substitution in the premises

Dated December 3rd 2020

In presence of

Wobalek Rhoades *Curt Deru, manager of Pine Canyon Investment Property*

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



July 29, 2024

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

RE: Preliminary Subdivision **Determination (Revised 7/29/2024)**
Harmony Ranch Cluster Subdivision, 9 lots
Parcel #22-417-0001
Soil log #10704, 11168, 13092, 13289, & 15264

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Nordic Valley Water Company, an approved water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lot 1-9: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the silty loam, granular structure soil horizon.

Engineering Considerations Lot 7:

The onsite wastewater system design for this lots will need to be engineered to maintain the minimum separation distance of 100 feet, between original and replacement drainfield and the ephemeral stream/drainage easement located on lot 7. **However, dependent on size and location of home, slope, driveway and utilities a packed bed media system may be required to design a code complaint system.** This is based on a reduce separation distance of 50 feet between packed bed media system and open waterways.

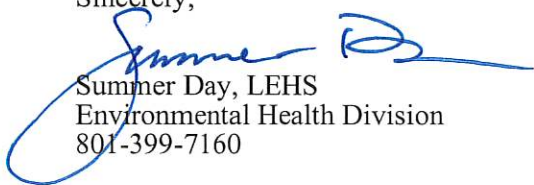
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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
Environmental Health Division
801-399-7160